

# **SHILPA A. JADHAV**

## **ADVOCATE HIGH COURT**

**Flat no. 4, Omkar Ganesh Society, Phoolpada Road, R. J. Hotel, Virar (East)-  
401 305.**

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### **FORMAT -A**

(Circular No. 28/2021)

**02/08/2023**

To,

**MAHA RERA**

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### **LEGAL TITLE REPORT**

**A) Sub.:** - Title clearance certificate with respect to area admeasuring 5953.70 sq.mtrs., bearing Town Planning Scheme II corresponding to C.T.S. No. 460A & 460B of village Gundavali, Taluka Andheri within the registration district of Mumbai Suburban, situated at Swami Nityanand Road, Andheri (East), Mumbai- 400 069 (hereinafter referred to as the "said plot").

I have investigated the title of the said plot on the request of M/s. Atharv Infra LLP and following documents i.e.: -

**1)** Description of the property: - admeasuring 5953.70 sq.mtrs., bearing Town Planning Scheme II corresponding to C.T.S. No. 460A & 460B of village Gundavali, Taluka Andheri within the registration district of Mumbai Suburban, situated at Swami Nityanand Road, Andheri (East), Mumbai- 400 069.

**2)** The documents of allotment of plot:-

- Registered Conveyance Deed dated 2<sup>nd</sup> August 1963, duly registered with the Sub-Registrar of Assurances, Mumbai under Sr. No. BOM/R/2127/1963 dated 2<sup>nd</sup> August 1963 - The Vijaynagar Co-operative Housing Society Limited - Vendors, Mr. Vinayak Shankar Vaidya and Mr. Vasant Hari Patankar - Confirming Party and The Chandrashekhar Co-operative Housing Society Limited-Purchasers.

- Registered Deed, dated 2<sup>nd</sup> August, 1963 registered with the office of the Sub-registrar of Assurances at Bombay under Sr. No. 2125 of 1963 dated 26<sup>th</sup> September 1963 - The Vijaynagar Co-operative Housing Society Limited and The Chandrashekhar Co-operative Housing Society Limited for a Right of Way over the property of the Vijaynagar Co-operative Housing Society Limited to Swami Nityanand Road from the west side of the said property.
- Property card issued by Mumbai Suburb District.
- By Development Agreement dated 01/12/2022 duly registered with the Sub-Registrar of Assurance, Andheri Taluka, Andheri-7, under Sr. No. **BDR-18/19765/2022 dated 02/12/2022** - The Chandrashekhar CHS. Ltd.- the One Part and Smt. Nalini Dharamadhikari & 89 others -Second Part and M/s Atharv Infra LLP - Developer of the third Part.

- 3) Search report dated 18/05/2023 carried out by A. S. Patil- Search Clerk in the offices of Mumbai and Bandra, for the period of 1963 to 2023 (61 years)

**On perusal of the above-mentioned documents and relying upon the above-mentioned documents, I am of the opinion that the title for redevelopment by M/s. Atharv Infra LLP is clear and marketable.**

- 1) Owner of land - **The Chandrashekhar CHS. Ltd.**, C.T.S. No. 460A & 460B of village Gundavali, Taluka Andheri within the registration district of Mumbai Suburban, situated at Swami Nityanand Road, Andheri (East), Mumbai- 400 069.
- 2) Qualifying comments/ remarks if any - **NIL**

The report reflecting the flow of the title of the M/s. Atharv Infra LLP on the said land is enclosed herewith as annexure.

Encl.: Annexure



**(Adv. Shilpa Jadhav)**

Advocate

**MRS. SHILPA A. JADHAV**  
ADVOCATE HIGH COURT  
Flat No. 4, Omkar Ganesh Society,  
Phoolpada Road, R. J. Hotel,  
Virar (E) - 401305.

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Date: 02/08/2023

### **FLOW OF THE TITLE OF THE SAID LAND**

Upon verifying the said documents, it is found that the society known as 'The Chandrashekhar Co-Operative Housing Society Limited' is a Society registered under the provisions of Maharashtra Co-operative Societies Act 1960 under No. **BOM/HSG/401/1963** having 90 Members;

By a Conveyance Deed dated 2<sup>nd</sup> August 1963, duly registered with the Sub-Registrar of Assurances, Mumbai under Sr. No. BOM/R/2127/1963 dated 2<sup>nd</sup> August 1963 executed by and between The Vijaynagar Co-operative Housing Society Limited, therein referred to the Vendors, Mr. Vinayak Shankar Vaidya and Mr. Vasant Hari Patankar, therein referred to as the Confirming Party and The Chandrashekhar Co-operative Housing Society Limited, therein referred to as the Purchasers, the Vendors therein with the confirmation of the Confirming Party therein, sold, conveyed, transferred, assured and assigned unto and in favour of the Purchasers therein, the property being ALL that piece and parcel of land or ground bearing Survey No. 83B corresponding to CTS No. 460A & 460B of Village Gundavali, of Town Planning Scheme No. II of Vile Parle admeasuring about 8555 square yards equivalent to 7153.06 square metres situate at Swami Nityanand Road, Andheri (East), Mumbai- 400 069, together with the six Buildings standing thereon comprising 90 flats;

By another Deed, dated 2<sup>nd</sup> August, 1963 registered with the office of the Sub-registrar of Assurances at Bombay under Sr. No. 2125 of 1963 dated 26<sup>th</sup> September 1963, the Vijaynagar Co-operative Housing Society Limited has granted to the Chandrashekhar Co-operative



Housing Society Limited a Right of Way over the property of the Vijaynagar Co-operative Housing Society Limited to Swami Nityanand Road from the west side of the said property and on the terms and conditions and for the consideration mentioned therein. The Society has Right of Way to Swami Nityanand Road from west side of the said property ["the said Right of Way"];

- (A) By Development Agreement dated 01/12/2022 duly registered with the Sub-Registrar of Assurance, Andheri Taluka, Andheri-7, under Sr. No. **BDR-18/19765/2022 dated 02/12/2022**, executed by and between the Society of the One Part, Smt. Nalini Dharamadhikari & 89 others as the Members of the Society of the Second Part and M/s Atharv Infra LLP as the Developer of the third Part, the Society with the consent of the Members have granted to the Developers, development rights in respect of the said property for valuable consideration and on the terms and conditions as recorded in the said Development Agreement.
- (B) Search report dated 18/05/2023 carried out by A. S. Patil- Search Clerk in the offices of Mumbai and Bandra, for the period of 1963 to 2023 (61 years)

Relying upon the above documents, and I am of the opinion that the title for redevelopment of said plot by M/s Atharv Infra LLP is clear and marketable.

This Certificate has been issued on the basis of the copy of documents placed before me at that particular point of time and without any liability on the part of the undersigned.



(Adv. Shilpa Jadhav)  
Advocate

**MRS. SHILPA A. JADHAV**  
ADVOCATE HIGH COURT  
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Phoolpada Road, R. J. Hotel,  
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