



Urmil G. Jadav B.Com., LL.B.

ADVOCATE AND LEGAL CONSULTANT

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Date: 12/5/2020.

TITLE CLEARANCE CERTIFICATE.

To,
Hon. Secretary / Chairman,
Kandivali Raksha CHS Ltd.,
Ashok Nagar, Kandivali (East),
Mumbai - 400 101.

Sub.: All those pieces or parcels of the land being the said Plot no. 12 admeasuring 518 sq.mts. or thereabouts lying and being and situate at Village: Wadhwan Taluka: Borivali, in the Registration District and Sub-District of Bombay Suburban, bearing CTS No. 44 of Society known as Kandivali Raksha CHS Ltd., having Registration no. as BOM / HSG / 5001 OF 1976 situated at Plot no. 12 address at Ashok Nagar, Kandivali (East), Mumbai - 400 101.

I state that Mr. Rakesh Tank, Search Clerk, Mumbai., have conducted Online Search in respect of all those pieces or parcels of the land being the said Plot no. 12 admeasuring 518 sq.mts. or thereabouts lying and being and situate at Village: Wadhwan Taluka: Borivali, in the Registration



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District and Sub-District of Bombay Suburban, bearing CTS No. 44 of Society known as Kandivali Raksha CHS Ltd., having Registration no. as BOM / HSG / 5001 OF 1976 situated at Plot no. 12 address at Ashok Nagar, Kandivali (East), Mumbai - 400 101., in the Registration District of Mumbai Suburban in Sub Registrar Offices from 1985 to 2020 respectively., which is enclosed herewith.

With reference to Indenture of Conveyance dated 18th day of December 1978 duly Registered before Sub Registrar Office at Mumbai having Serial no. as S - 2477 / 1 / 86 / 1978 duly executed between Satwant Kaur widow of Premsingh Harisingh Chawla and Ratandeep Chawla daughter of Premsingh Harisingh Chawla as Vendors and M/s. Kazi and Kazi Company, a Firm carrying on business as Builders at Girnar, Poddar Road, Malad (East), Mumbai - 67., by their Partners (i) Ibrahim H. Kazi, (ii) Salimuddin I. Kazi, (iii) Sattar I. Kazi, (iv) Jaffer H. Kazi, (v) Fatima H. Kazi, (vi) Imamuddin H. Kazi, (vii) Asgar I. Kazi, (viii) Alimuddin I. Kazi and (ix) Shakur I. Kazi as Confirming Parties and Kandivali Raksha CHS Ltd., a Society registered under the Maharashtra Co-operative Societies Act 1960 having Registration no. as BOM / HSG / 5001 OF 1976.,



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hereinafter referred to as **"The Society / Purchasers"** with respect to the above referred property, that is all that piece and parcel of Land or Ground along with Building situate lying and being at Ashok Nagar, Ashok Road, Kandivali bearing Plot no. 12 of Ashok Nagar Scheme being part of Original Survey no. 3 of Wadhwan and bearing Municipal Ward no. R/3625 in the Registration District and Sub District of Bombay City and Bombay Suburban and bearing CTS no. 44.

As per the above said Property Search Report, a Development Agreement dated 5/12/2011 was executed and registered on 5/12/2011 with respect to above said Property between Kandivali Raksha CHS Ltd., as Society and M/s. Shreeji Infra., through its Partner Mr. Umesh Pravinchandra Bhatt & Mohammed Zaid A. Mukhi as Developers. Further a Deed of Cancellation dated 22/8/2012 was executed and registered on 9/10/2012 with respect to above said Property executed by M/s. Shreeji Infra., through its Partner Mr. Umesh Pravinchandra Bhatt & Mohammed Zaid A. Mukhi as Developers and Kandivali Raksha CHS Ltd., as Society.

The Said Society consisted of Ground plus Three upper Floors without Lift but vide order dated ACRS / OD - 419 / B AND F dated 24/7/2015 from BMC Authorities, the said Building was demolished due to dilapidated condition.



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I further state that there are some litigations going on in the Court of Law but not related to the Ownership Title of the said Property.

I have also received Gaon Namuna 7., and a copy of Index 2 in which the name of Kandivali Raksha CHS Ltd., is being incorporated. The name of the Kandivali Raksha CHS Ltd is still not being incorporated in the copy of Property Card.

I am of the opinion that after going through the Property Search Report and facts provided by the Committee Members of the Society that is Kandivali Raksha Co-operative Housing Society Ltd., having Registration no. as BOM / HSG / 5001 of 1976; situated at Plot no. 12, CTS no. 44, Ashok Nagar, Kandivali (East), Mumbai - 101., in the Registration District and Sub District Mumbai City and Suburban with respect to all those pieces or parcels of the land being the said Plot no. 12 lying and being and situate at Village: Wadhwan Taluka: Borivali, in the Registration District and Sub-District of Bombay Suburban, bearing CTS No. 44 has got a valid, clear and marketable title over the said Property shown above.

Yours faithfully.

ADVOCATE URMIL JADAV
D-8, SHREE KRUPA BLDG.,
CARTER ROAD NO. 5,
BORIVALI (EAST),
MUMBAI - 400 066.