

S.T.BORKAR

B.Com. LL.B.



Office. :

Shop No. 6, Sai Shakti
Apartment, B/h. Shagun Party
Hall, Dahisar (W),
Mumbai-400068.

Cell. No. 982100 4193

Advocate, High Court

Ref:

Date: 20/11/2018

TO WHOM SO EVER IT MAY CONCERN

TITLE CERTIFICATE

Sub- All that piece and parcel of land admeasuring about 742.88 Sq. Mts along with building standing thereon named as Building No. 107 "Panth Nagar Swastik Co-operative Housing Society Limited" comprising of Ground plus three upper floors and having 32 members in each building, lying, being and situated on plot bearing C.T.S No. 5662, F.P. No. 311A and Survey No. 236A at Village Ghatkopar-Kirol, Taluka Ghatkopar, in the Registration District and Sub-District of Kurla Mumbai Suburban District.

Sir,

I have gone through the following documents pertaining to the title of the property referred to hereinabove

- a. Searches taken in the Office of Sub Registrar of Assurances Mumbai at Kurla 1, 2, 3, 4 and 5, Bandra and Old Custom House at Mumbai through Search Clerk Mr. Yogesh Sonawane in respect of the afore said property for a period from the year 1979 to 2018 (40 Years).



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b. Property Register Card issued by the City Survey Office Ghatkopar.

c. Development Agreement dated 22/08/2017 executed between Pant Nagar Swastik Co-operative Housing Society Ltd., and M/s. Saptrishi Infracon LLP.

1. After going through the aforesaid documents and the covenants made therein I have to observe as under:

i. Maharashtra Housing And Area Development Authority (herein after referred to as the **MHADA**) is the owner in respect of all that piece or parcel of land admeasuring 742.88 Sq.mts situated at Survey No. 236A, City Survey No. 5662 being part of the boards land at Ghatkopar, in the Registration District at Bandra, Mumbai Suburban District hereinafter referred to as said property.

ii. Vide an Indenture of Lease dated 16/10/1990 MHADA has Leased out the said property to Building No. 107 Pant Nagar Swastik Co-operative Housing Society Ltd (Hereinafter referred to as the said society) for a period of Ninety Nine years from the date of Commencement i.e. 01/04/1980.



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- iii. The said Indenture of Lease dated 16/10/1990 has been duly stamped by the Collector of Stamps Mumbai.
- iv. Vide Deed Of Sale dated 16/10/1990 the said MHADA conveyed the property consisting of 32 tenements in building bearing No. 107 constructed on the said property in favour of the said society.
- v. The said Deed of Sale dated 16/10/1990 has been duly stamped by the Collector of Stamps Mumbai.
- vi. Since the said building No.107 was quite old and in a dilapidated condition, the members of the said society decided to go in for redevelopment of the said property and M/s. Saptrishi Infracon LLP were appointed as the Developers of the society to redevelop the said property.
- vii. On 22/08/2017 the said society entered in to Redevelopment Agreement with M/s. Saptrishi Infracon LLP to redevelop the said property on behalf of the society on the terms and conditions more particularly set out there in.
- viii. The said Redevelopment Agreement dated 22/08/2017 executed between the said society and M/s. Saptrishi Infracon LLP, has been duly stamped and registered with



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the Joint Sub Registrar of Assurances Kurla-01 under document No.KRL1-8326-2017 dated 12/09/2017.

After going through the records and certified copies of the documents produced before me and after investigating and verifying the title of the said property, as aforesaid I am of the opinion that M/s. Saptrishi Infracon LLP are entitled to redevelop the said property leased out by MHADA to Pant Nagar Swastik Co-operative Housing Society Ltd as per Development Agreement dated 22/08/2017.



S.T. BORKAR
[ADVOCATE HIGH COURT]