

Title -Certificate

YOURS LEGAL SOLUTIONS

MRS NAZMA KHAN

ADVOCATE & NOTARY

OFF: SHOP NO- 32,

**KEDY SHOPG CENTRE NAGPADA , MUMBAI-
400008**

MOB NO. 9920215056

OFF.NO.23096866



Mrs. Nazma N. A. Khan
 (BSc. L.L.B.)
 ADVOCATE HIGH COURT & NOTARY (GOVT. OF INDIA)

Off.: Shop No. 32, Ground Floor,
 Kedy Shopping Centre,
 Nagpada Junction, Mumbai-08

Off.: Adarsh Nagar Chs., Shop No. 4, C-wing,
 Behind Mcdonald, Opp. Sahkar Plaza
 Tilak Nagar, Chembur, Mumbai-400 089.

Mob.: 9920215056 Off.: 23096866 E-mail: advnazmakhan@gmail.com

Ref. No. _____

Dated: _____

DATED -1/03/17

CERTIFICATE FOR CLEARANCE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

CERTIFIED THAT: We have investigated the ownership of , land or ground bearing, Survey No -229 and 267, C.5 NO-12(PT) situate lying and being at Mauje Kurla at Nehru Nagar (Kurla) In the Registration District and Sub-District of Mumbai City and Mumbai Suburban District within the limits of Municipal Corporation of Greater Mumbai admeasuring about 738.49 square metre and the building thereon admeasuring 736.49 square feet .

1. We have got the search done in the records of the Sub-Registrar of Assurance Kurla and Mumbai in respect of property more particularly described in the schedule hereunder written and hereinafter referred to the 'said property'.The land belongs to Maharashtra Housing and Area Development Authority (MHADA) and State of Maharashtra. We have found the same to be clear, marketable and free from encumbrance.

2.MHADA had evolved a scheme of Construction ,Allotment & Sale of tenements generally known as low Income Group Housing scheme of Maharashtra Housing Board.

Thus MHADA board had built the Building No- 47, comprising 40 nos. of tenements Ground +4 upper floors in the land bearing No-229 corresponding to C.T.S.No-12 Part for housing belonging to the Low Income Group as provided in scheme and allotted the said 40 tenements in that building 40 nos. of individual allottees.

That the said allottees themselves formed a Registered Cooperative Housing Society called as, ' Vishwadham Co-operative Housing Society Ltd.

The said VISHWADHAM Co-op Hsg Soc. Ltd , has acquired the Lease hold Rights of the said land on which building of Society is constructed ,vide virtue of Lease Deed dated 1/03/20017, executed by &between MHADA AND Society, duly Registered with the Sub Registrar Kurla - 3, vide Document no-BADAR13-01743-2007.



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That the said Society also acquired Ownership of the said Building Admeasuring 736.49 sq.mt. of built up area standing on the land admeasuring 738 sq.mtrs, vide Sale Deed dated 1/03/2007, which is executed by and between MHADA & SOCIETY, duly Registered with the Sub Registrar Kurla -3, vide Document no-BADAR13-01743-2007. Thus the society is seized and possessed, otherwise well and sufficiently entitled to the said land and the building.

That the building being dilapidated condition has been declared as dangerous by a structural Engineer as also by Executive Engineer of Mumbai Housing And Area Development Board, a Unit Of Mhada. In view of this the society was intending to reconstruct the said entire building so as to ensure that the members get new bigger and better accomadation.

The Society by General Body Meeting dated 31/01/2007 decided to invite proposals from reputed builders and developers to develop the Society's Building utilizing FSI of the said plot as well permissible additional FSI and TDR on the plot to be granted by the MHADA Authorities, And it was decided in the said meeting that the Developer should construct, sell and receive appropriate consideration to be received from sale of additional flats to be constructed in the building and in turn shall give the members flats of 323sq.ft. carpet area (which will be net carpet area excluding the area of flower bed and Nitch area admeasuring 50 to 80 sq.ft) free of cost.

The said society in their Special General Meeting dated 15/11/2009, the proposal from APCON CONSTRUCTION COMPANY, the developer was accepted, the society submitted the tentative approval on 16/11/2009. The society was required to authorize the Developer to submit application to MHADA for the purpose of obtaining extra FSI, to get the plot remeasured and demarcated, and to construct thereon additional floors consuming full potential and permissible area under as per law. The developer after all the necessary procedure, The DEVELOPMENT AGREEMENT WAS EXECUTED BETWEEN the DEVELOPER and the SOCIETY, the said agreement duly Registered with the Sub Registrar Kurla -3, vide Document no-BADAR13-05727-2010.

NOTARY

Mrs. Nazma N. A. Khan

(BSc. L.L.B.)

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That the property card issued by the City Land Officer, division Ghatghopar, District Mumbai dated 17/08/2007, is confirming 736.49 sq.mtrs area entered in the register at Sr.no-120 dt 17/08/2007, also confirms the plot stands in the name of Society.

That the said Society has entrusted the entire development rights of the said plot of land admeasuring 738 sq .mtrs bearing C.S.No-229 corresponding to CTs No-12(PT) of Mauje Kuria unto the Developers for the consideration and terms and condition as mentioned in the DEVELOPMENT AGREEMENT.

That in the premises the Developers are seized and possessed of or otherwise well and sufficiently entitled to all that the said property more particularly described in the schedule here under

SCHEDULE OF PROPERTY

ALL that piece and parcel of land or ground of plot situated as lying underneath and appurtenant to building No-47 at Survey No-229 and City Survey No-12(PT) Mauje Kuria at Nehru Nagar (Kuria) in the Registration Sub District of Bandra and District of Bombay admeasuring 738 square meter and the building thereon admeasuring 736.49 square feet as per conveyance Deed bounded as follows that is to say:

On or Towards by North by: DPRG Plot
On or Towards by South by: 12.20 sq.mt.wide road
On or Towards by East by: Building No-45
On or Towards by West by: Building no-49

Mumbai dated this -1st day of May 2017

Nazma
(Advocate)



Mrs. Nazma N. A. Khan

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FINAL OPINION

**IN SEARCH IT IS CERTIFIED THAT , the said property mentioned in the schedule is -
MARKETABLE ,ENCUMBRANCES FREE ,VALID AND OF CLEAR TITLE.**

The detailed 'Title Clearance Certificate ' is enclosed herewith .

Nazma N.A.
ADVOCATE

NOTARY

Mrs. Naxma N. A. Khan

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SEARCH REPORT

THE SEARCH REPORT FOR THE PROPERTY SITUATED AT- land or ground bearing, Survey No -229 and 267, C.S NO-12(PT) situate lying and being at Mauje Kurla at Nehru Nagar (Kurla) in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District within the limits of Municipal Corporation of Greater Mumbai admeasuring about 736.49 square metre and the building thereon admeasuring 736.49 square feet ,, more particularly described in the Schedule herein under written ,and hereinafter described as 'said Property'.

Placed before is the Lease Deed of Plot dated -1/03/2007, Sale Deed of the building of the Vishwadham Co-operative Housing Society Limited Property Card issued by the City Land Officer, division Ghatghar, District Mumbai.

Development agreement Between the Vishwadham Society and APCON CONSTRUCTION COMPANY, a partnership firm- dated 13/06/2010.

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