

SANDESH D. JADHAV, B.Com; LL.B
(Advocate High Court)

40 / 23, NAVJIVAN NAGAR
TAGORE NAGAR, GROUP NO. 3
VIKHROLI (E), MUMBAI – 400 083
Tel No. 9702539842, 9594791703
Email: advsandesh.jadhav@gmail.com

Date: **13 / 04 / 2022**

TITLE CLEARANCE CERTIFICATE

Sub: Title clearance certificate with respect to Plot of Land bearing Survey No. **236-A(Part)**, C.T.S. No. **184 (Part)**, admeasuring area of plot (as per demarcation by MHADA) **837.94 Sq. Mtrs.** Situated at **Building No. 98, Kanchan Ganga C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai – 400075** of Village – Ghatkopar - Kiroli, Taluka - Kurla hereinafter referred as **“the Said Plot”** along with a Building of Ground + 3 Floors standing thereon hereinafter referred to as **“the Said building”** and both together, the said Plot and the said Building together hereinafter referred to as **“the Said Property”**.

Ref: Search Report from **1993** to **2022** dated **12th April, 2022** (30 years) by Search Clerk, **Mr. Swapnil More.**

Sir,

I have investigated the title of the said property on the request of Developer, **M/s. ADITYARAJ BUILDTECH** and also perused the documents provided to me, related to the said property and I hereby provide my report as under:-

1. The tenants residing on the said plot has formed a society known as **“KANCHAN GANGA C H S LTD:”** under Registration No. **BOM/HSG/7569** of **1981** Dated **03rd April, 1981.**

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2. By the **Deed of Sale** executed between **MHADA** and **KANCHAN GANGA C H S LTD**; dated **25th November, 1986** the Building was transferred, conveyed, sold and assigned unto the society consisting of Building Structure of **Building No. 98**, standing on the above referred Plot situated a **Kanchan Ganga C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai – 400075.**
3. By the Indenture of Lease dated – **25th November, 1986** the plot was leased by **MHADA** to **KANCHAN GANGA C H S LTD.**
4. WHEREAS, there is a **Development Agreement (DA)** registered as on **09/12/2021** between [1] "**KANCHAN GANGA C H S LTD;**" [2] **M/s. ADITYARAJ BUILDTECH** and [3] **Members of the society** vide DOCUMENT REGISTRATION SERIAL NO. - **KRL-1/19231/2021** and **POWER OF ATTORNEY (POA)** vide DOCUMENT SR. NO. - **KRL-1/19232/2021** Dated **09/12/2021.**
5. WHEREAS, there is a **Development Agreement (DA)** dated **09/12/2021** between [1] "**KANCHAN GANGA C H S LTD**" [2] **M/s. ADITYARAJ BUILDTECH**, through its partners and [3] **MEMBERS** of the **KANCHAN GANGA C H S LTD**; registered with the concerned sub - registrar of Assurance at Kurla under Document Registration No. **KRL-1/19231/2021.**

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6. By the Resolution in **Special General Body Meeting** held on **27th June, 2021** wherein **KANCHAN GANGA C H S LTD** appointed **M/s. ADITYARAJ BUILDTECH** for reconstruction and redevelopment of the said plot through the Developers herein.
7. As the said tenements were in quite dilapidated condition and unfit for human habitation, after following due legal procedure the said society granted unto the Developer, **M/s. ADITYARAJ BUILDTECH**, having address at **1703, Seventeenth Floor, Purnima Pride, Building No. 03, Tagore Nagar, Vikhroli – (East), Mumbai - 400083** all the redevelopment and reconstruction rights of the said Plot vide **Development Agreement (DA)** dated **09/12/2021** and registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL-1/19231/2021** on the terms and condition as therein contained and **Power of Attorney (POA)** dated – **09/12/2021** bearing Document Registration Serial No. **KRL-1/19232/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/s. ADITYARAJ BUILDTECH**.
8. **Description of the Property:** Plot bearing Survey No. **236-A (Part)**, City Survey No. **184 (Part)**, admeasuring area of plot (as per demarcation by MHADA) **837.94 Sq. Mtrs.** Situate at **Kanchan Ganga C H S LTD; Pant Nagar, Ghatkopar – (East), Mumbai – 400075** together along with Building No. **98**, Registration

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District and Sub – District of Mumbai Suburban, “**the Said Property**” is clear and marketable and are free from all encumbrances of whatsoever nature. The schedule plot is bounded as under:-

ON OR TOWARDS THE NORTH: **BUILDING NO. 100**

ON OR TOWARDS THE SOUTH: **BUILDING NO. 96**

ON OR TOWARDS THE EAST : **BUILDING NO. 97**

ON OR TOWARDS THE WEST : **40 FEET WIDE ROAD**

9. The List of documents inspected:

- a. Search Report from **1993** to **2022** dated **12th April, 2022** (30 years) by Search Clerk **Mr. Swapnil More.**
- b. Society Registration Certificate bearing No. **BOM/HSG/7569 OF 1981** dated **03rd April, 1981.**
- c. **Deed of Sale** dated **25th November, 1986** wherein the Building structure bearing No. **98** was sold to the Society.
- d. Indenture of Lease dated – **25th November, 1986** bearing the plot was leased by **MHADA** to **KANCHAN GANGA C H S LTD.**
- e. Development Agreement **09/12/2021** registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL-1/19231/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/s. ADITYARAJ BUILDTECH.**

S. H. Joshi

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- f. Registered Power of Attorney dated – **09/12/2021** bearing Document Registration Serial No. - **KRL-1/19232/2021**.
- g. Copy of **Special General Body Meeting** held on **27th June, 2021** wherein **KANCHAN GANGA C H S LTD;** appointed **M/s. ADITYARAJ BUILDTECH** for reconstruction and redevelopment of the said plot.
- h. 7/12 extract or property card issued by City Survey Officer, Vikhroli reflects the name of Maharashtra Housing and Area Development Board (Maharashtra Griha Nirman Mandal).

In view of the above documents inspected and title search conducted, the title of "**KANCHAN GANGA C H S LTD;**" in respect of the above said property is clear and marketable and is free from all encumbrances of whatsoever nature.

I have perused the above documents that have been provided to me and I am of the opinion that the title is clear of "**KANCHAN GANGA C H S LTD;**" in respect of the residential plot situated at Survey No. **236-A(Part)**, City Survey No. **184 (Part)**, admeasuring area of plot (as per demarcation by MHADA) **837.94 Sq. Mtrs.** Situate at **Kanchan Ganga C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai – 400075** together along with Building No. **98** Registration District and Sub – District of Mumbai Suburban.

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The title of the Developer, **M/s. ADITYARAJ BUILDTECH** is clear, marketable and without any encumbrances vide **Development Agreement (DA)** registered between [1] **KANCHAN GANGA C H S LTD**; [2] **M/s. ADITYARAJ BUILDTECH** and [3] **MEMBERS of the Society**, Registered at Kurla - 1 vide Document Registration Serial No. **KRL-1/19231/2021** dated **09/12/2021** on the terms and condition as therein contained and Power of Attorney (POA) dated **09/12/2021** bearing Document Registration Serial No. **KRL-1/19232/2021**.

Owner of the land -

Maharashtra Griha Nirman Bhavan, Mumbai Survey No. **236-A (Part)**, City Survey No. **184 (Part)** (As per 7/12 - Property card).

Owner of the Building structure –

KANCHAN GANGA C H S LTD; vide Deed of Sale Deed dated **25th November, 1986** between the Society and Maharashtra Housing and Area Development Board, Mumbai (As per Search Report dated **12th April, 2022** by Search Clerk **Mr. Swapnil More**).



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The report reflecting the flow of the title of the Owner and Developer for the said property is enclosed herewith as **Annexure – "A"**.

Encl: Annexure – "A".

Date:- 13/04/2022


Sandesh D. Jadhav

(Adv. High Court, Bombay)

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B. Com., LL.B.

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Tagore Nagar, Vikhroli (E)