

To,

M/S. SHRADDHA LANDMARK PVT LTD,

301, Sai Heritage,

Above Axis Bank,

Tilak Road,

Ghatkopar (E),

Mumbai 400077

Sub : All that **Land admeasuring about 823.91 Sq mts bearing CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 25, known as Tagore Nagar Sidhivinayak, Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083.** (hereinafter called said Property)

I have investigated the Title of **Tagore Nagar Sidhivinayak Coop Housing Society Ltd (The Owner)** having it registered office at **Building No 25, Tagore Nagar, Vikhroli (E), Mumbai 400083** and **M/s Shraddha Landmark Pvt Ltd (The Developer)** to the above mentioned Property as per documents submitted to me the following transaction are traced out.

WHEREAS:

- a. By a Lease Deed dated 13th January 1997 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Sidhivinayak Coop Housing Society Ltd** therein mentioned as Society the said Society acquired Leasehold right, title and interest in respect of **Land admeasuring about 823.91 Sq mts bearing CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 25, known as Tagore Nagar Sidhivinayak, Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083.**



the said Lease Deed has been adjudicated at General Stamp Office, Bombay and registered at sub registrar office under serial no PBDR3-135/97 dated 14th Jan 1997.

- b. By a Sale Deed dated 13th Jan 1997 executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Sidhivinayak Coop Housing Society Ltd** therein mentioned as Society the said Society acquired right, title and interest in respect of **Land admeasuring about 823.91 Sq mts bearing CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 25, known as Tagore Nagar Sidhivinayak, Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083.** the said Sale Deed has been adjudicated at General Stamp Office, Bombay and has been registered at sub registrar office under serial no 137/97 dated 14th Jan 1997.
- c. For the sake of convenience, the said **Tagore Nagar Sidhivinayak Coop Housing Society Ltd** thus seized and possessed of well and sufficiently entitled to the **Land admeasuring about 823.91 Sq mts bearing CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 25, known as Tagore Nagar Sidhivinayak, Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083** (hereinafter referred to Property) more particularly described in Schedule hereunder written.
- d. By a **Development Agreement dated 8th February 2019** executed **Tagore Nagar Sidhivinayak Coop Housing Society Ltd** therein mentioned as the Society/Owner and Shri Vasant lal Panchal & 31 members therein mentioned as the Members of Society and M/S. SHRADDHA LANDMARK PVT LTD therein mentioned as the Developers the said Society had granted development rights to the Developers in respect to **Land admeasuring about 823.91 Sq mts**



bearing CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 25, known as Tagore Nagar Sidhivinayak, Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083 and the said Development Agreement dated 8th February 2019 has been adjudicated under File no ADJ/1100901/800/18/K registered at sub registrar office under serial no KRL-3-1919-2019 DATED 08-02-2019 and Index II has been recorded.

- e. The said Society i.e. **Tagore Nagar Sidhivinayak Coop Housing Society Ltd** had also executed Power of Attorney dated 8th February 2019 in favour of **M/S. SHRADDHA LANDMARK PVT LTD** and the said Power of Attorney dated has been registered at sub registrar office under serial no KRL-3-1919-2019 DATED 08-02-2019 and Index II was Issued.
- f. I have issued public Notice dated 14-03-2019 in two newspapers i.e Navshakti and Free Press Journal for inviting any claims and No claim has been received by me for said Property.
- g. I have taken out search in respect to said land from the Searcher Chipkar and he has submitted the search report for said Property.
- h. The **M/S. SHRADDHA LANDMARK PVT LTD** the Developer have thereupon got development rights in respect of the said Property as the Developer thereof and in the circumstances stated hereinabove the Developers are absolute developers of the said Property.

Xerox copies of the following Documents furnished by the developers i.e.

M/S. SHRADDHA LANDMARK PVT LTD

- a) Property Cards
- b) Search Report
- c) Lease deed
- d) Sale deed

- e) Development agreement
- f) INDEX II
- g) Power of Attorney
- h) Public Notice published in Newspaper

SCHEDULE

All that **Land admeasuring about 823.91 Sq mts bearing CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 25, known as Tagore Nagar Sidhivinayak, Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083.**

I certify that the Title of the **Tagore Nagar Sidhivinayak Coop Housing Society Ltd (The Owner)** and **M/s Shraddha Landmark Pvt Ltd (The Developer)** in respect to said Property described in **Schedule** hereinabove as being clear and marketable

Dated 2nd April 2019

Place Mumbai


C M GANDHI

ADVOCATE HIGH COURT

C. M. GANDHI B.Sc., LL.B.
ADVOCATE-HIGH COURT
LAKHI HOUSE, 3RD FLOOR,
OPP. GURUDWARA,
MILTON SHOWROOM,
L.B.S. MARG, BHANDUP,
MUMBAI - 400 078.
MOB - 9820072735