

ANITA MANJALKAR  
ADVOCATE HIGH COURT

Office Add : Gala No. 10, Manisha Plaza, Shopping Centre, L.B.S.Marg, Kurla (W),  
Mumbai-400070 & H1D-604, Triveni CHSL, Mhada Building, Laxmi Nagar,  
Ghatkopar (E) Mumbai-400075  
Email ID : [anitam77@gmail.com](mailto:anitam77@gmail.com), Mobile No : 9223228497

FORMAT - A

(Circular No.:- 28/2021)

To  
Maharera Headquarters,  
Housefin Bhavan,  
Plot No C-21, E-Block,  
Bandra Kurla Complex,  
Bandra East,  
Mumbai -400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. CTS No: 1397, 1397/1 to 4 of Village Chembur,  
Taluka -Kurla, Mumbai Suburban (hereinafter referred as the said plot )

(1) I have investigated the title of the said plot on the request of :M/s. Majestic Royale Developers

- 1) Description of the property. : Chembur Amarjyoti CHSL Plot No 468  
14<sup>th</sup> Road, Chembur, Mumbai -400071
- 2) The documents of allotment of Plot : Conveyance to the society
- 3) 7/12 extract or property card issued by, : Property Card No : 1397  
Mutation entry no
- 4) Search report for 30 years from.....till... : DA registered hence not applicable

(2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Majestic Royale Developers (Developer) is clear, marketable and without any encumbrances.

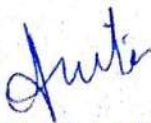
**Owners of the land**

- (1) Chembur Amarjyoti CHSL : CTS No : 1397,1397/1 to 4  
: Village Chembur, Taluka Kurla,
- (4) Qualifying comments/remarks if any : None

(3) The report reflecting the flow of the title of the (Owners/Developer) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 02/07/2021



**ANITA R. MANJALKAR**  
Advocate High Court  
10, Manisha Plaza Shopping Centre  
Sonapur Lane, Police Chowki, LBS Marg,  
Kurla (W), Mumbai - 400 070.

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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) PR. Card as on date of application for registration : **Chembur Amarjyoti CHSL**  
(PR No : 1397)
- 2) Mutation Entry No : **Not Applicable**
- 3) Search report for 30 years from Taken from Sub-Registrar' office at : **Not Applicable**
- 4) Any other relevant title :
- A. Indenture of Conveyance dated 06.09.1951 executed between Shri Bharat Vishnu Patil and Smt. Jayalaxmi Kantilal Shukla vide Serial No. 4717/1951 containing by admeasuring 534.7 sq.mtrs as per property card.
- B. Indenture of Conveyance dated 19.09.1963 executed between Smt. Jayalaxmi Kantilal Shukla and 1. Amarchand Kanalyaram 2. Rekharam Kanalyaram 3. Tarsemsingh Sehgal 4. Darshansing Ramchand, all partners of M/s. Amarchand Sehgal under serial no. 2197/1963
- C. Deed of Indenture dated 14.03.1967 under serial no. BDR/1107/1967 executed between 1. Amarchand Kanalyaram 2. Rekharam Kanalyaram 3. Tarsemsingh Sehgal 4. Darshansing Ramchand, all partners of M/s. Amarchand Sehgal and Chembur Amarjyoti CHS Ltd.
- D. P.R. Card as on date of application for registration in the name of "Chembur Amarjyoti CHSL"
- 5) Litigations if any : **None**

Date: 02/07/2021

  
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Advocate High Court  
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Kurla (W), Mumbai - 400 070.