

**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: 23<sup>rd</sup> September, 2022

**TITLE CLEARANCE CERTIFICATE**

**Sub:** Title clearance certificate with respect to Plot of Land bearing **Survey No. 236A, City Survey No. 186(PART) 72 to 81** admeasuring area of plot **840.25 Sq. Mtrs.** as per demarcation done by MHADA Situated at **Pant Nagar, Ghatkopar – (East), Mumbai – 400075 together along with Building No. 53** of Village – Ghatkopar - Kiro, Taluka - Kurla hereinafter referred as **“the Said Plot”** along with a Building of Ground + Two 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 **1992 to 2021** dated **15<sup>th</sup> October, 2021** (30 years) by Search Clerk, **Mr. Swapnil More.**

Sir,

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

1. The tenements residing on the said plot has formed a society known as **“PANT NAGAR PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD;”** under Registration No. **BOM/ HSG/7811** dated **24<sup>th</sup> February, 1982.**
2. By the **Deed of Sale** executed between **MHADA** and **PANT NAGAR PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD;** dated **08<sup>th</sup> January, 1987** under



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Registration No. – **P/689/1987** the Building was transferred, conveyed, sold and assigned unto the society consisting of Building Structure of Building No. 53, standing on the above referred Plot situated at Pant Nagar, Ghatkopar – (East), Mumbai – 400075.

3. By the Indenture of Lease dated – **08<sup>th</sup> January, 1987** bearing Registration No. - **P-691/1987** the plot was leased by **MHADA** to **PANT NAGAR PRAGATI CO – OPERATIVE HOUSING SOCIETY LTD;**
4. WHEREAS, there is a **Development Agreement (DA)** dated **19<sup>th</sup> January, 2021** between [1] “**PANT NAGAR PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD**”, [2] **M/s. ADITYARAJ BUILDERS AND REALTORS**, through its partners and [3] **MEMBERS** of the Pant Nagar Pragati Co – operative Housing Society Ltd; registered with the concerned sub - registrar of Assurance at Kurla under Document Registration No. **KRL-1/1150/2021**.
5. By the Resolution in Extra Ordinary Special General Body Meeting held on **14<sup>th</sup> July, 2019**, **PANT NAGAR PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD** appointed **M/s. ADITYARAJ BUILDERS AND REALTORS**, for reconstruction and redevelopment of the said plot through the Developers herein.
6. 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 REALTORS**, having address at **101 & 102, 1<sup>st</sup> Floor, Building No.3, Purnima Pride, Tagore Nagar, Vikhroli - (East), Mumbai – 400083** all the redevelopment and reconstruction rights of the said Plot vide **Development Agreement (DA)** dated **19<sup>th</sup> January, 2021** and

*Sandesh*

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registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL-1/1150/2021** on the terms and condition as therein contained and **Power of Attorney (POA)** dated – **19<sup>th</sup> January, 2021** bearing Document Registration Serial No. **KRL-1/1153/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/s. ADITYARAJ BUILDERS AND REALTORS.**

7. **Description of the Property:** plot bearing Survey No. 236A, City Survey No. 186(PART) 72 to 81, admeasuring area about **840.25 Sq. Mtrs.** as per demarcation done by MHADA situate at Pant Nagar, Ghatkopar – (East), Mumbai – 400075 together along with Building No. 53, Registration District and Sub – District of Mumbai Suburban, **“the Said Plot”** 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 : 40'-0" Road**

**ON OR TOWARDS THE SOUTH : Bldg. No. 52**

**ON OR TOWARDS THE EAST : Bldg. No. 51**

**ON OR TOWARDS THE WEST : Bldg. No. 105**

8. **The List of documents inspected:**

- a. Search Report from **1992 to 2021** dated **15<sup>th</sup> October, 2021** (30 years) by Search Clerk **Mr. Swapnil More.**
- b. Society Registration Certificate bearing No. **BOM/HSG/7811** dated **24<sup>th</sup> February, 1982.**
- c. **Deed of Sale** dated **08<sup>th</sup> January, 1987** bearing Registration No. - **P/689/1987** wherein the Building structure bearing No. 53 was sold to the Society.



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- d. Indenture of Lease dated – **08<sup>th</sup> January, 1987** bearing Registration No. – **P/691/1987** the plot was leased by **MHADA** to **PANT NAGAR PRAGATI CO – OPERATIVE HOUSING SOCIETY LTD.**
- e. Development Agreement dated **19<sup>th</sup> January, 2021** registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL-1/1150/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/S. ADITYARAJ BUILDERS AND REALTORS.**
- f. Registered Power of Attorney dated – **19<sup>th</sup> January, 2021** bearing Document Registration Serial No. - **KRL-1/1153/2021.**
- g. Copy of Extra Ordinary Special General Body Meeting held on **14<sup>th</sup> July, 2019,** **PANT NAGAR PRAGATI CO – OPERATIVE HOUSING SOCIETY LTD;** appointed **M/s. ADITYARAJ BUILDERS AND REALTORS,** for reconstruction and redevelopment of the said plot.
- h. 7/12 extract or property card issued by City Survey officer reflects the name of Bombay Housing and Area Development Board.

In view of the above documents inspected and title search conducted, the title of **“PANT NAGAR PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD;”** in respect of the above said plot is clear and marketable and is free from all encumbrances of whatsoever nature.

I have pursued the above documents that have been provided to me and I am of the opinion that the title is clear of **“PANT NAGAR PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD;”** in respect of the residential plot situated at Survey No. 236A, City Survey No. 186(PART) 72 to 81, admeasuring area about **840.25 Sq. Mtrs.** as per demarcation done by MHADA Situate at Pant Nagar, Ghatkopar – (East), Mumbai –

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400075 together along with Building No. 53 Registration District and Sub – District of Mumbai Suburban.

The title of the Developer, **M/S. ADITYARAJ BUILDERS AND REALTORS**, is clear, marketable and without any encumbrances vide **Development Agreement (DA)** registered between [1] **PANT NAGAR PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD**; [2] **M/S. ADITYARAJ BUILDERS AND REALTORS (Developer)** and [3] **MEMBERS** of the Society, Registered at Kurla - 1 vide Document Registration Serial No. **KRL-1/1150/2021** dated **19<sup>th</sup> January, 2021** on the terms and condition as therein contained and Power of Attorney (POA) dated **19<sup>th</sup> January, 2021** bearing Document Registration Serial No. **KRL-1/1153/2021**.

**Owner of the land -**

Maharashtra Griha Nirman Bhavan, Mumbai Survey No. 236A, City Survey No. 186(Part) 72 to 81 (As per 7/12 - Property card).

**Owner of the Building structure –**

**PANT NAGAR PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD**; vide Deed of Sale Deed dated **08<sup>th</sup> January, 1987** bearing Registration No. **P/689/1987** registered between the Society and Maharashtra Housing and Area Development Board, Mumbai (As per Search Report dated 15<sup>th</sup> October, 2021 by Search Clerk **Mr. Swapnil More**).

*(Signature)*

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The report reflecting to flow of the title of the Owner and Developer on the said Plot is enclosed herewith as **Annexure – “A”**.

Encl: Annexure – “A”.

Date: 23<sup>rd</sup> September, 2022



Sandesh D. Jadhav

(Adv. High Court, Bombay)

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ADVOCATE HIGH COURT  
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