

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: 03 / 06 / 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 about 873.35 Sq. Mtrs. as per the demarcation of MHADA situated at Building No. 94, Pantnagar Suvarnatula C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai – 400075 of Village – Ghatkopar, Taluka - Kurla hereinafter referred as “the Said Plot” along with the Building of Ground + Three Upper 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 31/05/2022 (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 BUILDERS AND DEVELOPERS 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 “PANTNAGAR SUVARNATULA C H S LTD;” under Registration No.

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BOM/HSG/8010 dated 12th May, 1983.

2. By the Deed of Sale executed between MHADA and PANTNAGAR SUVARNATULA 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. 94, standing on the above referred Plot situated Pantnagar Suvarnatula C H S Ltd; Pant Nagar, Ghatkopar - (East), Mumbai - 400075 of Village - Ghatkopar, Taluka - Kurla.
3. By the Indenture of Lease dated - 25th November, 1986 the plot was leased by MHADA to PANTNAGAR SUVARNATULA C H S LTD;
4. WHEREAS, there is a Development Agreement (DA) dated 07/05/2011 between [1] PANTNAGAR SUVARNATULA C H S LTD; and [2] M/S. Rashmi Housing Pvt. Ltd registered with the concerned sub - registrar of Assurance under Document Registration No - BDR3-/5021/2011.
5. AND WHEREAS after following due diligence and written notices to the erstwhile Developer the Society has passed necessary Resolutions and thereby terminated all the rights of the erstwhile Developer and also since a petition is already filed against the erstwhile developer for insolvency all their residual rights are no longer in existence.
6. AND WHEREAS, there is a Development Agreement (DA) dated 18/05/2022 between [1] PANTNAGAR SUVARNATULA C H S LTD; [2] M/S. ADITYARAJ BUILDERS AND DEVELOPERS, through its partners and [3] MEMBERS of the PANTNAGAR SUVARNATULA C H S LTD; registered with the concerned sub -



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- registrar of Assurance at Kurla under Document Registration No - **KRL1-9104/2022.**
7. By the Resolution in Special General Body Meeting held on **29/12/2021** wherein **PANTNAGAR SUVARNATULA C H S LTD;** appointed **M/S. ADITYARAJ BUILDERS AND DEVELOPERS** for reconstruction and redevelopment of the said plot through the Developers herein.
 8. 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 BUILDERS AND DEVELOPERS** having address at **Shop No. 7, Tagore Nagar Vidya Darshan C H S Ltd; Plot No. 53, Tagore Nagar, Vikhroli – (East), Mumbai – 400083** all the redevelopment and reconstruction rights of the said Plot vide **Development Agreement (DA)** dated **18/05/2022** and registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No - **KRL-1/9104/2022** on the terms and condition as therein contained and **Power of Attorney (POA)** dated – **18/05/2022** bearing Document Registration Serial No. - **KRL1-9105/2022** and thereby transferred all Development rights, title, interest of the said plot to **M/S. ADITYARAJ BUILDERS AND DEVELOPERS.**
 9. **Description of the Property:** plot bearing Survey No. **236 – A(PART),** City Survey No. **184 (PART),** admeasuring area about **873.35 Sq. Mtrs.** as per the demarcation of MHADA situate at **Building No. 94, Pantnagar Suvarnatula C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai – 400075** together along with Building No.

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94 in Registration 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. 92 AND 93**

ON OR TOWARDS THE SOUTH: **40 Feet Road**

ON OR TOWARDS THE EAST : **40 Feet Road**

ON OR TOWARDS THE WEST : **40 Feet Road**

10. The List of documents inspected:

- a. Search Report from 1993 to 2022 dated 31/05/2022 (30 years) by Search Clerk, Mr. Swapnil More.
- b. Society Registration Certificate bearing No. BOM/HSG/8010 dated 12th May, 1983.
- c. Deed of Sale dated 25th November, 1986 wherein the Building structure bearing No. 94 was sold to the Society.
- d. Indenture of Lease dated – 25th November, 1986 the plot was leased by MHADA to PANTNAGAR SUVARNATULA C H S LTD;
- e. Development Agreement dated 18/05/2022 registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. KRL1- /9104/2022 and thereby transferred all Development rights, title, interest of the said plot to M/S. ADITYARAJ BUILDERS AND DEVELOPERS.

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- f. Registered Power of Attorney dated – 18/05/2022 bearing Document Registration Serial No. - KRL1-9105/2022.
- g. Copy of Special General Body Meeting held on 29th December, 2021 wherein PANTNAGAR SUVARNATULA C H S LTD; appointed M/S. ADITYARAJ BUILDERS AND DEVELOPERS, for reconstruction and redevelopment of the said plot.
- h. 7/12 extract or property card issued by City Survey officer reflects the name of Maharashtra Housing and Area Development Board.

In view of the above documents inspected and title search conducted, the title of "PANTNAGAR SUVARNATULA C H S LTD;" in respect of the above said property is clear.

I have perused the above documents that have been provided to me and I am of the opinion that the title is clear of "PANTNAGAR SUVARNATULA C H S LTD;" in respect of the residential plot situated at Survey No. 236 – A(PART), City Survey No. 184 (PART), admeasuring area about 873.35 Sq. Mtrs. as per the demarcation of MHADA Situate at Pantnagar Suvarnatula C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai – 400075 of Village – Ghatkopar together along with Building No. 94 Registration District and Sub – District of Mumbai Suburban.

The title of the Developer, M/S. ADITYARAJ BUILDERS AND DEVELOPERS, is clear vide Development Agreement (DA) registered between [1] PANTNAGAR SUVARNATULA C H S LTD; [2] M/S. ADITYARAJ BUILDERS AND DEVELOPERS (Developer) and [3] MEMBERS of the Society, Registered at Kurla - 1 vide Document Registration Serial No. KRL1-9104/2022 dated 18/05/2022 on the terms and condition as therein contained and

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Power of Attorney (POA) dated 18/05/2022 bearing Document Registration Serial No. KRL1-9105/2022.

Owner of the land –


Bombay Housing and Area Development Board, Mumbai Survey No. 236 – A (PART), City Survey No. 184 (PART).

(As per 7/12 - Property card).

Owner of the Building structure –

PANTNAGAR SUVARNATULA C H S LTD; vide Deed of Sale Deed dated 25th November, 1986 registered between the Society and Bombay Housing and Area Development Board, Mumbai (As per Search Report dated 31/05/2022 by Search Clerk, Mr. Swapnil More).

Date:- 03/06/2022


Sandesh D. Jadhav

(Adv. High Court, Bombay)

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ADVOCATE HIGH COURT
40/23, Navjeevan Nagar, Tagore Nagar, Gr. No. 3, Vikhroli (E)
Mumbai - 83.