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**C.M. GANDHI**  
B.Sc., LL.B.

ADVOCATE HIGH COURT

To,

**M/S. SHRADDHA LANDMARK PVT LTD,**

Gr. Floor & 1st Floor Manisha Heights Commercial Complex,  
Back Side Manisha Heights, Bal Rajeshwar Marg,  
Bhatwadi, Vaishali Nagar, Mulund (W), Mumbai-400080

Sub : All that **Plot admeasuring about 916.52 Sq mts plus additional 24.84 Sq mt Tit Bit area Total area of Plot is admeasuring about 941.36 sq mt on Land bearing CTS No 347(pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 48 known as Tagore Nagar Shree Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** ( hereinafter called said Property)

I have investigated the Title of **Tagore Nagar Shree Coop Housing Society Ltd ( The Owner )** having it registered office at **Building No 48, Tagore Nagar, Vikhroli (E), Mumbai 400083** and **M/s Shradha Landmark Pvt Ltd ( 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 11<sup>th</sup> May 1990 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Shree Coop Housing Society Ltd** therein mentioned as Society the said Society acquired Leasehold right, title and interest in respect of **Land admeasuring about 916.52 Sq mts bearing CTS No 347(pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 48 known as Tagore Nagar Shree Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** the said



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Lease Deed has been adjudicated at General Stamp Office, Bombay and registered at sub registrar office under serial no P2795/90.

b. By a Deed of sale dated 11<sup>th</sup> May 1990 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Shree Coop Housing Society Ltd** therein mentioned as Society the said Society acquired right, title and interest in respect of **Land admeasuring about 916.52 Sq mts bearing CTS No 347(pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 48 known as Tagore Nagar Shree Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** the said Deed of sale dated 11<sup>th</sup> May 1990 has been adjudicated at General Stamp Office, Bombay and has been registered at sub registrar office under serial no P2793/90.

c. And above said Land is sub divided plot as per demarcation Total area of Plot is admeasuring about 941.36 sq mt ( i.e 916.52 sq mt as per lease deed and **additional land adm about 24.84 Sq mt Tit Bit area** ) for the sake of convenience, the said **Tagore Nagar Shree Coop Housing Society Ltd** thus seized and possessed of well and sufficiently entitled to the **Plot admeasuring about 916.52 Sq mts plus additional 24.84 Sq mt Tit Bit area Total area of Plot is admeasuring about 941.36 sq mt on Land bearing CTS No 347(pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 48 known as Tagore Nagar Shree 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 13<sup>TH</sup> Feb 2019** executed **Tagore Nagar Shree Coop Housing Society Ltd** therein mentioned as the Society/Owner and Shri Amit Anand Pawar & 31 members therein mentioned as the Members of Society and M/S. SHRADDHA

*(Signature)*



LANDMARK PVT LTD therein mentioned as the Developers the said Society had granted development rights to the Developers in respect to **Land admeasuring about 916.52 Sq mts bearing CTS No 347(pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 48 known as Tagore Nagar Shree Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** and the said **Development Agreement dated 13<sup>TH</sup> Feb 2019** has been adjudicated under File no ADJ/1100901/799/18/K registered at sub registrar office under serial no KRL-2-1977-2019 DATED 13-02-2019 and Index II was issued.

- e. The said Society had also executed Power of Attorney dated **13<sup>TH</sup> Feb 2019** in favour of **M/S. SHRADDHA LANDMARK PVT LTD** and the said Power of Attorney dated **13<sup>TH</sup> Feb 2019** has been registered at sub registrar office under serial no KRL-2-1986-2019 DATED 13-02-2019.
- f. I have issued public Notice dated 14-03-2019 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-1009/504/2020 dated 13<sup>th</sup> March 2020 and **Commencement Certificate** bearing no. **MH/EE/(B.P.)/GM/MHADA-8-509-2020/CC/1/NEW** dated 11<sup>TH</sup> November 2020 with respect to said **Plot admeasuring about 916.52 Sq mts plus additional 24.84 Sq mt Tit Bit area Total area of Plot is admeasuring about 941.36 sq mt on Land bearing CTS No 347(pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 48 known as Tagore Nagar Shree**



*(Signature)*

**Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083.**

- 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 Card
- b) Search Report
- c) Lease deed
- d) Sale deed
- e) Development agreement
- f) INDEX II
- g) Power of Attorney
- h) Public Notice published in Newspaper
- i) Offer Letter by MHADA
- j) Commencement Certificate



**SCHEDULE**

All that **Plot admeasuring about 916.52 Sq mts plus additional 24.84 Sq mt Tit Bit area Total area of Plot is admeasuring about 941.36 sq mt on Land bearing CTS No 347(pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 48 known as Tagore Nagar Shree Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083**

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I certify that the Title of the **Tagore Nagar Shree Coop Housing Society Ltd ( The Owner )** and **M/s Shradha Landmark Pvt Ltd ( The Developers)** in respect to said Property described in **Schedule** hereinabove as being clear and marketable and free from encumbrances

Dated 20<sup>th</sup> December 2020

Place Mumbai



**C M GANDHI**  
**ADVOCATE HIGH COURT**

**C. M. GANDHI B.Sc., LL.B.**  
**ADVOCATE HIGH COURT**  
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