

Dr. (Mrs.) Pushpa A. Bansal

B.A, LL.M, P.hd,

ADVOCATE BOMBAY HIGH COURT (NOTARY)

73/202, Bhagwan Bhavan, J. B. Nagar,
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Friday, November 15, 13

Title Certificate:

Re: Piece or parcel of land bearing CTS No. 831, Survey No. 67 to 71 admeasuring 1556 Sq.mtrs. – Survey No. 67 to 71 forming part of Subhash Nagar, Chembur, Mumbai, Suburban District, Mumbai.

1. Maharashtra Area Development Authority (MHADA) is a statutory corporation constituted under Housing Area Development Act 1976 was ceased and possessed of otherwise well and sufficiently entitled to various land at Subhash Nagar, Chembur, Mumbai.
2. The Government of India had formulated a housing scheme for construction of allotment of tenements on rental basis to industrial workers known as “subsidized industrial housing scheme” and in pursuance of the said scheme, MHADA built a building bearing no. 18 on Survey No. 67 to 71, CTS No. 831 at Subhash Nagar, Chembur, Mumbai on the plot of land admeasuring 1556 sq. mtrs. MHADA thereafter allotted the individually allotted 36 tenements in the said building on rental basis and subsequently in pursuance of guidelines, the Government of Maharashtra directed MHADA that the building

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built by MHADA under the said scheme, should be offered for sale on the basis of hire purchase after the occupants of such tenements have formed the co-operative housing society.

3. The occupants of building no. 18 have formed a Registered Co-Housing Society known as Subhash Nagar Rajeshwari Co-op Housing Society Ltd. in the year 1982 and therefore, MHADA by a deed of sale in the year 1990 duly sold, transferred and conveyed the said plot of land along with building constructed thereon in favour of the said society and have also executed the lease in respect thereof for a period of 99 years with effect from 1.4.1980 on various terms and conditions stated therein:
4. The name of the said society is thereafter duly applied for transfer in the property card issued by the District Inspector Land Records, Sub Registrar, Mumbai as consent thereto.
5. Pursuant to the application made by the said society for re-development of the said building that is in dilapidated condition under the D.C. Regulation Act 33(5) and MHADA in pursuance thereof issued offer letter dated 15 May 2013 for development of the said property upon terms and conditions mentioned therein.

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9. I have investigated the title of M/s. Subhash Nagar Rajeshwari Co Operative Housing Society in respect of the said property. I have perused the various deeds and documents submitted to me in that behalf. I have also carried out search in the office of Sub Registrar of Assurance, Chembur, Mumbai through search clerk based on what stated hereinabove and I am of the opinion that the title of Subhash Nagar Rajeshwari Co Operative Housing Society is free from all encumbrances clear and marketable.

P.A. Bansal

Ad. Dr. Pushpa A. Bansal