

Office :

1, 3rd floor Manik Metal, Above Milton Showroom, Opp. Gurudwara, L.B.S. Marg, Bhandup(W), Mumbai -400 078.
Tel.: 2595 7456 Fax : 2594 41 41 Email: advgandhi@ymail.com www.cmgandhassociates.com

C.M. GANDHI

B.Sc., LL.B.

ADVOCATE HIGH COURT

To,

M/S. SHRADDHA LANDMARK PVT LTD,

301, Sai Heritage,

Above Axis Bank,

Tilak Road,

Ghatkopar (E),

Mumbai 400077

Sub : All that **Land admeasuring about 754.36 Sq mts bearing Survey No 113(Pt), CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No 22, known as Tagore Nagar Parijatak Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** (hereinafter called said Property)

I have investigated the Title of **Tagore Nagar Parijatak Coop Housing Society Ltd** the Owners and **M/S. SHRADDHA LANDMARK PVT LTD (Developer)** to the above mentioned Property as per documents submitted to me the following transaction are traced out.

WHEREAS:

- a. By a Lease Deed dated 28th July 1998 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Parijatak Coop Housing Society Ltd** therein mentioned as Society the said Society acquired Leasehold right, title and interest in respect of Land admeasuring about 754.36 Sq mts bearing Survey No 113(Pt), CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No 22, known as **Tagore Nagar Parijatak Coop Housing Society Ltd**, Tagore Nagar, Vikhroli (E), Mumbai 400083 the said Lease Deed has been adjudicated at



- General Stamp Office, Bombay and registered at sub registrar office under serial no PBDR3-1529/99.
- b. By a Deed of sale dated 28TH July 1999 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Parijatak Coop Housing Society Ltd** therein mentioned as Society the said Society acquired right, title and interest in respect of Land admeasuring about 754.36 Sq mts bearing Survey No 113(Pt), CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No 22, known as **Tagore Nagar Parijatak Coop Housing Society Ltd**, Tagore Nagar, Vikhroli (E), Mumbai 400083 the said Conveyance Deed has been adjudicated at General Stamp Office, Bombay and has been registered at sub registrar office under serial no PBDR3-1531/99.
- c. For the sake of convenience, the said **Tagore Nagar Parijatak Coop Housing Society Ltd** thus seized and possessed of well and sufficiently entitled to the Land admeasuring about 754.36 Sq mts bearing Survey No 113(Pt), CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No 22, known as **Tagore Nagar Parijatak Coop Housing Society Ltd**, Tagore Nagar, Vikhroli (E), Mumbai 400083 (hereinafter referred to Property) more particularly described in Schedule hereunder written.
- d. By a Development Agreement dated 16th October 2018 executed **Tagore Nagar Parijatak Coop Housing Society Ltd** therein mentioned as the Society/Owner and Shri Laxman Namdev Supe & 31 members therein mentioned as the Members of Society and M/S. SHRADDHA LANDMARK PVT LTD therein mentioned as the Developers the said Society had granted development rights to the Developers in respect to Land admeasuring about 754.36 Sq mts bearing Survey No 113(Pt), CTS No 351(Pt), Village Hariyali, Taluka

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- Kurla, Mumbai Suburban District lying and situated at Building No 22, known as **Tagore Nagar Parijatak Coop Housing Society Ltd**, Tagore Nagar, Vikhroli (E), Mumbai 400083 and the said Development Agreement dated 16th Oct 2018 has been adjudicated under File no ADJ/1100901/711/18/K registered at sub registrar office under serial no KRL-2-13904-2018 DATED 26-11-2018 and Index II was issued but in said Index II the Society name was wrongly type as Tagore Nagar Saibaba Coop Housing Society Ltd instead of Tagore Nagar Parijatak Coop Housing Society Ltd.
- e. The said Society i.e. **Tagore Nagar Parijatak Coop Housing Society Ltd** had also executed Power of Attorney dated 26TH October 2018 in favour of **M/S. SHRADDHA LANDMARK PVT LTD** and the said Power of Attorney dated 26TH October 2018 has been registered at sub registrar office under serial no KRL-2-13905-2018 DATED 26-11-2018 and Index II was Issued.
 - f. I have issued public Notice dated 23-02-2019 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. The developers **M/S. SHRADDHA LANDMARK PVT LTD** have put up the Scheme before MHADA and have received Offer letter bearing no CO/MB/REE/NOC/F-1008/1232/2018 dated 21 JULY 2018 with respect to said property.
 - i. The **M/S. SHRADDHA LANDMARK PVT LTD** the Developer have thereupon got development rights in respect of the said Property as the Developer thereof and in the circumstances stated hereinabove the Developers are absolute developers of the said Property.



Xerox copies of the following Documents furnished by the developers i.e.

M/S. SHRADDHA LANDMARK PVT LTD

- a) Property Cards
- b) Search Report
- c) Lease deed
- d) Conveyance deed
- e) Development agreement
- f) INDEX II
- g) Power of Attorney
- h) Public Notice published in Newspaper
- i) Offer Letter by MHADA.

SCHEDULE

All that Land admeasuring about 754.36 Sq mts bearing Survey No 113(Pt), CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No 22, known as **Tagore Nagar Parijatak Coop Housing Society Ltd**, Tagore Nagar, Vikhroli (E), Mumbai 400083

I certify that the Title of the **Tagore Nagar Parijatak Coop Housing Society Ltd** the Owners and **M/S. SHRADDHA LANDMARK PVT LTD (Developers)** in respect to said Property described in **Schedule** hereinabove as being clear and marketable and free from encumbrances subject to rectification of Change of Name to be done in Index II of Development Agreement dated 16th October 2018.

Dated 25th March 2019

Place Mumbai


C M GANDHI

ADVOCATE HIGH COURT

C. M. GANDHI B.Sc., LL.B.
ADVOCATE HIGH COURT
LAKHI HOUSE, 3RD FLOOR,
OPP. GURUDWARA,
MILTON SHOWROOM,
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