

Office :

1, 3rd floor Manik Metal, Above Milton Showroom, Opp. Gurudwara, L.B.S. Marg, Bhandup(W), Mumbai -400 078.
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C.M. GANDHI
B.Sc., LL.B.

ADVOCATE HIGH COURT

To,

M/S. SHRADDHA BLISS REALTORS LLP,

Registered Office at 4, Hareram CHS Ltd,

Opp St Mary Convent School,

Mulund (W), Mumbai 400080

Sub : All that **Land admeasuring about 916.52 Sq mts bearing CTS No 347(Pt) & 347/49 to 56, Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 47 also known as Tagore Nagar Ganesh Sadan Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083.** (hereinafter called said Property)

I have investigated the Title of **Tagore Nagar Ganesh Sadan Coop Housing Society Ltd (The Owner)** having it registered office at **Building No 47, Tagore Nagar, Vikhroli (E), Mumbai 400083** and **M/S. SHRADDHA BLISS REALTORS LLP (The Developers)** to the above mentioned Property as per documents submitted to me the following transaction are traced out.

WHEREAS:

- (a) The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to all that pieces or parcels of **Land admeasuring 916.52 Sq. Mts bearing Survey No 113 (Pt), Corresponding to CTS No 347(Pt), 347/49 to 56, Village-Hariyali, Taluka Kurla, Mumbai Suburban District.**



- (b) By an **Indenture of Lease** dated **30th January, 1993** registered in the Sub Registrar of Assurances, under Sr. No. BDR-3-1118 of 1993 and executed between Maharashtra Housing and Area Development Authority, therein called "the Authority or MHADA" of the one part and Tagore Nagar Ganesh Sadan CHS Ltd the SOCIETY therein of the other part the said MHADA demised unto the SOCIETY herein the rights, Title and interest in respect of **Land admeasuring 916.52 Sq. Mts bearing Survey No 113 (Pt), Corresponding to CTS No 347(Pt) & 347/49 to 56, Village-Hariyali, Taluka Kurla, Mumbai Suburban District** upon the terms and conditions mentioned therein.
- (c) By and under **Deed of Conveyance/Sale** dated **30th January, 1993**, registered in the Sub Registrar of Assurances, under Sr. No. BDR-3-1120 of 1993 executed between the MHADA therein described as the Authority/Vendor and Tagore Nagar Ganesh Sadan CHS Ltd, therein described as the Purchasers the said Tagore Nagar Ganesh Sadan CHS Ltd, the Society purchased **Land admeasuring 916.52 Sq. Mts bearing Survey No 113 (Pt), Corresponding to CTS No 347(Pt) & 347/49 to 56, Village-Hariyali, Taluka Kurla, Mumbai Suburban District** upon the terms and conditions mentioned therein read with Deed of Rectification dated 15-01-2001, registered at Sub Registrar office under serial no BDR-3-719-2001.
- (d) The Society **i.e. Tagore Nagar Ganesh Sadan Coop Housing Society Ltd** is seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of **Land admeasuring 916.52 Sq. Mts bearing Survey No 113 (Pt), Corresponding to CTS No 347(Pt) & 347/49 to 56, Village-**



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Hariyali, Taluka Kurla, Mumbai Suburban District along with Building Known as Tagore Nagar Ganesh Sadan Co-op Hsg Soc Ltd, Building No 47, Tagore Nagar, Vikhroli (E), Mumbai 400083 (hereinafter referred to said Property) and the said Building consists of Ground and Three Upper Floors consisting of total 32 Tenements.

- (e) By Virtue of **Development Agreement** dated **6th day of February, 2007** executed by and between **TAGORE NAGAR GANESH SADAN CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered under Maharashtra Co-operative Societies Act, 1960, the Society herein (therein called as society) and **M/S KUMAR BUILDERS**, (therein called as "the Developer") in respect said **Land**. The said society i.e. **TAGORE NAGAR GANESH SADAN CO-OPERATIVE HOUSING SOCIETY LTD** granted **development rights in respect to said Property** on the agreed terms and conditions and the said Development Agreement dated 06-02-2007 is duly registered under serial no BDR-13-00945-2007 dated 06-02-2007.
- (f) Further to the said Development Agreement dated 06-02-2007 which is duly registered under serial no BDR-13-00945-2007 the Society had also given Power of Attorney dated 06.02.2007 to **M/S KUMAR BUILDERS** which is duly registered under serial no BDR-13-00946-2007 pursuant to the terms and conditions mentioned in Development Agreement.



- (g) Further M/s KUMAR BUILDERS could not redevelop the said Property hence M/S. KUMAR BUILDERS had approached M/S. HARIYANA DEVELOPERS, for joint Development of the said property and the same was subsequently communicated to the society and for said Joint Development the Society has given their no objection and Consent for the joint development between M/S. KUMAR BUILDERS and M/S. HARIYANA DEVELOPERS of the said property by its vide **resolution /letter dated 12-07-2015** address to M/S HARIYANA DEVELOPERS.
- (h) By a unregistered Tripartite Confirmation Agreement dated 12th February 2016 executed between **TAGORE NAGAR GANESH SADAN CO-OPERATIVE HOUSING SOCIETY LTD.**, the Society therein and M/S. KUMAR BUILDERS therein described as the developers and M/S. HARIYANA DEVELOPERS therein described as Co-developers on terms and conditions more particularly set out therein.
- (i) Further the process of re-development could not progress as per terms and conditions of the Development Agreement dated 06-02-2007 even though Co-Developers jointly agreed to Redevelop the said property under Tripartite Confirmation Agreement they could not do development and the said Society had issued Termination Notice for cancellation of Development Agreement dated 06-02-2007 duly registered under serial no BDR-13-00945-2007 and also for Power of Attorney dated 06.02.2007 duly registered under serial no BDR-13-00946-2007 and read with Tripartite Confirmation Agreement dated 12th Feb 2016 to the **M/S KUMAR BUILDERS and M/S HARIYANA DEVELOPERS.**



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- (j) The said **M/S KUMAR BUILDERS and M/S HARIYANA DEVELOPERS** have received the said Termination letters and requested to the Society for giving new appointment to the New Developers **M/S. SHRADDHA BLISS REALTORS LLP** and complete the entire project and handover new constructed Flats to Existing members of the society as per agreed terms and conditions and for said redevelopment the said Society herein mutually agreed and consented for the proposal.
- (k) By a **Development Agreement dated 18-04-2019** executed **Tagore Nagar Ganesh Sadan Coop Housing Society Ltd**, therein mentioned as the Owners/ Society and **M/S KUMAR BUILDERS and M/S HARIYANA DEVELOPERS** therein mentioned as Confirming Parties and **M/S. SHRADDHA BLISS REALTORS LLP**, therein mentioned as the Assignee/Builders & Developers the said Society had granted development rights to the Developers in respect to said Property and said **M/S KUMAR BUILDERS and M/S HARIYANA DEVELOPERS** have given their confirmation and Consent to the said Development agreement and the said **Development Agreement** has been adjudicated under File no ADJ/1100901/734/18/K registered at sub registrar office under serial no KRL-2-4637-2010 DATED 18-04-2019 and Index II was issued and the Society had also given Power of Attorney dated 18th April 2019 to the Developers which is duly registered under serial no KRL-2-4639-2010 DATED 18-04-2019 pursuant to the terms and conditions mentioned in Development Agreement.



- (l) I have issued public Notice dated 2nd March 2020 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.
- (m) I have taken out search in respect to said land from the Searcher Chipkar and he has submitted the search report for said Property.
- (n) The developers **M/S. SHRADDHA BLISS REALTORS LLP** have put up the Scheme before MHADA and have received Offer Letter dated 13th March 2020 Issued by MHADA under reference no CO/MB/REE/NOC/F-671/505 and thereafter Consent letter for Commencement Certificate for the Work Up to Plinth only (i.e for Zero FSI) Issued by MHADA under reference no CO/MB/REE/NOC/F-671/6/6 dated 7th August 2020 with respect to said property.

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

M/S. SHRADDHA BLISS REALTORS LLP

- a) Property Card
- b) Search Report
- c) Lease deed
- d) Sale deed
- e) Development agreements
- f) INDEX II
- g) Power of Attorney
- h) Public Notice published in Newspaper
- i) Offer Letter dated 13th Marc 2020 Issued by MHADA under reference no CO/MB/REE/NOC/F-671/505.



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- j) Consent Letter for Commencement Certificate for the Work Up to Plinth only (i.e for Zero FSI) has been issued by MHADA under reference no CO/MB/REE/NOC/F-671/6/6 dated 7th August 2020.

SCHEDULE

All that **Land admeasuring about 916.52 Sq mts bearing CTS No 347(Pt) & 347/49 to 56, Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 47 also known as Tagore Nagar Ganesh Sadan Coop Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083.**

I certify that the Title of the said Property belongs to **Tagore Nagar Ganesh Sadan Coop Housing Society Ltd (The Owner/Society)** and **M/S. SHRADDHA BLISS REALTORS LLP**, (the Developer) have thereupon got development rights in respect of the said Property described in **Schedule** hereinabove as being clear and marketable.

Dated 14th August 2020

Place Mumbai



C.M. Gandhi
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