

**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

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Date: **13/04/2022.**

**TITLE CLEARANCE CERTIFICATE**

**Sub:** Title clearance certificate with respect to Plot of Land bearing C.T.S. No. **5681**, F. P No. **351**, TPS III admeasuring area about **818.80 Sq. Mtrs.** including any titbit land attached situated at **Building No. 10, Pant Nagar, Ghatkopar - (East), Mumbai - 400075** of Village – Ghatkopar - Kiroli, Taluka - Kurla hereinafter referred as **"the Said Plot"** along with the Building of Ground + 2 Floors standing thereon hereinafter referred to as **"the Said building"** and both together, the said Plot and the said Building together hereinafter referred to as **"the Said Property"**.

**Ref:** Search Report from **1993** to **2022** dated **12<sup>th</sup> April, 2022** (30 years) by Search Clerk, **Mr. Swapnil More.**

Sir,

I have investigated the title of the said property on the request of Developer, **M/s. ADITYARAJ REALTY** and also perused the documents provided to me, related to the said property and I hereby provide my report as under:-

1. The tenants residing on the said plot has formed a society known as **"PANTNAGAR SHIVNERI C H S LTD;"** under Registration No. **BOM/HSG/7833** of **1982** dated **31/03/1982.**



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2. By the **Deed of Sale** executed between **MHADA** and **PANTNAGAR SHIVNERI C H S LTD**; dated **08<sup>th</sup> January, 1987** under Registration No. – **P/472/87** the Building was transferred, conveyed, sold and assigned unto the society consisting of Building Structure of Building No. **10**, standing on the above referred Plot situated a **Pantnagar Shivneri C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai – 400075** of Village – Ghatkopar.
3. By the Indenture of Lease dated – **08<sup>th</sup> January, 1987** bearing Registration No. **P/474/87** the plot was leased by **MHADA** to **PANTNAGAR SHIVNERI C H S LTD**.
4. WHEREAS, there is a **Development Agreement (DA)** dated **13/12/2021** between [1] **PANTNAGAR SHIVNERI C H S LTD**; [2] **M/s. ADITYARAJ REALTY**, through its partners and [3] **MEMBERS of the PANTNAGAR SHIVNERI C H S LTD**; registered with the concerned sub - registrar of Assurance at Kurla under Document Registration No - **KRL-1/19434/2021**.
5. By the Resolution in Special General Body Meeting held on **11<sup>th</sup> July, 2021** wherein **PANTNAGAR SHIVNERI C H S LTD** appointed **M/s. ADITYARAJ REALTY**, 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

*(Signature)*

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Developer, **M/s. ADITYARAJ REALTY**, having address at **101, First Floor, 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 **13/12/2021** and registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No - **KRL-1/19434/2021** on the terms and condition as therein contained and **Power of Attorney (POA)** dated – **13/12/2021** bearing Document Registration Serial No. - **KRL-1/19435/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/s. ADITYARAJ REALTY**.

7. **Description of the Property:** plot bearing City Survey No. **5681**, FP No. **351**, TPS III admeasuring area about **818.80 Sq. Mtrs.** (As per Demarcation of MHADA) including any titbit land attached situate at **Pantnagar Shivneri C H S Ltd; Pant Nagar, Village – Ghatkopar, Ghatkopar – (East), Mumbai – 400075** together along with Building No. **10** in Registration District and Sub – District of Mumbai Suburban, **“The Said Property”** 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. 12**

ON OR TOWARDS THE SOUTH: **Office Building**

ON OR TOWARDS THE EAST : **40 Feet Road**

ON OR TOWARDS THE WEST : **Building No. 11**



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

- a. Search Report from **1993** to **2022** dated **12<sup>th</sup> April, 2022** (30 years) by Search Clerk, **Mr. Swapnil More.**
- b. Society Registration Certificate bearing No. **BOM/HSG/7833 of 1982** Dated **31/03/1982.**
- c. **Deed of Sale** dated **08<sup>th</sup> January, 1987** bearing Registration No. - **P/472/87** wherein the Building structure bearing No. **10** was sold to the Society.
- d. Indenture of Lease dated – **08<sup>th</sup> January, 1987** bearing Registration No. - **P/474/87** the plot was leased by **MHADA** to **PANTNAGAR SHIVNERI C H S LTD.**
- e. Development Agreement dated **13/12/2021** registered with the concerned Sub - Registrar of Assurance at Kurla under Document Registration No. **KRL-1/19434/2021** and thereby transferred all Development rights, title, interest of the said plot to **M/s. ADITYARAJ REALTY.**
- f. Registered Power of Attorney dated – **13/12/2021** bearing Document Registration Serial No. - **KRL-1/19435/2021.**
- g. Copy of Special General Body Meeting held on **11<sup>th</sup> July, 2021** wherein **PANTNAGAR SHIVNERI C H S LTD** appointed **M/s. ADITYARAJ REALTY,** 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.



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In view of the above documents inspected and title search conducted, the title of **"PANTNAGAR SHIVNERI C H S LTD;"** in respect of the above said property is clear and marketable and is free from all encumbrances of whatsoever nature.

I have perused the above documents that have been provided to me and I am of the opinion that the title is clear of **"PANTNAGAR SHIVNERI C H S LTD;"** in respect of the residential plot situated at City Survey No. **5681**, admeasuring area about **818.80 Sq. Mtrs.** (As per Demarcation of MHADA) including any titbit land attached Situate at **Pantnagar Shivneri C H S Ltd; Pant Nagar, Ghatkopar – (East), Mumbai – 400075** of Village – Ghatkopar together along with Building No. **10** Registration District and Sub – District of Mumbai Suburban.

The title of the Developer, **M/s. ADITYARAJ REALTY**, is clear, marketable and without any encumbrances vide **Development Agreement (DA)** registered between **[1] PANTNAGAR SHIVNERI C H S LTD;** **[2] M/s. ADITYARAJ REALTY (Developer)** and **[3] MEMBERS of the Society**, Registered at Kurla - 1 vide Document Registration Serial No. **KRL-1/19434/2021** dated **13/12/2021** on the terms and condition as therein contained and Power of Attorney (POA) dated **13/12/2021** bearing Document Registration Serial No. **KRL-1/19435/2021**.

**Owner of the land –**

Bombay Housing and Area Development Board, Mumbai City Survey No. **5681**, FP No. **351, TPS III**

(As per 7/12 - Property card).

*(Signature)*

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Owner of the Building structure –

PANTNAGAR SHIVNERI C H S LTD; vide Deed of Sale Deed dated **08<sup>th</sup> January, 1987** bearing Registration No. **P/472/87** registered between the Society and Bombay Housing and Area Development Board, Mumbai (As per Search Report dated **12<sup>th</sup> April, 2022** by Search Clerk, **Mr. Swapnil More**).

The report reflecting the flow of the title of the Owner and Developer for the said Property is enclosed herewith as **Annexure – “A”**.

Encl: Annexure – “A”.

Date:- **13/04/2022**

  
Sandesh D. Jadhav

(Adv. High Court, Bombay)

**SANDESH D. JADHAV**

B. Com., LL.B.

ADVOCATE HIGH COURT

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Mumbai - 83.