

# Chandrashekhar Pal

B. L.S, LL.B.

Advocate High Court of Bombay

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Ref:202001-T

Date: 30-07-2020.

## -: TITLE CERTIFICATE :-

### TO WHOM SO EVER IT MAY CONCERN:

Ref: The plot of land admeasuring 852.50 Sq. Mts. bearing Survey No.236A (Pt.) & CTS No.5662, Village-Ghatkoper-Kirol, Building No.33, Pant Nagar, Ghatkopar East, Mumbai-400075 within the limits of Ward - N of Municipal Corporation of Greater Mumbai and within the registration Dist M.S.D. Kurla, Bandra.

- 1) Description of the document verified / scrutinized.
  - i. Copy of property card.
  - ii. Copy of indenture of lease executed between MHADA and Pant Nagar Gulmohar co-operative Housing Society Ltd., dated 17<sup>th</sup> May, 1990, the said indenture of lease was registered with the concerned sub-Registrar of Assurance.
  - iii. Copy of sale deed executed between MHADA and Pant Nagar Gulmohar co-operative Housing Society Ltd., dated 17<sup>th</sup> May, 1990, the said indenture of Sale was registered with the concerned sub-Registrar of Assurance.
  - iv. Copy of resolution passed by General body meeting dated 2<sup>nd</sup> August, 2018.
  - v. Copy of Development Agreement dated 22<sup>nd</sup> December, 2011 and Power of attorney Dated 14<sup>th</sup> March, 2012 executed between Pant Nagar Gulmohar Co-operative Housing Society Ltd and M/s. Swastik Venture, the said Development was registered with the concerned sub-Registrar of Assurance under serial No.BDR-3/2303/2012 & BDR-3/2304/2012 Dated 14.03.2012.
  - vi. Copy of Deed of Cancellation dated 20<sup>th</sup> December, 2018 executed between Pant Nagar Gulmohar Co-operative Housing Society Ltd and M/s. Swastik Venture, the said Deed of Cancellation was registered with the concerned sub-Registrar of Assurance under serial No.KRL-5/16866/2018 Dated 21.12.2018



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- vii. Copy of Development Agreement dated 20<sup>th</sup> December, 2018 executed between Pant Nagar Gulmohar Co-operative Housing Society Ltd and M/s. Pragati Developers, the said Development was registered with the concerned sub-Registrar of Assurance under serial No. KRL-5/16867/2018 Dated 31.12.2018.
- viii. N.O.C. from MHADA for reconstruction of building No.33, dated 03-05-2019 bearing No. CO/MB/REF/NOC/F-472/628/2019 dated 03.05.2019.
- ix. Copy of IOA issued by Building Permission Cell, Greater Mumbai/MHADA under Serial No.EE/BP Cell/GM/MHADA-1/494/2020 dated 17<sup>th</sup> June, 2020.

That the said document placed before me are verified, tallied and compared thereof all relevant documents and also I instructed my search clerk Mr. Amit Ashok Bhaip to conduct a search in the office of the Sub-Registrar of Assurances at Mumbai for a period of 30 years. From the search report it is revealed that there are no lien or encumbrances against the said properties and buildings which are under construction

## Correct Description of the Property

Building No.33, in Pant Nagar Gulmohar Co-op Housing Society Ltd., to be construction on the plot of land bearing survey No.236A, C.T.S. No.5662, lying being situated at Village -Ghatkopar-Kirol, Pant Nagar, Ghatkopar, Mumbai-400075 within the limits of Municipal Ward-N, Brihanmumbai Municipal corporation and in the Sub-Registration District of Mumbai City & Mumbai Suburban.

The title history of least 30 years from this date shows the following chain of transaction.

After going through the record document bearing it is seen that the property bearing survey No.236A, C.T.S. No.5662, Pant Nagar, Ghatkopar, Mumbai-400075 is belonging to the Maharashtra Housing & area Development Authority (MHADA)





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Whereas it is seen that the said MHADA has constructed the said Building No.33 and allotted various Tenements to allottees of its own choice and further all the allotted in the building have formed a Co-op. Housing Society Ltd., registered under M.C.S. act, 1960, bearing No. BOM/HSG/7845/1982 known as Pant Nagar Gulmohar Co-op Housing Society Ltd., and further it is seen that MHADA has demised the land appurtenant to the said building for the period of 99 years and sold, transferred the building construction thereon to the society by an indenture of lease dated 17<sup>th</sup> May, 1990 and sale deed dated 17<sup>th</sup> May, 1990 and whereas the said society granted development right for development of the said property to M/s. Pragati Developers by demolishing the old building No.33 & reconstruction of a new building thereon by a development agreement dated 20<sup>th</sup> December, 2018 on certain terms and condition recorded therein and whereon the said society had conferred all the rights and power for the development to M/s. Pragati Developers by a power of attorney and the respective right and title are marketable, clear & free from encumbrances as described above.

Mumbai, dated this 30<sup>th</sup> July, 2020.

Chandrashekhar Shripat Pal



Advocate High Court

30/7/2020