

Mob. : 9820565632  
Off.022-21635632

# SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, Vasant Rao R. Sakpal Chowk, Mulund (East),  
Mumbai- 400 081. Email I.D. : [adv\\_skvaidya@yahoo.co.in](mailto:adv_skvaidya@yahoo.co.in)

Ref. No.:

Date: 02/04/2019

## REPORT ON TITLE OF PROPERTY (TITLE CERTIFICATE)

ALL THAT piece or parcel of land situate, lying and being at Village Nahur , Taluka Kurla, District Mumbai Sub-urban admeasuring 1342.20 square meters as per Property Register card and known as Plot-D forming part of Survey No.135, Hissa No.2, Survey No.142A, Hissa No.3, Survey No.142, Hissa No.4, Survey No.143 and Survey No.171 and bearing CTS No.551/6, situate at Pandit M. M. Malaviya Road, Mulund (West), Mumbai – 400 080 (hereinafter referred to as “**the Plot**”) together with the existing building known as “**Amar Deep**”, standing thereon and bounded as follows,

|                  |   |                         |
|------------------|---|-------------------------|
| On towards East  | : | Municipal Retail Market |
| On towards West  | : | Marina CHSL             |
| On towards North | : | Vishwa Karma Nagar      |
| On towards South | : | Pt. M. M. Malaviya Road |

On perusal of revenue records of the above referred Property, it is noticed that

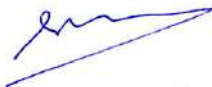
1. By a Deed of Conveyance dated October 30, 1972 and duly registered with the Sub-Registrar of Bombay under No.5932/72 on July 30, 1973 made between Brahmakshatriya Co-operative Housing Society Limited, (therein referred to as the Vendor) of the First Part and Shri K.G. Ghag and Shri N.B. Adate, (therein referred to as the First Confirming Parties) of the Second Part and Shri T.S. Sawant and Shri B.T. Sawant, Promoters of the **AMAR**



**SAUJANYA CO-OPERATIVE HOUSING SOCIETY LIMITED**, (therein referred to as the Second Confirming Parties) of the Third Part and the **AMAR SAUJANYA CO-OPERATIVE HOUSING SOCIETY LIMITED**, (therein referred to as the Purchaser) (hereinafter referred to as the said Society) of the Fourth Part, for the consideration and on the terms and conditions mentioned therein, the said Vendor therein, at the directions of the said First Confirming Parties and the said Second Confirming Parties therein sold, transferred and conveyed the said plot in favour of the said Society, i.e. all the piece or parcel of land known as Plot-D admeasuring 1341.94 sq. mtrs. , forming part of Survey No.135, Hissa No.2, Survey No.142A, Hissa No.3, Survey No.142, Hissa No.4, Survey No.143 and Survey No.171 of Village Nahur, Taluka Kurla, Mumbai Suburban District situate at Pandit M. M. Malaviya Road, Mulund (West), Mumbai – 400 080. The Plot now bears CTS No.551/6 and admeasures 1342.20 square metres as per the Property Register Card;

2. The name of the said Amar Saujanya Co-operative Housing Society Ltd; (Reg. No. BOM/HSG/3082 of 1971) is recorded in the Property Register card of the said property maintained by the City Survey Office;

3. The Society constructed a building on the said Plot known as “**Amar Deep**” (hereinafter referred to as the “**Existing Building**”) comprising of 2 (two) wings namely Á’ & ‘B’ consisting of ground and three upper floors each, which is occupied by the members of the said society in the form of ownership residential flats. The Plot and the Existing Building are hereinafter referred to as “**the Said Property**”)



Mob. : 9820565632  
Off.022-21635632

# SAMIR K. VAIDYA

B.Com., LL.B.

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, Vasantrao R. Sakpal Chowk, Mulund (East),  
Mumbai- 400 081.

Email I.D. : [adv\\_skvaidya@yahoo.co.in](mailto:adv_skvaidya@yahoo.co.in)

Ref. No.:

Date: 02/04/2019

4. By Development Agreement dated 16/02/2019, (hereinafter referred to as 'the said Development Agreement') registered in the office of the sub-registrar of assurance at Kurla under Sr. No. KRL-4/1476/2019, on the terms and conditions contained therein, the said Society and its consenting thirty one members, with the confirmation of the City Cat Overseas Chemicals Ltd; granted the development rights of the said Property to **ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD**, a Company registered under the Companies Act, 1956, having its registered office at 195, Saheb Building, 5<sup>th</sup> floor, Above Central Camera, Fort, Mumbai 400001, (hereinafter referred to as "the Said Developers").

5. The said Society also granted to **ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD**, represented through its Director MR. SANKET LUHARUKA, the Special Power of Attorney dated 16<sup>th</sup> February 2019, registered in the office of the Sub-Registrar of Assurances at Kurla, under Serial No. KRL-4/1477/2019 and delegated various powers for doing various acts, things and matters in respect of the said property.

6. The public notice is published by me in two local news papers, Nav Shakti and Free Press Journal, both dated 18<sup>th</sup> April 2018 and third party claims against the said property of the Society were invited but no objections or claims against the said Property are received.

7. Searches are caused to be taken over for last 30 years in the offices of the Sub-Registrar having jurisdiction over the said property and on verification of Search Report, no






encumbrances of adverse nature against the said property are noticed. From search Report, it appears that various pages of Index II are torn and not properly maintained.

8. Therefore on perusal of the above referred documents read with comments made thereupon in my opinion, subject to the said Development Agreement, the title of the Society to the said Property is clear and marketable. With due permissions of the appropriate authorities, the said Developers are entitled to develop the said property by demolishing existing Building and constructing new building/s in conformity with the terms and conditions of the said Development Agreement and plans as may be sanctioned by the Municipal Corporation of Greater Mumbai.

Mumbai Dated 02<sup>nd</sup> April 2019

  
(SAMIR K. VAIDYA)  
Advocate