

RATN¹KAR T. MISHRA

B.A. B.ED, LLB, ..

ADVOCATES HIGH COURT BOMBAY

CHAMBER: - 3rd Floor Bar M.M. COURT Andheri (E), Mumbai 400069

Annawadi Tople Wadi Western Express Highway Opp Sai Service Andheri (E), Mumbai
400099

CONTACT NO. 9451346895/7738307133

TITLE CLEARANCE CERTIFICATE

Reg: All that piece and parcel of land along with buildings situated at Bhardawadi, Andheri (West), Mumbai 400 058, bearin CTS No. 686B, 686B1, 686B2, 686B3; 686B4, of village Ambivali, Taluka Andheri (W), Mumbai Suburban District, and bearing Municipal Ward No. KW 6049, KW 6050, KW 6051 Street Nos. 14, 15 and 16 and structures Nos. 2,3,4 and 5 admeasuring area about 1587.70 sq. meters hereinafter called and referred to as "THE SAID PROPERTY".

It has seen from the documents submitted and gone through the following documents submitted by my client M/S. SHEETALDHARA PREMISES CO-OPERATIVE SOCIETY LIMITED, having address at Bhardawadi, Andheri West, Mumbai 400 058, I have caused the search of the above mentioned property, at the office of Sub-Registrar of Assurances at Thane and that I am giving legal opinion on the title of the said property at Bandra, Mumbai and more particularly described in the Schedule hereunder written.

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1. By virtue of Deed of Conveyance dated 11th January 1979, duly Registered with the sub-Registrar of Assurances at Bandra, Mumbai at Serial No. 108 dated 17th January 1979 made and executed between MR. MAHENDRA BHAIIDAS MODY the VENDOR therein of the first part and (1) MR. JANARDHAN RAMCHANDRA MALLYA (2) MANJUNATH RAMCHANDRA MALLYA, the Builders of the Second part, AND JANARDAN & COMPANY, the confirming parties and RAJ BHIMANDAS CHAWLA, the Chief Promoter of M/S. SHEETALDHARA PREMISES CO-OPERATIVE SOCIETY LIMITED, the Purchasers of the other part, the Vendors and confirming party have sold/transferred / conveyed the said property to the Purchasers Society, on the terms and conditions mentioned therein.
2. That the society M/S. SHEETALDHARA PREMISES CO-OPERATIVE SOCIETY LIMITED, have given public notice in two News paper (1) Free Press Jouenal (English) (2) Navshakti Times (Marathi) on dated 14th June 2018 inviting any claims or objection on the said property but no claim or objection received by the society or their Advocete Bathiya Legal, till this date.

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SCHEDULE OF THE PROPERTY REFERRED TO **ABOVE**

Andheri Sheetakdhara Premises Co-op.Society Ltd.,
Conveyance Registered with the Sub-Registrar of the
dated 13/3/1979, all that piece and parcel of land along
with buildings and situate lying being at Bhardawadi,
Andheri (West), Mumbai 400 058, Village Ambivali
Taluka Andheri and Registration Sub-District of Bandra,
Dist. Mumbai Suburban District and bearing CTS No.
686B, 686B1, 686B2, 686B3, 686B4, of village
Ambivali, and bearing Municipal Ward No. KW 6049, KW
6050, KW 6051 Street Nos. 14, 15 and 16 and
structures Nos. 2,3,4 and 5 at Bhandrawadi,
admeasuring area about 1886 sq.yards i.e. equivalent
to 1587.70 sq. meters, and or after rectification
1642.70 sq. meters.

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Conclusion :

On the basis of the perusal of the documents referred to above and incidents pointed out as above I am of the opinion that the title of the said land with buildings thereon of M/S. SHEETALDHARA PREMISES CO-OPERATIVE SOCIETY LIMITED, are having free and marketable title to the said land and free from all encumbrances, charges, mortgages etc.

Mumbai,

Dated : 18/08/2018

Ratnakar
18/8/18
(RATNAKAR T. MISHRA
Advocate High Court
R. T. Mishra
B.A., B.Ed. LL.B.
Annawadi, Tople Wadi, Western
Express Highway, Opp. Sai Service,
Andheri (E), Mumbai-400 099.