

To

Maha RERA

Sub : Title Clearance Certificate with respect to (i) the Building No.139 of **Pant Nagar Ushakiran Co-operative Housing Society Limited** having Registration No.Bom/Hsg/7674 of 1981 (the '**Society**'), (ii) the Office Building No.20 (iii) adjacent Plot No.R-2 and (iv) the entitlement to the contiguous Tit-Bit area being part of Mumbai Housing and Area Development Board (MHADA)'s land totally admeasuring 2246.76 sq. mtrs. situated at **Pant Nagar, Ghatkopar (East), Mumbai 400075** within the limits of Municipal Corporation of Greater Mumbai bearing Chain and Triangulation Survey (C.T.S.) No.5740(Part), Final Plot No.352A of Town Planning Scheme-III in the **revenue village of Ghatkopar-Kirol**, taluka Ghatkopar in the registration sub-district of Kurla in Mumbai Suburban District (M.S.D.) in terms of the most recent No Objection Certificate (N. O. C.) No.CO/MB/REE/ NOC/F-1290/1637/2021 dated 28<sup>th</sup> July 2021 of MHADA

I] I have investigated the title of the captioned **Properties** on the request of Messrs **Shri Ganesh Developers** having their office at 202, Vidyavihar Building, Derasar Lane, Ghatkopar (East), Mumbai 400077 on the basis of the following documents :

- i) Description of the Properties contained in various registered documents,
- ii) The documents including the Offer Letter/s and N.O.Cs in respect of the Properties as referred to in the Flow of Title (**Annexure 1**) enclosed herewith,

- iii) Revised Demarcation Letter No.EE/HKD/MB/5815/2018 dated 29<sup>th</sup> November 2018 of MHADA with the plan based on the measurement / Demarcation issued by the City Survey Officer, Ghatkopar,
- iv) Search Report for 30 years from 1992 to 27<sup>th</sup> August 2021 (Annexure 2).

III] On perusal of the above mentioned documents and all other relevant documents relating to title of the captioned Properties, I am of the opinion that the right, authority and power of Messrs **Shri Ganesh Developers** to redevelop the captioned Properties is clear, marketable and without any encumbrances.

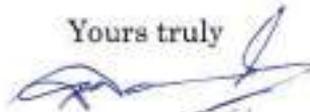
III] Owner of the land :

Mumbai Housing and Area Development Board (MHADA) : Chain and Triangulation Survey (C.T.S.) No.5740(Part), Final Plot No.352A of Town Planning Scheme-III in the revenue village of Ghatkopar-Kirol

IV] The report reflecting the flow of title of Messrs Shri Ganesh Developers to redevelop the captioned Properties is enclosed herewith as annexure.

Mumbai, dated this 01<sup>st</sup> day of September 2021.

Yours truly



Dhiren Hemendra Nandu  
Advocate & Solicitor

Encl : Annexure.

**ANNEXURE 1**

**FLOW OF TITLE OF MESSRS SHRI GANESH DEVELOPERS  
TO REDEVELOP THE CAPTIONED PROPERTIES**

1. (i) Deed of Lease dated 3<sup>rd</sup> August 2006 registered under No.BDR-3-5166-2006 and (ii) Deed of Sale dated 3<sup>rd</sup> August 2006 registered under No.BDR-3-5167-2006 and (iii) Deed of Supplementary Lease dated 14<sup>th</sup> October 2016 registered under No.KRL-5-10813-2016 by MHADA in favour of the Society relating to the Building No.139.
2. The Development Agreement dated 22<sup>nd</sup> May 2008 registered under No.BDR-13-3679-2008 by the Society in your favour.
3. (i) Lease dated 27<sup>th</sup> January 2009 registered under No.BDR-13-735-2009 and (ii) Deed of Sale dated 27<sup>th</sup> January 2009 registered under No BDR-13-736-2009 by MHADA in favour of Venkateshwaran Ramamurthy, Mohan L. Gurnani and Mrs Jyoti Champaklal Chheda relating to the Office Building No.20.
4. The Deed of Assignment of Leasehold Plot-cum-Sale Deed of Structure dated 7<sup>th</sup> March 2014 registered under No.KRL-1-2241-2014 by Venkateshwaran Ramamurthy to Messrs Bhavin Developers relating to Room No.1 and 1/3<sup>rd</sup> undivided share right title interest in the land of Office Building No.20.
5. The Deed of Exchange of Immovable Properties dated 27<sup>th</sup> March 2014 registered under No.KRL-1-2556-2014 by and between Smt Bhavana Mohan Gurnani and (ii) Rajkumar Mohan Gurnani (being the heirs of late Mohan L. Gurnani) on the one hand and Mahesh Dayaram Rajgor and Mrs Rupal Mahesh Rajgor on the other hand, relating to Room No.2 and 1/3<sup>rd</sup> undivided share right title interest in the land of Office Building No.20.
6. The Deed of Conveyance dated 3<sup>rd</sup> November 2014 registered under No.KRL-1-9981-2014 by Mahesh Dayaram Rajgor and Mrs Rupal

*M.*

Mahesh Rajgor to Messrs Bhavin Developers relating to Room No.2 and 1/3<sup>rd</sup> undivided share right title interest in the land of Office Building No.20.

7. The Deed of Assignment dated 17<sup>th</sup> August 2015 registered under No.KRL- 5-4373-2015 by Messrs Bhavin Developers and Mrs Jyoti Champaklal Chheda in your favour.
8. Tripartite Agreement dated 14<sup>th</sup> February 2019 registered under No.KRL-4-1367-2019 relating to MHADA's "No Objection" for redevelopment of the Building No.139, Office Building No.20 and the adjoining Plot No.R-2.
9. Revised Demarcation Letter No.EE/HKD/MB5815/2018 dated 29<sup>th</sup> November 2018 of MHADA with the plan.
10. Offer Letter No.CO/MB/REE/ NOC/F-1290/780/2020 dated 21<sup>st</sup> September 2020 of MHADA with various correlations described therein.
11. Environment Clearance in Minutes of Maharashtra State Environment Impact Assessment Authority's 225<sup>th</sup> Meeting held on 27<sup>th</sup> July 2021.
12. N. O. C. Letter No.CO/MB/REE/ NOC/F-1290/1637/2021 dated 28<sup>th</sup> July 2021 of MHADA with various correlations described therein.

Mumbai, dated this 01<sup>st</sup> day of September 2021.



Dhiren Hemendra Nandu  
Advocate & Solicitor

ANNEXURE 2

**SSK**

**SUNIL S. KANGANE**

Title Investigator,  
Om SaiDarshanChawl, Shiv Maharashtra Nagar No.1,  
Suryanagar, Vikhroli (W) MUMBAI.-83.  
Mobile No. 9820389726

Date:27.08.2021

To,  
Mr. Dhiren Hemendra Nandu  
Advocate & Solicitor  
515, Sir Vithaldas Chambers  
16, Mumbai Samachar Marg,  
Horniman Circle, Mumbai 400001.

Re: Investigation title of the Property situated at  
Village Ghatkopar-Kirol Taluka Kurla, M.S.D.,  
land bearing CTS No.5740 (Part), Plot  
No.352A, TPS III, Building No.139, Area  
2246.76 Sq.mtrs., "Pant Nagar Ushakiran Co-  
op. Hsg. Soc. Ltd."

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M/s. Shri Ganesh Developers  
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Dear Sir,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai & Bandra & Chembur from the year 1992 to 2021 (30 years) & Chembur, Nahur & Vikhroli(KRL-1 to KRL-5) Computer Records from the year 2002 to 2021 (20 Years). During the course of my searches, I have found following transactions / documents registered therein.

At Mumbai S.R.O. from the year 1992 to 2021 (30 Years)



1992 ]  
To ] SOME PAGES TORN  
1994 ]  
1995 ] NIL  
1996 ] NIL  
1997 ]  
To ] SOME PAGES TORN  
2001 ]  
2002 ]  
To ] TORN  
2007 ]  
2008 ]  
To ] NIL  
2010 ]  
2011 ] TORN  
2012 ]  
To ] NIL  
2020 ]  
2021 ] INDEX II NOT READY

At Bandra&Chembur S.R.O. from 1992 to 2021 (30 Years)

1992 ]  
To ] SOME PAGES TORN  
1994 ]  
1995 ] NIL  
1996 ] NIL  
1997 ]



To ] SOME PAGES TORN  
2001 ]  
2002 ]  
To ] TORN  
2005 ]  
2006 ]  
To ] NIL  
2020 ]  
2021 ] INDEX II NOT READY

At Chembur, Nahur & Vikhroli (KRL-1 to 5) Computer Records  
from the year 2002 to 2021 (20 Years)

2002 ] NIL  
2003 ] NIL  
2004 ] NIL  
2005 ] NIL

2006:

KRL-1-5153	Lease Deed	03.08.2006
2006	Rs.0/-	04.04.2007

M.V. Rs.3,61,500/-

Mumbai Housing and Area Development Board  
Mumbai through OSD Convention Pravin J. Shinde  
through C.A. Social Development Officer Vijay  
Kumar Ramchandra Agale

To

PantnagarUshakiran Co-op. Hsg. Soc. Ltd. through  
Chairman – Melarkode Krishnan Minakshi



Secretary – Ramesh Manjibhi Parmar

Treasurer – Devchand Hargovind Darji

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing ADJ No.442/06/K/527/06 dt.10/7/06 CTS No.5740, Survey No.236, Building No.139, Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd., Pantnagar, Lease period 99 years, Premium Rs.18,112/- Monthly Rent Rs.62,208/-, Cancelled.

2006:

KRL-1-5166 Lease Deed 03.08.2006

2006 Rs.0/- 03.08.2006

M.V. Rs.3,61,500/-

Mumbai through OSD Convention Pravin J. Shinde through C.A. Social Development Officer Vijay Kumar Ramchandra Agale

To

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through  
Chairman – Melarkode Krishnan Minakshi  
Secretary – Ramesh Manjibhi Parmar  
Treasurer – Devchand Hargovind Darji

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing ADJ No.442/06/K/527/06 dt.10/7/06 CTS No.5740,



Final Plot No.352, TPS III, Survey No.236, Building No.139, Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd., Pantnagar, Lease period 99 years.

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2006:

KRL-1-5167                      Assignment Deed                      03.08.2006

2006                                  Rs.0/-                                  03.08.2006

M.V. Rs.64,000/-

Mumbai through OSD Convention Pravin J. Shinde through C.A. Social Development Officer Vijay Kumar RamchandraAgale

To

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through  
Chairman – Melarkode Krishnan Minakshi  
Secretary – Ramesh Manjibhi Parmar  
Treasurer – Devchand Hargovind Darji

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing ADJ No.442/06/K/527/06 dt.10/7/06 CTS No.5740, Final Plot No.352, TPS III, Survey No.236, Building No.139, Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd., Pantnagar, Area 666.91 Sq.mtrs. as per Doc.No.KRL-1-5166/2006 dt.03.8.06.

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2007 ]      NIL



2008:

KRL-3-3679                      Development Agreement                      22.05.2008

2008                                      Rs.0/-                                      22.05.2008

M.V. Rs.4,24,91,000/-

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through  
Chairman – M.K. Minakshi

Secretary – Ramesh M. Parmar

Committee Member – Shri Girish P. Patel

To

M/s. Shri Ganesh Developers through Partners  
Hasmukh Gadhvi & Punshi Lodaya,

Schedule: Property situated at Village Ghatkopar-Kirol Taluka  
Kurla, M.S.D., land bearing Development  
Agreement Survey No.236A, CTS No.5740 Part, Plot  
Area 896.91 Sq.Mtrs., Building No.139, Pantnagar  
Ushakiran Co-op. Hsg. Soc. Ltd., As per  
ADJ/K/1456/08/K/1242/08 dt.22.05.2008.

2009:

KRL-3-735                      Lease Deed                      27.01.2009

2009                                      Rs.28,79,812/-                                      27.01.2009

M.V. Rs.30,60,000/-

Mumbai Housing and Area Development Board  
through P.J. Shinde through C.A. Social  
Development Officer Shri A.G. Karande Estate  
Manager 1.



To

V. Ramamurthy

M.L. Gurnani

J.C. Teasing

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Lease Deed Period 30 Years - Land & Construction - Office Building No.20/1, 2 & 3, Pantnagar out of CTS No.5740, Survey No.236-A, Monthly Rent Rs.90/- Area 242.25 Sq.Mtrs. ADJ No.2738/08/K/2595/08 dt.26.12.2008.

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2009:

KRL-3-736                      Assignment Deed                      27.01.2009

2009                              Rs.1,76,596/-                      27.01.2009

Mumbai Housing and Area Development Board  
through P.J. Shinde through C.A. Social  
Development Officer Shri A.G. Karande Estate  
Manager 1.

To

V. Ramamurthy

M.L. Gurnani

J.C. Teasing

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Land & Construction - Office B.No.20/1, 2 & 3, Pantnagar CTS No.5740,



S.No.236-A, Monthly Rent Rs.90/- Area 242.25 Sq.  
Mtrs. ADJ No.2738/08/K/2595/08 dt.26.12.08.

2010 ]  
To ] NIL  
2013 ]

2014:

KRL-1-2241                      Transfer Deed                      07.03.2014  
2014                                      Rs.1,14,00,000/-                      07.03.2014

M.V. Rs.1,13,87,032/-

Sri Venkateswaran Ramamurthy

To

M/s. Bhavin Developers through Partner Jignesh  
Vinodrai Shah

Schedule: Property situated at Village Ghatkopar-Kirol Taluka  
Kurla, M.S.D., land bearing S.No.236-A, CTS  
No.5740 (Part) and open land area 242.25 Sq.Mtrs.  
and 1/3 of the undivided share of Building No.20/1,  
2 and 3 i.e. 80.75 Sq.Mtrs. Carpet at Pant Nagar.

2014:

KRL-1-9981                      Transfer Deed                      03.11.2014  
2014                                      Rs.65,00,000/-                      03.11.2014

M.V. Rs.1,13,87,500/-

Mahesh Dayarm Rajgor

Rupal Mahesh Rajgor



To

M/s. Bhavin Developers through Partners Bhavin C. Chheda and Jignesh V. Shah

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Survey No.236-A, CTS No.5740 (Part) and open land area 242.25 Sq.Mtrs. and 1/3 i.e. 80.75 Sq.Mtrs. and above construction Room No.2, Area 225 Sq.ft. Carpet, Pant Nagar.

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2015:

KRL-5-4373                      Assignment Deed                      17.08.2015

2015                              Rs.3,50,00,000/-                      17.08.2015

M.V. Rs.6,68,08,000/-

M/s. Bhavin Developers through Partner Bhavin

Champaklal Chheda

Jyoti Champaklal Chheda

To

Mr. Shri Ganesh Developers through Partner Punshi Ladhubhai Lodaya

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., bearing land & construction of Office Building No.20, CTS No.5740 (Part), Plot Area 280.64 Sq.mtrs. and Construction area 242.25 Sq.Mtrs., 139, Pantnagar,  
Ref.ADJ/1100901/185/15/K dt.30.07.15.



2016:

KRL-5-10813                      Lease Deed                      14.10.2016

2016                                      Rs.0/-                                      20.10.2016

M.V. Rs.3,71,98,000/-

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through

Chairman - Sanjay D. Hake

Secretary - Ramesh M. Parmar

Member - Mansukhlal Gandhi

To

Mumbai Housing and Area Development Board

Mumbai through CO East T.P. Rathore

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., bearing Supplementary Lease of Land CTS No.5740 (Part), Land and Building, Area 1096.46 Sq.Mtrs., Pant Nagar Ushakiran Co-op. Hsg. Soc. Ltd., Building No.139, Pant Nagar, Lease Period 99 Years.

Ref.ADJ/1100901/1274/16/K/581/76

dt.27.05.2016.

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2017 ]      NIL

2018 ]      NIL

2019:

KRL-4-1367                      Agreement                      14.02.2019

2019                                      Rs.0/-                                      14.02.2019

M.V. Rs.10,63,710/-



Maharashtra Housing and Area Development  
Authority through Chief Officer Dipendra Singh  
Kushwaha

Pantnagar Ushakiran Co-op. Hsg. Soc. Ltd. through  
Chairman – Jigna H. Jasani  
Secretary – Ramesh M. Parmar  
Treasurer – Mansukhlal Gandhi

To

M/s. Shri Ganesh Developers through Partners  
Punshi L. Lodaya, Chandrakant L. Lodaya,  
Hemendra R. Veera through C.A.  
NiravChandrakantLodaya

Schedule: Property situated at Village Ghatkopar-Kirol Taluka  
Kurla, M.S.D., land bearing Building No.139,  
building known as "Pant Nagar Ushakiran Co-op.  
Hsg. Soc. Ltd.", Pant Nagar, instead of are 1820.09  
Sq.mtrs. to be given to MHADA, the difference of  
1812.14 Sq.mtrs. area is 7.95 Sq.mtrs. bearing  
Survey No.236/A(Part), CTS No.5740 Part.

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2020 ] NIL

2021:

KRL-5-6712	Indemnity Bond	14.05.2021
2021	Rs.0/-	14.05.2021



M/s. Shri Ganesh Developers through Partner  
Punshi L. Lodaya

To

Mumbai Housing and Area Development Board

Schedule: Property situated at Village Ghatkopar-Kirol Taluka  
Kurla, M.S.D., land bearing Proposed  
redevelopment CTS No.5740 (Part), Building  
No.139, building known as "Pant Nagar Ushakiran  
Co-op. Hsg. Soc. Ltd." details as mentioned in the  
document.

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2021:

KRL-5-8097                      Indemnity Bond                      21.06.2021

2021                                      Rs.0/-                                      21.06.2021

M/s. Shri Ganesh Developers through Partner  
Punshi L. Lodaya

To

Maharashtra Housing and Area Development  
Authority

Schedule: Property situated at Village Ghatkopar-Kirol Taluka  
Kurla, M.S.D., land bearing Proposed  
redevelopment CTS No.5740 (Part), Survey  
No.236-A (Part), Building No.139, building known  
as "Pant Nagar Ushakiran Co-op. Hsg. Soc. Ltd."



Office No.20 and R 2 Pantnagar, details as mentioned in the document.

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2021:

KRL-5-8101	Indemnity Bond	21.06.2021
2021	Rs.0/-	21.06.2021

M/s. Shri Ganesh Developers through Partner  
Punshi L. Lodaya

To

Maharashtra Housing and Area Development  
Authority

Schedule: Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing Proposed redevelopment CTS No.5740 (Part), Survey No.236-A (Part), Building No.139, building known as "Pant Nagar Ushakiran Co-op. Hsg. Soc. Ltd." Office No.20 and R 2 Pantnagar, details as mentioned in the document.

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Note: I have taking online E-Search at SRO Mumbai & Bandra & Chembur, Nahur & Vikhroli (KRL-1 to KRL-5) Manual and Computer Records from the year 1992 to 2021.

  
Sunil S. Kangane  
Title Investigator,  
Mumbai.





CHALLAN  
MTR Form Number-6



GRN	MH005491840202122E	BARCODE			Date	27/08/2021-12-07-14	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	Sunil Kargane			
Location	MUMBAI			Flat/Block No.				
Year	2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		750.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				CTS No. 5740 Plot No. 352A TPS III Bldg No. 139 at Village				
				Ghatkopar-Kiroli 1992 to 2021 - 30 Years				
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332021082713572	2699293420			
Cheque/DD No.		Bank Date	RBI Date	27/08/2021-12-08-55	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No.

9820389728

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सादर चालान 'टाइम ऑफ पेमेंट' साठी नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करतावयाच्या दस्तावेजांसाठी लागू नाही.

Re: Investigation title of the Property situated at Village Ghatkopar-Kirol Taluka Kurla, M.S.D., land bearing CTS No.5740 (Part), Plot No.352A, TPS III, Building No.139, Area 2246.76 Sq.mtrs., building known as "Pant Nagar Ushakiran Co-op. Hsg. Soc. Ltd."

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M/s. Shri Ganesh Developers  
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NOTE OF SEARCH

Taken in the search offices of the Sub-Registrar of Assurances at Mumbai & Bandra from the year 1992 to 2021 (30 years) and Chembur, Nahur & Vikhroli(KRL-1 to KRL-5) Computer Records from the year 2002 to 2021 (20 Years)

  
Sunil S. Kangane  
Title Investigator,  
Mumbai



## सह दुय्यम निबंधक कुर्ला क्र.1 कार्यालय

नविन प्रशासकीय इमारत, आर.सी.चेंबूरकर मार्ग,चेंबूर, मुंबई- 400071,दुरध्वनी क्र.25295141

जा.क्र/ कुर्ला 1/ 1181 /2021

दि. 01/09/2021

प्रति,

Shri Ganesh Developers  
202, Vidyavihar Bldg.  
Derasar Lane, Opp VIP Bag House,  
Ghatkopar (E), Mumbai - 400077

विषय - Regarding Valid Document Executed.

संदर्भ - आपले दि. 30/08/2021 रोजीचे पत्र.

महोदय,

उपरोक्त विषयी संदर्भिय पत्रान्वये आपण दस्त क्र. बदर-3/5153/2006 व दस्त क्र. बदर-3/5166/2006, सदर भाडेपट्ट्याच्या नोंदविलेल्या दस्ताबाबत विचारणा केलेली आहे.

त्या अनुषांगाने कळविण्यात येते की, दस्त क्र. बदर-3/5153/2006 या भाडेपट्ट्याच्या दस्ताबाबत कार्यालयीन अभिलेखाची पडताळणी केली असता सदर दस्त रद्द केल्याची नोंद आढळून येते. तसेच दस्ताच्या सुची क्र. 2 मध्ये देखील "रद्द करण्यात आलेला दस्त आहे" अशी नोंद दिसून येते.

त्याचप्रमाणे पत्रातनमुद दस्त क्र. बदर-3/5166/2006 हा दस्त कार्यालयीन अभिलेखात नोंदणी झालेला असल्याची नोंद आढळून येते.

M. N. Jagtap  
एम. एन. जगताप

(प्र.) सह दुय्यम निबंधक कुर्ला क्र.1  
मुंबई उपनगर जिल्हा.