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**C.M. GANDHI**

B.Sc., LL.B.

ADVOCATE HIGH COURT

To,

**Shraddha Housing Projects LLP,**

Manisha Heights Commercial,

Ground Plus 1<sup>st</sup> Floor,

behind Manisha Heights Building,

Vaishali Nagar, Pipeline,

Mulund West, Mumbai 400 080

Sub : All the **Land admeasuring about 937.71 Sq mts bearing Survey No 113(pt), Corresponding to CTS No 356-A(Pt), Village Hariyali, Taluka Ghatkopar, Mumbai Suburban District together with the Building No 50 also known as Kannamwar Nagar Sushant Cooperative Housing Society Ltd, Kannamwar Nagar, Vikhroli (E), Mumbai 400083.** ( hereinafter called said Property)

I have investigated the Title of **Kannamwar Nagar Sushant Cooperative Housing Society Ltd ( The Owner )** having registered office at **Building No 50, Kannamwar Nagar, Vikhroli (E), Mumbai 400083** and **Shraddha Housing Projects LLP ( The Developers)** to the above mentioned Property as per documents submitted to me the following transaction are traced out.

**WHEREAS:**

- a. By a **Lease Deed dated 12<sup>th</sup> November 1999** executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Kannamwar Nagar Sushant Cooperative Housing Society Ltd** therein mentioned as Society the said Society acquired Leasehold right, title and interest in respect of **Leasehold Land admeasuring about 937.71 Sq mts bearing Survey**



- d. By a **Development Agreement dated 10<sup>TH</sup> June 2021** executed **Kannamwar Nagar Sushant Cooperative Housing Society Ltd** therein mentioned as the Society/Owner and Shri Manohar S Amberkar & Others therein mentioned as the Members of Society and **Shraddha Housing Projects LLP** therein mentioned as the Developers the said Society had granted development rights to the Developers in respect to **Land admeasuring about 937.71 Sq mts bearing Survey No 113(pt), Corresponding to CTS No 356-A(Pt), Village Hariyali, Taluka Ghatkopar, Mumbai Suburban District together with the Building No 50 also known as Kannamwar Nagar Sushant Cooperative Housing Society Ltd, Kannamwar Nagar, Vikhroli (E), Mumbai 400083 and said Development Agreement dated 10<sup>TH</sup> June 2021** has been adjudicated under File no ADJ/1100901/270/21/K/553 registered at sub registrar office under serial no KRL-4-10555-2021 DATED 11-06-2021 and Index II has been recorded.
- e. The said Society had also executed Power of Attorney in favour **Shraddha Housing Projects LLP ( The Developers)** and the said Power of Attorney has been registered at sub registrar office under serial no KRL-4-10557-2021 DATED 11-06-2021
- f. I have issued public Notice dated 23<sup>rd</sup> June 2021 in two newspapers i.e Navshakti and Free Press Journal for inviting any claims and No claim has been received by me for said Property.
- g. I have taken out search in respect to said land from the Searcher Chipkar and he has submitted the search report for said Property.
- h. Maharashtra Housing and Area Development Authority (MHADA) had issued Intimation of Approval (IOA) for Zero FSI to **Shraddha Housing**





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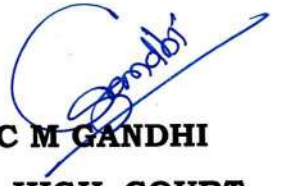
ADVOCATE HIGH COURT

I certify that the Title of the **Kannamwar Nagar Sushant Cooperative Housing Society Ltd ( The Owner )** having it registered office at **Building No 50, Kannamwar Nagar, Vikhroli (E), Mumbai 400083** and **Shraddha Housing Projects LLP ( The Developers)** in respect to said Property described in **Schedule** hereinabove as being clear and marketable

Dated 21<sup>ST</sup> January 2022

Place Mumbai



  
**C M GANDHI**

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