

**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: 07<sup>th</sup> March, 2022

**TITLE CLEARANCE CERTIFICATE**

**Sub:** Title Clearance Certificate with respect to the plot bearing Survey No. 113(Part), City Survey No. 356(Part), admeasuring area about 950.00 Sq. Mtrs situate at **KANNAMWAR NAGAR SHIVRAJ C H S LTD, Village Hariyali, Kannamwar Nagar, Vikhroli – (East), Mumbai – 400083** together along with Building No. 65 (hereinafter referred as “The Said Plot”).

**Ref:** Search Report from 1993 to 2022 dated 07<sup>th</sup> 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 BUILDERS** 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 “**KANNAMWAR NAGAR SHIVRAJ CHS LTD;**” under Registration no. **MUM/MHADDB/HSG/TC/12317/2005** Dated 24/03/2005.
2. By the **Deed of Sale** executed between **MHADA** and **KANNAMWAR NAGAR SHIVRAJ CHS LTD;** dated 01/08/2012 under Registration No. **KRL-1/7488/2012** the Building was transferred, conveyed, sold and assigned unto the society consisting of Building Structure of Building No. 65, standing on the above referred Plot situated a **Kannamwar Nagar, Village Hariyali, Vikhroli – (East), Mumbai – 400083.**

*Sandesh*

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3. By the Indenture of Lease dated – 27/07/2012 bearing Registration No. **KRL-1/7487/2012** the plot was leased by **MHADA** to **KANNAMWAR NAGAR SHIVRAJ CHS LTD.**
4. WHEREAS, there is a **Development Agreement (DA)** dated **08/07/2020** between [1] **“KANNAMWAR NAGAR SHIVRAJ C H S LTD”**, [2] **M/S. ADITYARAJ BUILDERS**, through its partners and [3] **MEMBERS** of the **KANNAMWAR NAGAR SHIVRAJ CHS LTD**; registered with the concerned sub - registrar of Assurance at Kurla under Document Registration No. **KRL – 4/4897/2020**.
5. By the Resolution in Extra Ordinary General Body Meeting held on **09<sup>th</sup>** November, 2011, **KANNAMWAR NAGAR SHIVRAJ CHS LTD** appointed **M/S. ADITYARAJ BUILDERS**, 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**, having address at **101 and 102, 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 **08/07/2020** and registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL-4/4897/2020** on the terms and condition as therein contained and **Power of Attorney (POA)** dated – **24/08/2020** bearing Document Registration Serial No. **KRL-4/6316/2020** and thereby transferred all Development rights, title, interest of the said plot to **M/S. ADITYARAJ BUILDERS**.

*S. Jadhav*

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7. **Description of the Property:** Plot bearing Survey No. 113 (Part), City Survey No. 356(Part), admeasuring area about 950.00 Sq. Mtrs. situate at **Kannamwar Nagar, Village Hariyali, Vikhroli – (East), Mumbai – 400083** together along with Building No. 65, 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 : **Building No. 64 & 76**  
ON OR TOWARDS THE SOUTH : **Building No. 66**  
ON OR TOWARDS THE EAST : **Building No. 75**  
ON OR TOWARDS THE WEST : **12.20 Mt. Wide Road**

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

- a. Search Report from 1993 to 2022 dated 07<sup>th</sup> March, 2022 (30 years) by Search Clerk **Mr. Swapnil More.**
- b. Society Registration Certificate bearing No. **MUM/MHADDB/HSG/TC/12317/2005** Dated 24/03/2005.
- c. **Deed of Sale** dated 01/08/2012 bearing Registration No. –**KRL-1/7488/2012** wherein the Building structure bearing No. 65 was sold to the Society.
- d. Indenture of Lease dated –**27/07/2012** bearing Registration No. – **KRL-1/7487/2012** the plot was leased by **MHADA** to **KANNAMWAR NAGAR SHIVRAJ CHS LTD.**
- e. Development Agreement dated 08/07/2020 registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL-4/4897/2020** and thereby transferred all Development rights, title, interest of the said plot to **M/S. ADITYARAJ BUILDERS.**

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- f. Registered Power of Attorney dated – **24/08/2020** bearing Document Registration Serial No. - **KRL-4/6316/2020**.
- g. Copy of Extra Ordinary General Body Meeting held on **09<sup>th</sup> November, 2011**, **KANNAMWAR NAGAR SHIVRAJ CHS LTD** appointed **M/S. ADITYARAJ BUILDERS**, 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 **“KANNAMWAR NAGAR SHIVRAJ CHS 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 **“KANNAMWAR NAGAR SHIVRAJ CHS LTD;”** in respect of the residential plot situated at Survey No. **113(Part)**, City Survey No. **356(Part)**, admeasuring area about **950.00 Sq. Mtrs.** Situate at **Building No. 65, Kannamwar Nagar Shivraj C H S Ltd; Kannamwar Nagar, Vikhroli – (East), Mumbai – 400083** together along with Building No. 65 Registration District and Sub – District of Mumbai Suburban.

The title of the Developer, **M/S. ADITYARAJ BUILDERS**, is clear, marketable and without any encumbrances vide **Development Agreement (DA)** registered between [1] **KANNAMWAR NAGAR SHIVRAJ CHS LTD;** [2] **M/S. ADITYARAJ BUILDERS (Developer)** and [3] **MEMBERS of the Society**, Registered at Kurla - 1 vide Document Registration Serial No. **KRL-4/4897/2020** dated **08/07/2020** on the

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terms and condition as therein contained and Power of Attorney (POA) dated  
24/08/2020 bearing Document Registration Serial No. **KRL-4/6316/2020**.

**Owner of the land -**

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

**Owner of the Building structure –**

**KANNAMWAR NAGAR SHIVRAJ CHS LTD;** vide Deed of Sale Deed dated  
**01/08/2012** bearing Registration No. **KRL-1/7488/2012** registered between the  
Society and Maharashtra Housing and Area Development Board, Mumbai (As per  
Search Report dated **07<sup>th</sup> 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:- **07<sup>th</sup> March, 2022**

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

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ADVOCATE HIGH COURT  
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Mumbai - 03.