

**FORMAT - A**

(Circular No. 28/2021)

To,  
**MahaRERA**  
**Mumbai,**

**SUB:** Title Clearance Certificate in respect of all piece and parcel of land together with building Nos. 149 standing thereon known as PANT NAGAR SAIDHAM CO-OP.HSG.SCTY.LTD., situated at Pant Nagar, Ghatkopar (East), Mumbai - 400 075, bearing S. No. 236 A , C.T.S. No.5740, Final Plot No.352 of T.P.S. No. III admeasuring area 707.77 sq. mtrs. of Revenue Village - Ghatkopar-Kirol, Taluka - Kurla, District- Mumbai Suburban within the limits of 'N' ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban District.

I have investigated the title of the said Property on the request of M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP., and following documents i.e.: -

**A. DESCRIPTION OF THE PROPERTY**

All piece and parcel of land together with building No. 149 standing thereon known as PANT NAGAR SAIDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred as "SAID SOCIETY"), situated at Pant Nagar, Ghatkopar (East), Mumbai 400075, bearing Survey No. 236 A, CTS No. 5740 admeasuring area 707.77 sq. mtrs. of Revenue Village - Ghatkopar-Kirol, Taluka - Kurla, District- Mumbai Suburban within the limits of 'N' ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban District. (hereinafter referred as "SAID PLOT").



**B. THE DOCUMENTS OF ALLOTMENT OF PLOT**

1. By an Indenture of Lease dated 17<sup>th</sup> March, 1993 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra -4 on 20/03/1987 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and PANT NAGAR SAIDHAM CO-OP.HSG.SCTY.LTD., - the SOCIETY therein of the other part whereby, the said MHADA demised unto the said Society all and singular the land admeasuring about 707.77 sq. mtrs. area lying under and appurtenant to Building No.149, bearing Survey No.236 A and City Survey No. 5740, Final Plot No.352 of T.P.S. No. III situated at Pant Nagar, Ghatkopar (East), Mumbai-400 075. The said Lease Deed got registered in the Office of the Jt. Sub-Registrar, Bandra on 21/01/2019 under No. 1162/1993.
2. By a Deed of Sale also dated 17<sup>th</sup> March, 1993 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra on 20/03/1987 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the One Part and PANT NAGAR SAIDHAM CO-OP.HSG.SCTY.LTD., the Society therein of the other part whereby, the said MHADA transferred and conveyed unto the said Society all of that property being building No.149 situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075 for the consideration and upon the terms and conditions mentioned in the said Deed. The said Deed of Sale got registered in the Office of the Jt. Sub-Registrar, Bandra on 21/01/2019 under No. 1160/1993.
3. That the plot being situated at bearing Survey No. 236 A and City Survey No. 5740) situated at Pant Nagar, Ghatkopar (East,) Mumbai-400075 and total plot area as per sale and lease deed is 707.77 Sq. Meters.
4. By Development Agreement dated 24<sup>th</sup> September, 2021, the Society granted development rights in respect of the said property admeasuring 707.77 sq. mtrs. area plus tit-bit including 334.9 sq. mtrs. area totally aggregating to 1042.67 sq. mtrs. area to M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP.,- referred



therein as the DEVELOPERS, upon the terms and conditions recorded in the said Development Agreement. The said Development Agreement has been registered with the Jt. Sub- Registrar, Kurla - 1 under SR. No.KRL-1/14800/2021. The said Development Agreement dated 24<sup>th</sup> September, 2021 has been signed and registered by 31 members out of total 32 members of the said Society.

5. The Society has also executed Power of Attorney dated 24<sup>th</sup> September, 2021 in favour of M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP., which is registered in the Office of the Jt. Sub-Registrar, Kurla -1 under Sr. No.KRL-1/14802/2021.
6. By Supplementary Agreement dated 17<sup>th</sup> December, 2021 to the Development Agreement dated 24<sup>th</sup> September, 2021, one remaining member of the said Society named MR. SANTOSH M. NAIK has agreed to the terms and conditions of the old Development Agreement dated 24<sup>th</sup> September, 2021. The By Supplementary Agreement dated 17<sup>th</sup> December, 2021 to the Development Agreement dated 24<sup>th</sup> September, 2021 has been registered in the Office of the Jt.Sub-Registrar , Kurla -1 under Sr.No.KRL-1/19764/2021.

**B. PROPERTY CARD AND MUTATION ENTRY**

The property card is extracted online and mutation entry has not been done by the Society of the said Plot.

**C. SEARCH REPORT FOR 30 YEARS FROM (1991 TO 2021)**

1. The past 31 years from (1991 to 2021) search report of the said land and society has been issued to me by the Mr. Jayant A. Chiprikar on dated 6<sup>th</sup> October, 2021,



2. On perusal of the above-mentioned documents and all other relevant documents to title of the said Land and Society, I have given opinion that the title of the said property is with MHADA and Lease Deed pertaining to the land and Sale Deed pertaining to the Building is with the said Society, the history of the property is clear, marketable and without any encumbrances.

**D. OWNER OF THE LAND**


Maharashtra Housing and Development Authority (MHADA) is the original owner and lessor of the said Plot situated at bearing Survey No. 236 A and City Survey No. 5740 situated at Pant Nagar, Ghatkopar East, Mumbai-400075 and lease with the said Society and Development rights are with the M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP.

**QUALIFYING COMMENTS/REMARKS IF ANY: NA**

The search report and the registrar documents provided to me reflecting the flow of the title to MHADA and Lease rights to the said Society and Development rights as per the registered Development Agreement is with the M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP. for the said plot and/society, enclosed Search Report herewith as Annexure.

Encl : ANNEXURE.

Date: 17/02/2022

  
ADVOCATE MAH/3338/99  
**DARSHANA M. DRAVID**  
ADVOCATE HIGH COURT  
Shree Aryadurga,  
Hutatma Chaphekar Bandhu Marg,  
Mulund (E), Mumbai-400 081.

**FLOW OF THE TITLE OF THE SIAD PROPERTY**

1. I have perused the aforesaid documents and it is observed that MHADA is the original owner of the said Plot situated at Survey No. 236 A, CTS No. 5740 admeasuring area 707.77 Sq. Meters of Revenue Village- Ghatkopar Kirol, Taluka-Kurla, District-Mumbai Suburban within the limits of 'N' Ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban.
2. In pursuance of such scheme introduced by the Government, MHADA earlier known as Housing Board constructed Building No.149 for housing of the Industrial workers, consisting of total 32 Tenements on Land bearing Survey No.236 A, C.T.S. No. 5740 each having about 20.22 Sq. Mtrs carpet area on the said property for housing purpose as provided in the said scheme. The Tenements in the said Building No.149 were allotted to the Individual Allottees who were Industrial Workers on rental basis.
3. The said allottees formed themselves into a Co-operative Housing Society under Maharashtra Co-operative Society's Act, 1960 namely PANT NAGAR SAIDHAM CO-OPERATIVE HOUSING SOCIETY LTD., having Registration No. BOM/HSG/2677/1986 having it's registered office at Building No.149, Pant Nagar, Ghatkopar (East), Mumbai - 400 075.
4. By an Indenture of Lease dated 17<sup>th</sup> March, 1993 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra -4 on 20/03/1987 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and PANT NAGAR SAIDHAM CO-OP.HSG.SCTY.LTD., - the SOCIETY therein of the other part whereby, the said MHADA demised unto the said Society all and singular the land admeasuring about 707.77 sq. mtrs. area lying under and appurtenant to Building No.149, bearing Survey No.236 A and City Survey No. 5740,




- Final Plot No.352 of T.P.S. No. III situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075. The said Lease Deed got registered in the Office of the Jt. Sub-Registrar, Bandra on 21/01/2019 under No. 1162/1993.
5. By a Deed of Sale also dated 17<sup>th</sup> March, 1992 lodged for registration in the Office of the Jt. Sub-Registrar, Bandra on 20/03/1987 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the One Part and PANT NAGAR SAIDHAM CO-OP.HSG.SCTY.LTD., the Society therein of the other part whereby, the said MHADA transferred and conveyed unto the said Society all of that property being building No.149 situated at Pant Nagar, Ghatkopar (East), Mumbai- 400 075 for the consideration and upon the terms and conditions mentioned in the said Deed. The said Deed of Sale got registered in the Office of the Jt. Sub-Registrar, Bandra on 21/01/2019 under No. 1160/1993.
  6. By Development Agreement dated 24<sup>th</sup> September, 2021, the Society granted development rights in respect of the said property admeasuring 707.77 sq. mtrs. area plus tit-bit including 334.9 sq. mtrs. area totally aggregating to 1042.67 sq. mtrs. area to M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP.,- referred therein as the DEVELOPERS, upon the terms and conditions recorded in the said Development Agreement. The said Development Agreement has been registered with the Jt. Sub- Registrar, Kurla - 1 under SR. No.KRL-1/14800/2021 and the Society has also executed Power of Attorney dated 24<sup>th</sup> September, 2021 in favour of M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP., which is registered in the Office of the Jt. Sub-Registrar, Kurla -1 under Sr. No.KRL-1/14802/2021. The said Development Agreement dated 24<sup>th</sup> September, 2021 has been signed and registered by 31 members out of total 32 members of the said Society.
  7. By Supplementary Agreement dated 17<sup>th</sup> December, 2021 to the Development Agreement dated 24<sup>th</sup> September, 2021, one remaining member named MR. SANTOSH M. NAIK of the said Society has agreed to the terms and conditions of the old Development Agreement dated 24<sup>th</sup> September, 2021.



The By Supplementary Agreement dated 17<sup>th</sup> December, 2021 to the Development Agreement dated 24<sup>th</sup> September, 2021 has been registered in the Office of the Jt. Sub-Registrar , Kurla -1 under Sr.No.KRL-1/19764/2021.

8. The Executive Engineer, Kurla Division, Mumbai Board issued demarcation letter after the site measurement of the said Plot on dated 08/03/2011, which declared the plot area is 1075.64 sq.. Meters.

Date: 17/02/2022

Advocate:  MAH/3338/99  
**DARSHANA M. DRAVID**  
**ADVOCATE HIGH COURT**  
Shree Aryadurga,  
Hutatma Chaphekar Bandhu Marg,  
Mulund (E), Mumbai-400 081.

**JAYANT A. CHIPKAR**

502, Harmony Co-Op. Hsg. Society Ltd.,  
Near Court Naka, Thane (W)-400 601.  
Mobile No. 9322301609/8291712609

Date:06/10/2021

To

Mrs. Darshana M. Dravid  
Advocate, High Court  
Mumbai - 400081.

Respected Madam,

Re: Search of the land bearing Survey No. 236 A, C.T.S. No. 5740 area admg. 707.77 sq. mtrs. and now said land under T.P.S. no III Final Plot No. 352 of The Pant Nagar Saidham Co-operative Housing Society Ltd. building no. 149, situated at Pant Nagar, Ghatkopar (East) Mumbai - 400075, of revenue Village - Ghatkopar, Taluka - Kurla, Mumbai Suburban District.

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Under your instructions, I have taken search in respect of the above referred property at the office of Sub- Registrar Assurance Mumbai, Bandra and Kurla (I & V). Search from 1991 to 2021 (31 Years). Record of which is given below:-

**1991 to 2021 (31 Years) at Mumbai Sub-Registrar Assurance:-**

YEAR	RECORD	YEAR	RECORD
1991	NIL	1992	NIL
1993	NIL	1994	NIL
1995	NIL	1996	NIL
1997	NIL	1998	NIL
1999	NIL	2000	NIL
2001	NIL	2002	NIL
2003	NIL	2004	NIL
2005	NIL	2006	NIL
2007	NIL	2008	NIL
2009	NIL	2010	NIL
2011	NIL	2012	NIL
2013	NIL	2014	NIL
2015	NIL	2016	NIL
2017	NIL	2018	NIL
2019	NIL	2020	NIL



2021	NIL
UP TO DATE - 24/09/2021	

**1991 to 2021 (31 Years) at Bandra Sub-Registrar Assurance:-**

YEAR	RECORD	YEAR	RECORD
1991	NIL	1992	NIL

1993

BND  
SRO-1162  
1993  
&  
Dupl.  
20/03/1993  
22/03/1993

**Lease Deed For A Period 99 Years**

**A.A.R. Rs. 18752/-**  
**Yearly Rent Rs. 480/-**  
**Premium Rs. 6240/-**

1)Kum. Shubhangi Salvi, P.O.A. holder on behalf of Shri. S. S. Rathod, Chief officer of Maharashtra Housing And Area Development Authority

'The Lessor'

To

1)Shri. Shahu S, Naik, The Chairman  
2)Shri. Shreepad B. Mordekar, The Secretary  
3)Shri. Mahadeo A. Pawar, The Member  
on behalf of Pant Nagar Saidham Co-operative Housing Society Ltd.

'The Lessee'

**The Schedule**

All these land and structure bearing Survey No. 236 A, C.T.S. No. 5740, building no. 149, Area = 707.77 Sq. mtrs. situated at Pant Nagar, Ghatkopar (East) of Village- Ghatkopar, Taluka- Kurla.

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1993

BND  
SRO-1160  
1993  
&  
Dupl.  
20/03/1993  
22/03/1993

**Deed of Conveyance For Rs. 182650/-**

1)Shri. S. S. Rathod, Chief officer of Maharashtra Housing And Area Development Authority

'The Vendor (Authority)'

To

1)Shri. Shahu S, Naik, The Chairman  
2)Shri. Shreepad B. Mordekar, The Secretary  
3)Shri. Mahadeo A. Pawar, The Member  
on behalf of Pant Nagar Saidham Co-operative Housing Society Ltd.

'The Purchaser (The Society)'

**The Schedule**

All these land and structure bearing Survey No. 236 A, C.T.S. No. 5740, building no. 149, situated

at Pant Nagar, Ghatkopar (East) of Village-  
Ghatkopar, Taluka- Kurla

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**Note:-** Some part of the Index II page containing above mentioned details is in torn condition.

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1994	NIL	1995	NIL
1996	NIL	1997	NIL
1998	NIL	1999	NIL
2000	NIL	2001	NIL
2002	NIL	2003	NIL
2004	NIL	2005	NIL
2006	NIL	2007	NIL
2008	NIL	2009	NIL
2010	NIL	2011	NIL
2012	NIL	2013	NIL
2014	NIL	2015	NIL
2016	NIL	2017	NIL
2018	NIL	2019	NIL
2020	NIL	2021	NIL
UP TO DATE - 23/09/2021			

**1995 to 2021 (27 Years) at Kurla (I to V) Sub-Registrar Assurance:-**

YEAR	RECORD	YEAR	RECORD
1995	NIL	1996	NIL
1997	NIL	1998	NIL
1999	NIL	2000	NIL
2001	NIL	2002	NIL
2003	NIL	2004	NIL
2005	NIL	2006	NIL
2007	NIL	2008	NIL
2009	NIL	2010	NIL
2011	NIL	2012	NIL
2013	NIL	2014	NIL
2015	NIL	2016	NIL
2017	NIL	2018	NIL

2019	NIL	2020	NIL
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2021      KURLA-I      **Deed of Affidavit**  
                  5115      **Recompense Rs. 0/-**  
                  2021      **Market Value Rs. 0/-**  
                  18/03/2021      1)Mahesh Leera Verath, Director of M/s.  
                  18/03/2021      Gurukrupa Realcon Developers Pvt. Ltd.  
                                       To  
                                       ---  
                                       The Schedule  
                                       About land bearing C.T.S. No. 5740 part of  
                                       Village- Ghatkopar, Taluka- Kurla.  
                                       As per mentioned in agreement.  
                                       \*\*\*\*\*

2021      KURLA-I      **Development Agreement**  
                  14800      **Recompense Rs. 296280000/-**  
                  2021      **Market Value Rs. 37264000/-**  
                  24/09/2021      1)Pravin Pawar, The Chairman  
                  24/09/2021      2)Suresh Aarolkar, The Secretary  
                                       3) Bhavna Patel, The Treasurer  
                                       4) Kavita Padmakar Bhingarde  
                                       5) Nandkumar Dashrath Kargutkar  
                                       6) Sulabha Nandkumar Kargutkar  
                                       7) Roopa K. Poojari  
                                       8) Sunil Shahu Naik P.O.A. holder on behalf of  
                                       Shahu Sambhaji Naik  
                                       9) Vaishali Sanjay Karle, P.O.A. holder on behalf  
                                       of Deepa Suresh Mahadik  
                                       10) Deepak Manharlal Dave  
                                       11) Suresh Eknath Aarolkar  
                                       12) Sudharekha S. Amolik  
                                       13) Arunaben Balubhai Chowhan  
                                       14) Heena Hemansu Sheth  
                                       15) Hemansu Rasiklal Sheth  
                                       16) Manoj S. Bhanushali  
                                       17) Kaushik Rajnikanth Mehta  
                                       18) Bhavesh Rajnikanth Mehta  
                                       19) Vasantlal R. Veera  
                                       20) Smita N. Girkar  
                                       21) Neetaben Rajnikanth Mehta  
                                       22) Kaushik Rajnikanth Mehta  
                                       23)Nutan Bhikaji Girkar  
                                       24) Bhavna Kishor Patel  
                                       25) Chimanlal Ratanji Patanee  
                                       26) Shreepad Bapu Mordekar

- 27) Prabhavati Jayantilal Javane
  - 28) Viral B. Patane
  - 29) Kalpesh B. Patane
  - 30) Kumari Bhavani M. Naik
  - 31) Rekha Jagdish Desai
  - 32) Chandrakanth Khimji Gada
  - 33) Kamal Arvindbhai Mehta
  - 34) Hashmukh Lalji Dodiya
  - 35) Arun Mahadeo Pawar
  - 36) Pravin Mahadeo Pawar
  - 37) Prabhakar S. Urunkar
  - 38) Sunita Anant Singasane
  - 39) Girish Madhavji Hindocha
  - 40) Shubhda R. Wagle
  - 41) Sampada S. Kulkarni
  - 42) Harshada Harichandra Bhosle
  - 43) Prakash Yashwant Surve
  - 44) Sulabha Yashwant Surve
  - 45) Vaishali Sanjay Karle
  - 46) Sunita Sunil Urunkar
  - 47) Sujata Subhash Urunkar
  - 48) Swati Subhash Urunkar
  - 49) Sarika Subhash Urunkar
- Sr. no. 4 to 49 members  
on behalf of Pant Nagar Saidham Co-operative  
Housing Society Ltd.

'The Society'

To

1) Mahesh Leera Verath, partner of M/s.  
Gurukrupa Group Builders & Developers LLP.

'The Developers'

The Schedule

All these land and structure bearing old Survey  
No. 236 A, old C.T.S No. 5740, C.T.S. No. 352  
part, T.P.S. No. III, area admg. 1042.67 Sq. mtrs,  
structure known as Pant Nagar Saidham Co-  
operative Housing Society Ltd. building no, 149 at  
revenue Village- Ghatkopar-Kirol, Taluka- Kurla.

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UP TO DATE – 30/09/2021

Note : The Index II print of P.O.A. is not available for the search.

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Search at the office of Sub-Registrar Assurance Mumbai Index II register of 1991 to 2018 some pages are torn and I also took online & offline Search, but records are not maintained properly at the time of search.

Search at the office of Sub-Registrar Assurance Bandra Index II register of 1991 to 2018 some pages are torn and I also took online & offline search but records are not maintained properly at the time of search.

Search at the office of Sub-Registrar Assurance Kurla (I to V) Index II register of 1995 to 2004 some pages are torn and 2002 to 2021 computerized records are not maintained properly at the time of search. In print of some Index II area, details of schedule not mentioned, as on date of search and I also took online search, but records are not maintained properly, means some Index II in schedule column type as per mentioned in agreement.

Thanking you,

Yours faithfully

(J. A. CHIPKAR)

