

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.cmgandhiassociates.com

C.M. GANDHI

B.Sc., LL.B.

ADVOCATE HIGH COURT

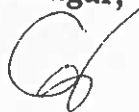
To,
M/S. SHRADDHA LANDMARK PVT LTD,
301, Sai Heritage,
Above Axis Bank,
Tilak Road,
Ghatkopar (E),
Mumbai 400077

Sub : All that Land admeasuring about 834.57 Sq mts bearing CTS No 354(pt) & 354/35 to 42, Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 5 known as Tagore Nagar Anandvan Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083 (hereinafter called said Property)

I have investigated the Title of **Tagore Nagar Anandvan Coop Housing Society Ltd (The Owner)** having it registered office at **Building No 5, Tagore Nagar, Vikhroli (E), Mumbai 400083** and **M/s Shraddha 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 30th August 1993 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Anandvan Coop Housing Society Ltd** therein mentioned as Society the said Society acquired Leasehold right, title and interest in respect of Land admeasuring about 834.57 Sq mts bearing CTS No 354(pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 5 known as Tagore Nagar Anandvan Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083 the said



- Lease Deed has been adjudicated at General Stamp Office, Bombay and Declaration has been registered at sub registrar office under serial no BDR-3-253-1996.
- b. By a Deed of sale dated 30th August 1993 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Anandvan Coop Housing Society Ltd** therein mentioned as Society the said Society acquired right, title and interest in respect of **Land admeasuring about 834.57 Sq mts bearing CTS No 354(pt) Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 5 known as Tagore Nagar Anandvan Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** the said Sale Deed has been adjudicated at General Stamp Office, Bombay and Declaration has been registered at sub registrar office under serial no BDR-3-252-1996.
- c. By a Rectification deed dated 24th Nov 1997 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Anandvan Coop Housing Society Ltd** therein mentioned as Society the Vendors had rectified the mistake of City Survey No mentioned in Lease Deed dated 30th August 1993 by way of lease has been mentioned wrongly at Page No 2 in Para 3 and in Schedule I of Properties to the said Principal Lease Deed dated 30th August 1993 as CTS No 354(Part) instead of CTS No 354 & 354/35 to 42, Village Hariyali, **Taluka Kurla, Mumbai Suburban District and said** Rectification deed dated 24th Nov 1997 has been registered at Sub registrar office under serial no BDR3-3193-1997.
- d. By an Rectification deed dated 24th Nov 1997 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Anandvan Coop**



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- Housing Society Ltd** therein mentioned as Society the Vendors had rectified the mistake of City Survey No mentioned in Deed of sale dated 30th August 1993 by way of Sale has been mentioned wrongly at Page No 2 in Para 4 and page no 5, clause 1 in Schedule I of Properties to the said Principal Deed of sale dated 30th August 1993 as CTS No 354(Part) instead of CTS No 354 & 354/35 to 42, Village Hariyali, **Taluka Kurla, Mumbai Suburban District** and said Rectification deed dated 24th Nov 1997 has been registered at Sub registrar office under serial no BDR-3-3194-1997.
- e. For the sake of convenience, the said **Tagore Nagar Anandvan Coop Housing Society Ltd** thus seized and possessed of well and sufficiently entitled to the **Land admeasuring about 834.57 Sq mts bearing CTS No 354(pt) & 354/35 to 42, Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 5 known as Tagore Nagar Anandvan Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** (hereinafter referred to Property) more particularly described in Schedule hereunder written.
- f. By a **Development Agreement dated 5TH Feb 2019** executed **Tagore Nagar Anandvan Coop Housing Society Ltd** therein mentioned as the Society/Owner and Smt Parvati Mahadev Pilankar & 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 834.57 Sq mts bearing CTS No 354(pt) & 354/35 to 42, Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 5 known as Tagore Nagar Anandvan Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** and the said **Development Agreement dated 5TH Feb 2019** has been adjudicated under File no ADJ/1100901/801/18/K registered at sub registrar office under

serial no KRL-2-1666-2019 DATED 05-02-2019 and Index II was issued.

- g. The said Society i.e. **Tagore Nagar Anandvan Coop Housing Society Ltd** had also executed Power of Attorney dated **5TH Feb 2019** in favour of **M/S. SHRADDHA LANDMARK PVT LTD** and the said Power of Attorney dated **5TH Feb 2019** has been registered at sub registrar office under serial no KRL-2-1672-2019 DATED 05-02-2019 and Index II was Issued.
- h. 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.
- i. I have taken out search in respect to said land from the Searcher Chipkar and he has submitted the search report for said Property.
- j. 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) Rectification deeds
- f) Development agreement
- g) INDEX II
- h) Power of Attorney
- i) Public Notice published in Newspaper



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SCHEDULE

All that Land admeasuring about 834.57 Sq mts bearing CTS No 354(pt) & 354/35 to 42, Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 5 known as Tagore Nagar Anandvan Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083

I certify that the Title of the Tagore Nagar Anandvan 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 2nd April 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
L.B.S. MARG, BHANDUP
MUMBAI - 400 078.
MOB - 9820072735