



¹ RAMCHAND LULLA

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ADVOCATE HIGH COURT
CYBER CRIME INVESTIGATOR

410, Nalini Apartments, 90 Feet Road, Sane Guruji Nagar, Mulund (E), Mumbai - 400 081.

TITLE CLEARANCE CERTIFICATE

1. The Mumbai Housing & Area Development Authority(MHADA) a statutory corporation constituted under Maharashtra Housing & Area Development Act 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to all that piece & parcel of land admeasuring about 751.45 sq. meters situate at survey No. 113(pt) and CS No. 337(Pt) Mauje Hariyali ,Tagore Nagar Vikhroli (East) Mumbai- 400083 of Mumbai (Chembur) and bounded as follows:

on or towards the North	- Plot reserved for Shopping booth
on or towards the South	- Bldg No 411
on or towards the East	- 56' wide Road
on or towards the West	- 200' wide Eastern Expressway

2. MHADA in pursuance of Scheme introduced by Government constructed Bldg No.54 consisting of 32 tenements, each having caret area of 20.22 sq meters. or thereabouts on the said property for housing purposes as provided in the said Scheme.
3. All the individual allottees of said tenements formed themselves in a co-operative society viz. TAGORE NAGAR ADARSH OPERTIVE HOUSING SOCIETY LTD consisting of said 32 members under registration number BOM/HSR/8059 dated 27/10/1983.

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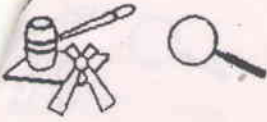
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4. By a Deed of sale dated 12th May 2006 made between MHADA of the one part and said society of the other part and registered with Jt. Sub Registrar of Assurances at Kurla 2(Vikhroli) under No. BDR-7 /2894 dated 30/03/2007, MHADA sold and conveyed the said building No.54 standing on the said property to the said society on terms and conditions as therein contained.
5. Simultaneously with the execution of aforesaid Deed of Sale, by an Indenture of Lease dated 12th May,2006 made between MHADA of the one part and the said society of the other part, and registered with the sub- Registrar of Assurances at Kurla2 (Vikhroli) under No. BDR -7/2893 /2006 dated 30/3/2007, MHADA demised and gave on lease the aforesaid piece of land for the term of 99 years unto the said society, commencing from April, 1980 on the terms and conditions as therein contained.
6. Thus the said society became the owner of said 32 tenements and leaseholder of the said plot of land.
7. As the said tenements were in quite dilapidated condition unfit for human habitation, after following due legal procedure, the said society granted unto the developers M/S ADITYA ENTERPRISES, a partnership firm having office at C/314/315 in Big Splash Sector 17, Vashi, Navi Mumbai, all the development rights under Agreement for Development dated 30th March 2007, and registered with the concerned sub-Registrar of Assurances under No. BDR-7/1916/2007 on the terms and conditions as therein contained.



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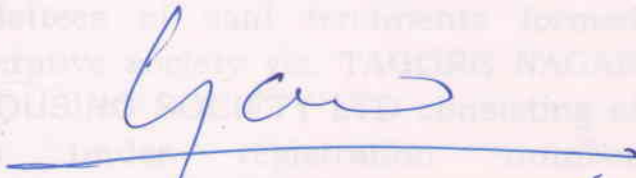
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8. The aforesaid Agreement for Development, inter alia provides for exclusive right unto developers M/S Aditya Enterprises to sell and dispose of in their sole discretion any and all developed area in excess of the area agreed to be given to the occupants of said 32 tenements.
9. Pursuant to aforesaid Agreement for Development. the said developers M/S Aditya Enterprises have taken possession of the aforesaid property, applied to the Municipal corporation of Greater Bombay for approval of plans and Commencement certificate and the work of re-development is in full progress.
10. Hence, in terms of aforesaid Agreement for Development, the said M/S Aditya Enterprises have sole and exclusive rights to sell away and dispose of excess area developed beyond what is agreed to be granted to the members of said society, and that their disposing powers and authorities on said extra area are clear & marketable, free from any encumbrances of whatsoever nature.

Date: 27-10-2010

Place: Mumbai


RAMCHAND LULLA
ADVOCATE HIGH COURT