

To

Maha RERA

Sub : Title Clearance Certificate with respect to (i) the Building No.139 of **Pant Nagar Ushakiran Co-operative Housing Society Limited** having Registration No.Bom/Hsg/7674 of 1981 (the '**Society**'), (ii) the Office Building No.20 (iii) adjacent Plot No.R-2 and (iv) the entitlement to the contiguous Tit-Bit area being part of Mumbai Housing and Area Development Board (MHADA)'s land totally admeasuring 2246.76 sq. mtrs. situated at **Pant Nagar, Ghatkopar (East), Mumbai 400075** within the limits of Municipal Corporation of Greater Mumbai bearing Chain and Triangulation Survey (C.T.S.) No.5740(Part), Final Plot No.352A of Town Planning Scheme-III in the **revenue village of Ghatkopar-Kirol**, taluka Ghatkopar in the registration sub-district of Kurla in Mumbai Suburban District (M.S.D.) in terms of the most recent No Objection Certificate (N. O. C.) No.CO/MB/REE/ NOC/F-1290/1637/2021 dated 28th July 2021 of MHADA

I] I have investigated the title of the captioned **Properties** on the request of Messrs **Shri Ganesh Developers** having their office at 202, Vidyavihar Building, Derasar Lane, Ghatkopar (East), Mumbai 400077 on the basis of the following documents :

- i) Description of the Properties contained in various registered documents,
- ii) The documents including the Offer Letter/s and N.O.Cs in respect of the Properties as referred to in the Flow of Title (**Annexure 1**) enclosed herewith,



- iii) Revised Demarcation Letter No.EE/HKD/MB/5815/2018 dated 29th November 2018 of MHADA with the plan based on the measurement / Demarcation issued by the City Survey Officer, Ghatkopar,
- iv) Search Report for 30 years from 1992 to 27th August 2021 (Annexure 2).

III] On perusal of the above mentioned documents and all other relevant documents relating to title of the captioned Properties, I am of the opinion that the right, authority and power of Messrs **Shri Ganesh Developers** to redevelop the captioned Properties is clear, marketable and without any encumbrances.

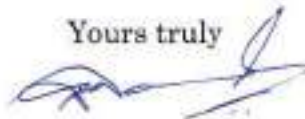
III] Owner of the land :

Mumbai Housing and Area Development Board (MHADA) : Chain and Triangulation Survey (C.T.S.) No.5740(Part), Final Plot No.352A of Town Planning Scheme-III in the revenue village of Ghatkopar-Kirol

IV] The report reflecting the flow of title of Messrs Shri Ganesh Developers to redevelop the captioned Properties is enclosed herewith as annexure.

Mumbai, dated this 01st day of September 2021.

Yours truly



Dhiren Hemendra Nandu
Advocate & Solicitor

Encl : Annexure.

ANNEXURE 1

**FLOW OF TITLE OF MESSRS SHRI GANESH DEVELOPERS
TO REDEVELOP THE CAPTIONED PROPERTIES**

1. (i) Deed of Lease dated 3rd August 2006 registered under No.BDR-3-5166-2006 and (ii) Deed of Sale dated 3rd August 2006 registered under No.BDR-3-5167-2006 and (iii) Deed of Supplementary Lease dated 14th October 2016 registered under No.KRL-5-10813-2016 by MHADA in favour of the Society relating to the Building No.139.
2. The Development Agreement dated 22nd May 2008 registered under No.BDR-13-3679-2008 by the Society in your favour.
3. (i) Lease dated 27th January 2009 registered under No.BDR-13-735-2009 and (ii) Deed of Sale dated 27th January 2009 registered under No BDR-13-736-2009 by MHADA in favour of Venkateshwaran Ramamurthy, Mohan L. Gurnani and Mrs Jyoti Champaklal Chheda relating to the Office Building No.20.
4. The Deed of Assignment of Leasehold Plot-cum-Sale Deed of Structure dated 7th March 2014 registered under No.KRL-1-2241-2014 by Venkateshwaran Ramamurthy to Messrs Bhavin Developers relating to Room No.1 and 1/3rd undivided share right title interest in the land of Office Building No.20.
5. The Deed of Exchange of Immovable Properties dated 27th March 2014 registered under No.KRL-1-2556-2014 by and between Smt Bhavana Mohan Gurnani and (ii) Rajkumar Mohan Gurnani (being the heirs of late Mohan L. Gurnani) on the one hand and Mahesh Dayaram Rajgor and Mrs Rupal Mahesh Rajgor on the other hand, relating to Room No.2 and 1/3rd undivided share right title interest in the land of Office Building No.20.
6. The Deed of Conveyance dated 3rd November 2014 registered under No.KRL-1-9981-2014 by Mahesh Dayaram Rajgor and Mrs Rupal

DN

Mahesh Rajgor to Messrs Bhavin Developers relating to Room No.2 and 1/3rd undivided share right title interest in the land of Office Building No.20.

7. The Deed of Assignment dated 17th August 2015 registered under No.KRL- 5-4373-2015 by Messrs Bhavin Developers and Mrs Jyoti Champaklal Chheda in your favour.
8. Tripartite Agreement dated 14th February 2019 registered under No.KRL-4-1367-2019 relating to MHADA's "No Objection" for redevelopment of the Building No.139, Office Building No.20 and the adjoining Plot No.R-2.
9. Revised Demarcation Letter No.EE/HKD/MB5815/2018 dated 29th November 2018 of MHADA with the plan.
10. Offer Letter No.CO/MB/REE/ NOC/F-1290/780/2020 dated 21st September 2020 of MHADA with various correlations described therein.
11. Environment Clearance in Minutes of Maharashtra State Environment Impact Assessment Authority's 225th Meeting held on 27th July 2021.
12. N. O. C. Letter No.CO/MB/REE/ NOC/F-1290/1637/2021 dated 28th July 2021 of MHADA with various correlations described therein.

Mumbai, dated this 01st day of September 2021.



Dhiren Hemendra Nandu
Advocate & Solicitor

ANNEXURE 2

SSK

SUNIL S. KANGANE

Title Investigator,
Om SaiDarshanChawl, Shiv Maharashtra Nagar No.1,
Suryanagar, Vikhroli (W) MUMBAI.-83.
Mobile No. 9820389726

Date:27.08.2021

To,
Mr. Dhiren Hemendra Nandu
Advocate & Solicitor
515, Sir Vithaldas Chambers
16, Mumbai Samachar Marg,
Horniman Circle, Mumbai 400001.

Re: Investigation title of the Property situated at
Village Ghatkopar-Kirol Taluka Kurla, M.S.D.,
land bearing CTS No.5740 (Part), Plot
No.352A, TPS III, Building No.139, Area
2246.76 Sq.mtrs., "Pant Nagar Ushakiran Co-
op. Hsg. Soc. Ltd."

M/s. Shri Ganesh Developers

Dear Sir,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai & Bandra & Chembur from the year 1992 to 2021 (30 years) & Chembur, Nahur & Vikhroli(KRL-1 to KRL-5) Computer Records from the year 2002 to 2021 (20 Years). During the course of my searches, I have found following transactions / documents registered therein.

At Mumbai S.R.O. from the year 1992 to 2021 (30 Years)



1992]
To] SOME PAGES TORN
1994]
1995] NIL
1996] NIL
1997]
To] SOME PAGES TORN
2001]
2002]
To] TORN
2007]
2008]
To] NIL
2010]
2011] TORN
2012]
To] NIL
2020]
2021] INDEX II NOT READY

At Bandra&ChemburS.R.O. from 1992 to 2021 (30 Years)

1992]
To] SOME PAGES TORN
1994]
1995] NIL
1996] NIL
1997]



To] SOME PAGES TORN

2001]

2002]

To] TORN

2005]

2006]

To] NIL

2020]

2021] INDEX II NOT READY

At Chembur, Nahur & Vikhroli (KRL-1 to 5) Computer Records
from the year 2002 to 2021 (20 Years)

2002] NIL

2003] NIL

2004] NIL

2005] NIL

2006:

KRL-1-5153 Lease Deed 03.08.2006

2006 Rs.0/- 04.04.2007

M.V. Rs.3,61,500/-

Mumbai Housing and Area Development Board
Mumbai through OSD Convention Pravin J. Shinde
through C.A. Social Development Officer Vijay
Kumar Ramchandra Agale

To

PantnagarUshakiran Co-op. Hsg. Soc. Ltd. through
Chairman - Melarkode Krishnan Minakshi



Secretary – Ramesh Manjibhi Parmar

Treasurer – Devchand Hargovind Darji

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing ADJ No.442/06/K/527/06 dt.10/7/06 CTS No.5740, Survey No.236, Building No.139, Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd., Pantnagar, Lease period 99 years, Premium Rs.18,112/- Monthly Rent Rs.62,208/-, Cancelled.

2006:

KRL-1-5166 Lease Deed 03.08.2006

2006 Rs.0/- 03.08.2006

M.V. Rs.3,61,500/-

Mumbai through OSD Convention Pravin J. Shinde through C.A. Social Development Officer Vijay Kumar Ramchandra Agale

To

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through
Chairman – Melarkode Krishnan Minakshi
Secretary – Ramesh Manjibhi Parmar
Treasurer – Devchand Hargovind Darji

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing ADJ No.442/06/K/527/06 dt.10/7/06 CTS No.5740,



Final Plot No.352, TPS III, Survey No.236, Building No.139, Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd., Pantnagar, Lease period 99 years.

2006:

KRL-1-5167 Assignment Deed 03.08.2006

2006 Rs.0/- 03.08.2006

M.V. Rs.64,000/-

Mumbai through OSD Convention Pravin J. Shinde through C.A. Social Development Officer Vijay Kumar RamchandraAgale

To

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through Chairman – Melarkode Krishnan Minakshi Secretary – Ramesh Manjibhi Parmar Treasurer – Devchand Hargovind Darji

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing ADJ No.442/06/K/527/06 dt.10/7/06 CTS No.5740, Final Plot No.352, TPS III, Survey No.236, Building No.139, Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd., Pantnagar, Area 666.91 Sq.mtrs. as per Doc.No.KRL-1-5166/2006 dt.03.8.06.

2007] NIL



2008:

KRL-3-3679 Development Agreement 22.05.2008

2008 Rs.0/- 22.05.2008

M.V. Rs.4,24,91,000/-

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through

Chairman – M.K. Minakshi

Secretary – Ramesh M. Parmar

Committee Member – Shri Girish P. Patel

To

M/s. Shri Ganesh Developers through Partners

Hasmukh Gadhvi & Punshi Lodaya,

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Development Agreement Survey No.236A, CTS No.5740 Part, Plot Area 896.91 Sq.Mtrs., Building No.139, Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd., As per ADJ/K/1456/08/K/1242/08 dt.22.05.2008.

2009:

KRL-3-735 Lease Deed 27.01.2009

2009 Rs.28,79,812/- 27.01.2009

M.V. Rs.30,60,000/-

Mumbai Housing and Area Development Board

through P.J. Shinde through C.A. Social

Development Officer Shri A.G. Karande Estate

Manager 1.



To

V. Ramamurthy

M.L. Gurnani

J.C. Teasing

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Lease Deed Period 30 Years - Land & Construction - Office Building No.20/1, 2 & 3, Pantnagar out of CTS No.5740, Survey No.236-A, Monthly Rent Rs.90/- Area 242.25 Sq.Mtrs. ADJ No.2738/08/K/2595/08 dt.26.12.2008.

2009:

KRL-3-736 Assignment Deed 27.01.2009

2009 Rs.1,76,596/- 27.01.2009

Mumbai Housing and Area Development Board
through P.J. Shinde through C.A. Social
Development Officer Shri A.G. Karande Estate
Manager 1.

To

V. Ramamurthy

M.L. Gurnani

J.C. Teasing

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Land & Construction - Office B.No.20/1, 2 & 3, Pantnagar CTS No.5740,



S.No.236-A, Monthly Rent Rs.90/- Area 242.25 Sq.
Mtrs. ADJ No.2738/08/K/2595/08 dt.26.12.08.

2010]
To] NIL
2013]

2014:

KRL-1-2241 Transfer Deed 07.03.2014
2014 Rs.1,14,00,000/- 07.03.2014

M.V. Rs.1,13,87,032/-

Sri Venkateswaran Ramamurthy

To

M/s. Bhavin Developers through Partner Jignesh
Vinodrai Shah

Schedule: Property situated at Village Ghatkopar-Kirol Taluka
Kurla, M.S.D., land bearing S.No.236-A, CTS
No.5740 (Part) and open land area 242.25 Sq.Mtrs.
and 1/3 of the undivided share of Building No.20/1,
2 and 3 i.e. 80.75 Sq.Mtrs. Carpet at Pant Nagar.

2014:

KRL-1-9981 Transfer Deed 03.11.2014
2014 Rs.65,00,000/- 03.11.2014

M.V. Rs.1,13,87,500/-

Mahesh Dayarm Rajgor

Rupal Mahesh Rajgor



To

M/s. Bhavin Developers through Partners Bhavin C. Chheda and Jignesh V. Shah

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Survey No.236-A, CTS No.5740 (Part) and open land area 242.25 Sq.Mtrs. and 1/3 i.e. 80.75 Sq.Mtrs. and above construction Room No.2, Area 225 Sq.ft. Carpet, Pant Nagar.

2015:

KRL-5-4373 Assignment Deed 17.08.2015

2015 Rs.3,50,00,000/- 17.08.2015

M.V. Rs.6,68,08,000/-

M/s. Bhavin Developers through Partner Bhavin Champaklal Chheda

Jyoti Champaklal Chheda

To

Mr. Shri Ganesh Developers through Partner Punshi Ladhubhai Lodaya

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., bearing land & construction of Office Building No.20, CTS No.5740 (Part), Plot Area 280.64 Sq.mtrs. and Construction area 242.25 Sq.Mtrs., 139, Pantnagar,
Ref.ADJ/1100901/185/15/K dt.30.07.15.



2016:

KRL-5-10813 Lease Deed 14.10.2016

2016 Rs.0/- 20.10.2016

M.V. Rs.3,71,98,000/-

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through

Chairman - Sanjay D. Hake

Secretary - Ramesh M. Parmar

Member - Mansukhlal Gandhi

To

Mumbai Housing and Area Development Board

Mumbai through CO East T.P. Rathore

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., bearing Supplementary Lease of Land CTS No.5740 (Part), Land and Building, Area 1096.46 Sq.Mtrs., Pant Nagar Ushakiran Co-op. Hsg. Soc. Ltd., Building No.139, Pant Nagar, Lease Period 99 Years.

Ref.ADJ/1100901/1274/16/K/581/76

dt.27.05.2016.

2017] NIL

2018] NIL

2019:

KRL-4-1367 Agreement 14.02.2019

2019 Rs.0/- 14.02.2019

M.V. Rs.10,63,710/-



Maharashtra Housing and Area Development
Authority through Chief Officer Dipendra Singh
Kushwaha

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through
Chairman – Jigna H. Jasani
Secretary – Ramesh M. Parmar
Treasurer – Mansukhlal Gandhi

To

M/s. Shri Ganesh Developers through Partners
Punshi L. Lodaya, Chandrakant L. Lodaya,
Hemendra R. Veera through C.A.
NiravChandrakantLodaya

Schedule: Property situated at Village Ghatkopar-Kirol Taluka
Kurla, M.S.D., land bearing Building No.139,
building known as "Pant Nagar Ushakiran Co-op.
Hsg. Soc. Ltd.", Pant Nagar, instead of are 1820.09
Sq.mtrs. to be given to MHADA, the difference of
1812.14 Sq.mtrs. area is 7.95 Sq.mtrs. bearing
Survey No.236/A(Part), CTS No.5740 Part.

2020] NIL

2021:

KRL-5-6712	Indemnity Bond	14.05.2021
2021	Rs.0/-	14.05.2021



M/s. Shri Ganesh Developers through Partner
Punshi L. Lodaya

To

Mumbai Housing and Area Development Board

Schedule: Property situated at Village Ghatkopar-Kirol Taluka
Kurla, M.S.D., land bearing Proposed
redevelopment CTS No.5740 (Part), Building
No.139, building known as "Pant Nagar Ushakiran
Co-op. Hsg. Soc. Ltd." details as mentioned in the
document.

2021:

KRL-5-8097 Indemnity Bond 21.06.2021

2021 Rs.0/- 21.06.2021

M/s. Shri Ganesh Developers through Partner
Punshi L. Lodaya

To

Maharashtra Housing and Area Development
Authority

Schedule: Property situated at Village Ghatkopar-Kirol Taluka
Kurla, M.S.D., land bearing Proposed
redevelopment CTS No.5740 (Part), Survey
No.236-A (Part), Building No.139, building known
as "Pant Nagar Ushakiran Co-op. Hsg. Soc. Ltd."



Office No.20 and R 2 Pantnagar, details as mentioned in the document.

2021:

KRL-5-8101	Indemnity Bond	21.06.2021
2021	Rs.0/-	21.06.2021

M/s. Shri Ganesh Developers through Partner
Punshi L. Lodaya

To

Maharashtra Housing and Area Development
Authority

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Proposed redevelopment CTS No.5740 (Part), Survey No.236-A (Part), Building No.139, building known as "Pant Nagar Ushakiran Co-op. Hsg. Soc. Ltd." Office No.20 and R 2 Pantnagar, details as mentioned in the document.

Note: I have taking online E-Search at SRO Mumbai & Bandra & Chembur, Nahur & Vikhroli (KRL-1 to KRL-5) Manual and Computer Records from the year 1992 to 2021.

Sunil S. Kangane
Title Investigator,
Mumbai





CHALLAN
MTR Form Number-6



GRN	MH005491840202122E	BARCODE			Date	27/08/2021-12-07-14	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	Sunil Kargane			
Location	MUMBAI							
Year	2021-2022 One Time			Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			750.00	Road/Street				
				Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				CTS No. 5740 Plot No. 352A TPS III Bldg No. 139 at Village				
				Ghatkopar-Kiroi 1992 to 2021 - 30 Years				
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332021082713572	2699293420	
Cheque/DD No.				Bank Date	RBI Date	27/08/2021-12-08-55	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID

Mobile No.

9820389728

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document


सादर चालान "टाइम ऑफ पेमेंट" साठी नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तावेजाची लागू नाही.

Re: Investigation title of the Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing CTS No.5740 (Part), Plot No.352A, TPS III, Building No.139, Area 2246.76 Sq.mtrs., building known as "Pant Nagar Ushakiran Co-op. Hsg. Soc. Ltd."

M/s. Shri Ganesh Developers

NOTE OF SEARCH

Taken in the search offices of the Sub-Registrar of Assurances at Mumbai & Bandra from the year 1992 to 2021 (30 years) and Chembur, Nahur & Vikhroli(KRL-1 to KRL-5) Computer Records from the year 2002 to 2021 (20 Years)


Sunil S. Kangane
Title Investigator,
Mumbai



सह दुय्यम निबंधक कुर्ला क्र.1 कार्यालय

नविन प्रशासकीय इमारत, आर.सी.चेंबूरकर मार्ग,चेंबूर, मुंबई- 400071,दुरध्वनी क्र.25295141
जा.क्र/ कुर्ला 1/ 1181 /2021 दि. 01/09/2021

प्रति,

Shri Ganesh Developers
202, Vidyavihar Bldg.
Derasar Lane, Opp VIP Bag House,
Ghatkopar (E), Mumbai - 400077

विषय - Regarding Valid Document Executed.
संदर्भ - आपले दि. 30/08/2021 रोजीचे पत्र.

महोदय,

उपरोक्त विषयी संदर्भिय पत्रान्वये आपण दस्त क्र. बदर-3/5153/2006 व दस्त क्र. बदर-3/5166/2006, सदर भाडेपट्ट्याच्या नोंदविलेल्या दस्ताबाबत विचारणा केलेली आहे.

त्या अनुषांगाने कळविण्यात येते की, दस्त क्र. बदर-3/5153/2006 या भाडेपट्ट्याच्या दस्ताबाबत कार्यालयीन अभिलेखाची पडताळणी केली असता सदर दस्त रद्द केल्याची नोंद आढळून येते. तसेच दस्ताच्या सुची क्र. 2 मध्ये देखील "रद्द करण्यात आलेला दस्त आहे" अशी नोंद दिसून येते.

त्याचप्रमाणे पत्रातनमुद दस्त क्र. बदर-3/5166/2006 हा दस्त कार्यालयीन अभिलेखात नोंदणी झालेला असल्याची नोंद आढळून येते.

M. N. Jagtap
एम. एन. जगताप

(प्र.) सह दुय्यम निबंधक कुर्ला क्र.1
मुंबई उपनगर जिल्हा.