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To,  
The Maharashtra Real Estate Regulatory Authority

**LEGAL TITLE REPORT**

**Sub:** Title clearance certificate with respect to land bearing Plot No. 183 of Suburban Scheme No. III, Chembur, situate at Village Chembur, Taluka Kurla, bearing CTS. Nos.1097, 1097/1 to 10 (hereinafter collectively referred as the said plot), admeasuring 1,132 square yards equivalent to 946.49 square metres as per the Indenture of Conveyance dated 21<sup>st</sup> October 1964 and admeasuring 1,092.77 square yards equivalent to 913.70 square meters as per the City Survey Property Register Cards together with the building known as "Amar Dham" consisting of ground + two upper floors and one closed garage.

I have investigated the title to the said plot on the request of the **NEW AMBICA CO-OPERATIVE HOUSING SOCIETY LTD.**, a co-operative housing society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/729 of 1964 (hereinafter referred to as "the Society")

1. Description of the said Property:

Land bearing Plot No. 183 of Suburban Scheme No. III, Chembur, situate at Village Chembur, Taluka Kurla, bearing CTS. Nos.1097, 1097/1 to 10 of Village Chembur within the Registration Sub-District of Kurla at Chembur, District Mumbai Suburban, within Greater Mumbai, admeasuring 1,132 square yards equivalent to 946.49 square metres as per the Indenture of Conveyance dated 21<sup>st</sup> October 1964 and admeasuring 1,092.77 square yards equivalent to 913.70 square meters as per the City Survey Property Register Cards together with the building known as "Amar Dham" consisting of ground + two upper floors and one closed garage.

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2. Below is a list of documents which I have perused and on which this certificate is based:

- a. Original Agreement dated 28<sup>th</sup> October, 1949 in Form HH executed between the District Deputy Collector, Bombay Suburban District and Mr. N.S. Chuneekar.
- b. Original Sanad in form KK dated 28<sup>th</sup> October, 1949 executed by the District Deputy Collector, Bombay Suburban District in favour of and Mr. N.S. Chuneekar.
- c. Original Indenture of Mortgage dated 13<sup>th</sup> September, 1947, executed between Mr. N.S. Chuneekar, as the Mortgagor of the one part and one Mr. Motiram Dadaji Jayakar, as the Mortgagee of the other part and registered with the office of the Sub-Registrar of Assurances at Bombay under serial no. BOM/785 of 1948.
- d. Original Indenture of Mortgage dated 23<sup>rd</sup> October, 1947, executed by the said Mr. N.S. Chuneekar, as the Mortgagor of the one part in favour of (1) Mrs. Pushpavati Gordhandas and (2) Mr. Gordhandas Ranchhoddas, collectively as the Mortgagees of the other part and registered with the office of the Sub-Registrar of Assurances at Bombay under serial no. BOM/946 of 1948.
- e. Original Indenture dated 29<sup>th</sup> June, 1950, registered with the office of the Sub-Registrar of Assurances at Bombay under serial no. BOM/3190 of 1950, made between Mr. Motiram Dadaji Jayakar of the One Part and (1) Darashaw Dhanjishaw Commissariat and (2) Menu Darashaw Commissariat collectively of the Other Part.
- f. Original Indenture dated 4<sup>th</sup> September, 1958, registered with the office of the Sub-Registrar of Assurances at Bandra under serial no. BND/1560 of 1958, made between Menu Darashaw Commissariat of the One Part and (1) Mrs. Pushpavati Gordhandas and (2) Mr. Gordhandas Ranchhoddas collectively of the Other Part.
- g. Original Indenture dated 21<sup>st</sup> November, 1959, registered with the office of the Sub-Registrar of Assurances at Bandra under serial no. BND/1983 of 1959, made between (1) Mrs. Pushpavati Gordhandas and (2) Mr. Gordhandas Ranchhoddas collectively of the One Part and Mr. N.S. Chuneekar of the Other Part.
- h. Original Indenture dated 21<sup>st</sup> November, 1959, executed between Mr. N.S. Chuneekar, as the Vendor of the first part,



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Mr. Yogendra Pal as the Confirming Party of the second part and Mr. Kapaldev Sohanlal Aggarwal, as the Purchaser of the third part and registered with the office of the Sub-Registrar of Assurances at Bandra under serial no. BND/1984 of 1959.

- i. Original Indenture dated 5<sup>th</sup> December, 1963, executed between Mr. Kapaldev Sohanlal Aggarwal, as the Vendor of the first part, Mr. Tarsem Amarchand Sehgal as the Confirming Party of the second part and Mr. Amarchand Kanyaram, Mr. Rakharam Kanyaram, Mr. Tarsem Singh Sehgal and Mr. Darshan Singh Ramchand, carrying on business in the firm name and style of Messrs. Amarchand Sehgal, as the Purchasers of the third part and registered with the office of the Sub-Registrar of Assurances at Bandra under serial no. BND-2866 of 1963.
- j. Original Indenture dated 21<sup>st</sup> October, 1964, executed between Mr. Amarchand Kanyaram, Mr. Rakharam Kanyaram, Mr. Tarsem Singh Sehgal and Mr. Darshan Singh Ramchand, carrying on business in the firm name and style of Messrs. Amarchand Sehgal, as the Vendors of the First Part, Mr. M.A. Narayan Swamy, as the Confirming Party of the Second Part and the said Society as the Purchasers of the Third Part and registered with the office of the Sub-Registrar of Assurances at Bandra under serial no. BND/2382 of 1964.
- k. Certified True Copy of Indenture of Mortgage dated 17<sup>th</sup> September, 1966, made between the said Society as the Mortgagor of the One Part and the Maharashtra State Cooperative Housing Finance Corporation Ltd. (formerly known as the Maharashtra Cooperative Housing Finance Society Ltd.) ["MSCHFCL"] as the Mortgagee of the Other Part, registered with the office of the Sub-Registrar of Assurances at Bombay under serial no. BOM/R/3429 of 1966.
- l. Certified true copy of the Receipt dated 1<sup>st</sup> October 1966 executed by the said Society in favour of the MSCHFCL, which is duly registered at the office of the Sub-Registrar of

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Assurances at Bombay under Serial No. BOM/R-3631 of 1966;

- m. Photocopy of the Indenture dated 5<sup>th</sup> October, 1993 made between the said Society as the Mortgagor of the One Part and the MSCHFCL as the Mortgagee of the Other Part, which is lodged for registration with the office of the Sub-Registrar of Assurances at Bombay under sr. no. BBM-1-3219/93;
  - n. Photocopies of the City Survey Property Register Cards in respect of the said plot; and
  - o. Original City Survey Sanads in respect of the said plot issued at the time of the City Survey.
3. Search Report has been submitted by Search Clerk Mr. E.S. Gaokar dated 28<sup>th</sup> January 2021 who had conducted search at (i) the office of the Sub-Registrar of Assurances at Mumbai (from 1948 to 2020), Bandra (from 1948 to 2020), and Chembur, Nahur and Vikhroli (from 2002 to 2020) in respect of the said Property. From the said report it is seen that no outstanding encumbrances appear to have been registered in respect of the said Property. From the aforesaid search report it is seen that the Indenture dated 5<sup>th</sup> October 1993 executed by the MSCHFCL has been duly registered.
4. **On perusal of the above mentioned documents and all other relevant documents relating to the title to the said Property I hereby certify that subject to the facts mentioned in the flow of title set out in the Annexure hereto, the NEW AMBICA CO-OPERATIVE HOUSING SOCIETY LTD has a clear and marketable title to the said Property free from all doubts and encumbrances.**
5. The report reflecting the flow of the title of the **NEW AMBICA CO-OPERATIVE HOUSING SOCIETY LTD** on the said plot is enclosed herewith as an Annexure.

**SCHEDULE ABOVE REFERRED TO**  
**(Description of the said Property)**

ALL THAT piece or parcel of land bearing Plot No. 183 of Suburban Scheme No. III, Chembur, situate at Village Chembur, Taluka Kurla, bearing CTS. Nos.1097, 1097/1 to 10 of Village Chembur within the Registration Sub-District of Kurla at Chembur, District Mumbai



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Suburban, within Greater Mumbai, admeasuring 1,132 square yards equivalent to 946.49 square metres as per the Indenture of Conveyance dated 21<sup>st</sup> October 1964 and admeasuring 1,092.77 square yards equivalent to 913.70 square meters as per the City Survey Property Register Cards together with the building known as "Amar Dham" consisting of ground + two upper floors and one closed garage standing thereon and bounded as follows:

On or towards the East	:	By Plot No. 184
On or towards the West	:	By Plot No. 182
On or towards the North	:	By Gaothan
On or towards the South	:	By 15 <sup>th</sup> Road

Encl: Annexure

Mumbai dated this 7<sup>th</sup> day of March, 2021.

*Amol K. Tembe*

Advocate