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Advocate & Solicitor
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Ref.No. DA/NS/131/2013

Date :- 22/11/2013.

TITLE CERTIFICATE

Re:- ALL THAT piece or parcel of freehold land situate at Village Chembur, Taluka Kurla, Mumbai Suburban District in the Registration District of Bombay Suburban District, Sub District of Kurla and bearing Plot No.47 and admeasuring 836.13 sq. mtrs. equivalent to 1000 sq. yards or thereabouts and bearing Survey No.14-A (part) of Village Chembur, City Survey No.366 (part) together with building structure at present standing thereon known as "Poornima" bearing the modified CTS No.366/14 assigned to Plot No.47 and area thereof modified to 959.5 sq. mtrs. in place of area originally recorded as 836.1 sq. mtrs. as per Order dated 01-02-2002 of the Superintendent of Land Records issued u/s 258 of the Maharashtra Land Revenue Code, which modification came to be recorded in the Property Card by Order dated 22-02-2002 and Order dated 19-05-2004 of the City Survey Officer, Chembur.

1. I have gone through the documents of title of Gandhari Co-operative Housing Society Ltd., in respect of the subject land and in particular the Indenture of Conveyance dated 12-02-1980 registered with Sub-Registrar of assurances of Bombay under No. BOM/S/345 of 1980 dated 28-08-1980 executed between Swastik Textiles Mills Ltd., as the Vendors and Gandhari Co-operative Housing Society Ltd., as the Purchaser by which the subject land came to be purchased by Gandhari Co-operative Housing Society Ltd.

2. The Vendors M/s Swastik Textiles Mills Ltd., had submitted plan for subdivision of their land and the Municipal Corporation of Greater Bombay sanctioned the subdivision plan by its letter dated 10-08-1973 addressed to the Executive Engineer, Building Proposal, Zone III, Mumbai which included subject Plot No.47 as sub-divided plot.
3. Originally by an Agreement for Sale dated 25-01-1974, the Vendors, M/s Swastik Textiles Mills Ltd., had agreed to sell to M/s Rajashri Builders Pvt. Ltd., inter-alia sub divided Plot No.47 bearing Survey No.14 (part) of Village Chembur and City Survey No.366 (part). M/s Rajshri Builders Pvt. Ltd., in turn agreed to sell the said land bearing Plot No.47 admeasuring 1000 sq. yards equivalent to 830.30 sq. mtrs. to the Promoters of the then proposed Gandhari Co-operative Housing Society. The Promoters of the then proposed Gandhari Co-operative Housing Society represented by Shri. N. Ramkrishnan and others agreed to purchase the subject land for the consideration of Rs.1,40,000/- under an Agreement for Sale dated 14-01-1976.
4. The Promoters of the then proposed Gandhari Co-operative Housing Society also agreed to purchase the residential building being constructed by M/s. M/s Rajashri Builders Pvt. Ltd., on the said sub-divided Plot No. 47 known as "Poornima" consisting of 12 Flats admeasuring 600 sq.ft. each after obtaining sanction to the building plan from the Municipal Corporation under No. CE/2455/BS III/ AM of 13/05/1978 for lump sum price of Rs. 4,36,000/-.
5. The Promoters of the said proposed Gandhari Co-operative Housing Society got themselves registered as Gandhari Co-operative Housing Society Ltd., under the Maharashtra Co-operative Societies Act, 1960 vide registration No.BOM/HSR/4775 of 1976 on 19-03-1976 with following twelve members:-
 1. Shri. V. Shankar
 2. Shri. N. Ramakrishnan
 3. Shri. V. Balasubramaniam

4. Shri. R. Balasubramaniam
5. Shri. A. Ramadasan
6. Shri. N.R. Jagannathan
7. Smt. Saroja Narasimhan
8. Shri. J. Murlidharan
9. Shri. L.R. Subramaniam
10. Shri. A.M.G. Namboodri
11. Shri. V.B. Niralay
12. Smt. M. Philips

6. Vendors, M/s Swastik Textiles Mills Ltd., and Gandheri Co-operative Housing Society Ltd., as Purchasers of the said Plot No.47 alongwith the residential building "Poornima" which was purchased from M/s Rajshri Builders Pvt. Ltd., applied to the Government of Maharashtra for granting exemption for transfer of the said Plot No.47 by the Vendors to the Purchaers alongwith the said constructed residential building under the Urban Land (Ceiling & Regulation) Act, 1976 and the Government of Maharashtra by its Order No.CHS -1076/312 (II) XXIV dated 13-12-1977 granted necessary sanction to the Vendors, M/s Swastik Textiles Mills Ltd., to transfer and convey the said plot No.47 along with the building constructed by M/s Rajshri Builders Pvt Ltd., to the Purchasers, Gandhari Co-operative Housing Society Ltd.
7. The subject land bearing Plot No.47 along with building constructed thereon known as "Poornima" consisting of 12 flats came to be conveyed by M/s Swastik Textiles Mills Ltd., in favour of Gandhari Co-operative Housing Society Ltd., by Indenture of Conveyance dated 12-02-1980 registered with the Sub-Registrar, Bombay under registration No. BOM/S/345 of 1980 dated 28-08-1980 as per Index No.II which expressly recorded therein the foregoing events.
8. The Municipal Corporation vide letter No. CE/2455/BPES/AM dated 17/06/1982 sanctioned 3 additional Flats to be constructed on 3rd Floor of the building of the society "Poornima". The said 3 Flats were constructed and numbered as Flats Nos. 13, 14 and 15.

9. The Gandhari Co-operative Housing Society Ltd., is thus seized and possessed of or otherwise well and sufficiently entitled to the subject land bearing Plot No.47 alongwith the building "Poornima" consisting of 15 flats constructed thereon.
10. Since the date of Conveyance dated 12-02-1980 till date in the year 2013, the Gandhari Co-operative Housing Society Ltd., which is registered as tenant co-partnership type housing society is holding the land bearing subject Plot No.47 alongwith the building "Poornima" stood constructed thereon consisting of 15 flats from ground floor to 3rd floor duly conveyed by the Indenture of Conveyance dated 12-02-1980 which is duly registered with Sub-Registrar under registration No.BOM/S/345 of 1980 dated 28-08-1980.
11. Since the Gandhari Co-operative Housing Society Ltd., is in place and administering the affairs of the building without encumbering its land and building since 12-02-1980 till today in the year 2013, in my opinion the title of Gandhari Co-operative Housing Society Ltd., to its land bearing Plot No.47 and the building "Poornima" stood constructed thereon consisting of 15 Flats from ground till three upper floors is marketable and free from any encumbrance of whatsoever nature.
12. This certificate has been issued on the basis of the search reports, correspondence and documents furnished to me and no public notice inviting claims and objections has been issued by me.

Mumbai dated 22nd day of November, 2013.



Devender K. Ailawadi
Advocate & Solicitor