

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: 07th March, 2022.

TITLE CLEARANCE CERTIFICATE

Sub: Title Clearance Certificate with respect to the plot bearing Survey No. 113(Part), City Survey No. 355, admeasuring area about 1050.00 Sq. Mtrs. Situate at Tagore Nagar Suswagatam C H S Ltd; Tagore Nagar, Village Hariyali, Vikhroli – (East), Mumbai – 400083 together along with Building No. 41 (hereinafter referred as “The Said Plot”).

Ref: Search Report from 1993 to 2022 dated 07th March, 2022 (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 LANDMARK (M/S. ADITYARAJ GROUP) and also perused the documents provided to me, related to the said plot and I hereby provide my report as under:-

1. The tenants residing on the said plot has formed a society known as “TAGORE NAGAR SUSWAGATAM C H S LTD;” under Registration no. BOM/HSG/8062 Dated 29th October, 1983.
2. By the Deed of Sale executed between MHADA and TAGORE NAGAR SUSWAGATAM C H S LTD; dated 28th March, 1988 under Registration No. – P-1195/88 the Building was transferred, conveyed, sold and assigned unto the society consisting of Building Structure of Building No. 41, standing on the above referred Plot situated a Tagore Nagar, Village Hariyali, Vikhroli – (East), Mumbai – 400083.

(Signature)

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

3. By the Indenture of Lease dated – **28th March, 1988** bearing Registration No. **P-1197/88** the plot was leased by **MHADA** to **TAGORE NAGAR SUSWAGATAM C H S LTD.**
4. WHEREAS, there is a **Development Agreement (DA)** registered as on **24/08/2007** between [1] **“TAGORE NAGAR SUSWAGATAM C H S LTD;”** and [2] **M/S. DHANASHREE DEVELOPERS** vide DOCUMENT SR. NO. - **BDR-3/06202/2007** and a **POWER OF ATTORNEY (POA)** vide DOCUMENT SR. NO. - **BDR-3/6203/2007.**
5. AND WHEREAS the above mentioned DA and POA have been cancelled vide a Cancellation Deed DOCUMENT SR. NO. - **KRL-1/14436/2021** dated – **17/09/2021.**
6. WHEREAS, there is a **Development Agreement (DA)** dated **17/09/2021** between [1] **“TAGORE NAGAR SUSWAGATAM C H S LTD”,** [2] **M/S. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP),** through its partners and [3] **MEMBERS** of the **TAGORE NAGAR SUSWAGATAM C H S LTD;** registered with the concerned sub - registrar of Assurance at Kurla under Document Registration No. **KRL - 1/14453/2021.**
7. By the Resolution in Extra Ordinary General Body Meeting held on **29th December, 2020,** **TAGORE NAGAR SUSWAGATAM C H S LTD** appointed **M/S. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP),** for reconstruction and redevelopment of the said plot through the Developers herein.



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

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 LANDMARK (M/S. ADITYARAJ GROUP)**, having address at **101, Purnima Pride, Building No. 3, Tagore Nagar, Vikhroli - (East), Mumbai – 400083** all the redevelopment and reconstruction rights of the said Plot vide **Development Agreement (DA)** dated **17/09/2021** and registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL - 1/14453/2021** on the terms and condition as therein contained and **Power of Attorney (POA)** dated – **17/09/2021** bearing Document Registration Serial No. **KRL – 1/14454/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/S. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP)**.

9. **Description of the Property:** plot bearing Survey No. 113 (Part), City Survey No. 355, admeasuring area about **1050.00 Sq. Mtrs.** Situate at **Tagore Nagar, Village Hariyali, Vikhroli – (East), Mumbai – 400083** together along with Building No. 41, 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 : **Existing Building**

ON OR TOWARDS THE SOUTH : **Building No. 40**

ON OR TOWARDS THE EAST : **200 Feet Wide Eastern Express
Highway**

ON OR TOWARDS THE WEST : **56 Feet Wide Scheme Road**

S. Jadhav

10. The List of documents inspected:

- a. Search Report from 1993 to 2022 dated **07th March, 2022** (30 years) by Search Clerk **Mr. Swapnil More**.
- b. Society Registration Certificate bearing No. **BOM/HSG/8062 Dated 29th October, 1983**.
- c. **Deed of Sale dated 28th March, 1988** bearing Registration No. – **P-1195/88** wherein the Building structure bearing No. **41** was sold to the Society.
- d. Indenture of Lease dated – **28th March, 1988** bearing Registration No. - **P-1197/88** the plot was leased by **MHADA** to **TAGORE NAGAR SUSWAGATAM C H S LTD.**
- e. Development Agreement dated **17/09/2021** registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL-1/14453/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/S. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP)**.
- f. Registered Power of Attorney dated – **17/09/2021** bearing Document Registration Serial No. - **KRL – 1/14454/2021**.
- g. Copy of Extra Ordinary General Body Meeting held on **29th December, 2020**, **TAGORE NAGAR SUSWAGATAM C H S LTD;** appointed **M/S. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP)**, 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 (Maharashtra Griha Nirman Mandal), **TAGORE NAGAR SUSWAGATAM C H S LTD;**



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

In view of the above documents inspected and title search conducted, the title of **“TAGORE NAGAR SUSWAGATAM C H S 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 **“TAGORE NAGAR SUSWAGATAM C H S LTD;”** in respect of the residential plot situated at Survey No. 113(Part), City Survey No. 355, admeasuring area about 1050.00 Sq. Mtrs. Situate at Tagore Nagar, Village Hariyali, Vikhroli – (East), Mumbai – 400083 together along with Building No. 41 Registration District and Sub – District of Mumbai Suburban.

The title of the Developer, **M/S. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP)** is clear, marketable and without any encumbrances vide **Development Agreement (DA)** registered between [1] **TAGORE NAGAR SUSWAGATAM C H S LTD;** [2] **M/S. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP) (Developer)** and [3] **MEMBERS of the Society,** Registered at Kurla - 1 vide Document Registration Serial No. **KRL - 1/14453/2021** dated **17/09/2021** on the terms and condition as therein contained and Power of Attorney (POA) dated **17/09/2021** bearing Document Registration Serial No. **KRL – 1/14454/2021.**

Owner of the land -

Maharashtra Griha Nirman Bhavan, Mumbai Survey No. 113 (Part), City Survey No. 355 (As per 7/12 - Property card).

Owner of the Building structure –

TAGORE NAGAR SUSWAGATAM C H S LTD; vide Deed of Sale Deed dated **28/03/1998** bearing Registration No. **P – 1195 / 88** registered between the Society



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

and Maharashtra Housing and Area Development Board, Mumbai (As per Search Report dated 07th March, 2022 by Search Clerk **Mr. Swapnil More**).

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:- 07th March, 2022


Sandesh D. Jadhav
(Adv. High Court, Bombay)

SANDESH D. JADHAV
B. Com., LL.B.
ADVOCATE HIGH COURT
40/23, Navjeevan Nagar, Tagore Nagar, Gr. No. 3, Vikhroli (E)
Mumbai - 63.