



ANITA R. MANJALKAR

ADVOCATE HIGH COURT

H1D-604, Triveni CHSL., Mhada Building, Laxmi Nagar, Ghatkopar (East), Mumbai-400075
E- mail : anitarm77@gmail.com Mob. 9223228497/7977272127

FORMAT – A

(Circular No: - 28 /2021)

To
Maharera
Mumbai

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to **ALL THAT** piece and parcel of Land, ground, hereditaments and premises situated, being and lying on Plot No.9 at Bhardawadi Road, Andheri (W), Mumbai- 400 058 bearing CTS No.765, 765/1 to 4 of Village-Ambivali, Taluka- Andheri, MSD admeasuring about 946.40 Sq Mtrs or thereabout together with Ground + Three structure, three closed garages and sixteen flats in use, occupation and possession of 16 members (hereinafter referred to as the said property)

I have investigated the title of the said plot on the request of Majestic Royale Developers and pursued the following documents i.e.: -

1. Description of the property

ALL THAT piece and parcel of Land, ground, hereditaments and premises situated, being and lying on Plot No.9 at Bhardawadi Road, Andheri (W), Mumbai- 400058 bearing CTS No.765, 765/1 to 4 of Village-Ambivali, Taluka- Andheri, MSD admeasuring about 946.40 Sq Mtrs or thereabout together with Ground + Three structure, three closed garages and sixteen flats in use, occupation and possession of 16 members

2. The documents of allotment of plot

a. Deed of Unilateral Deemed Conveyance dated 22nd October, 2014 entered into between The District Deputy Registrar Co-operative Society and Competent Authority on behalf of M/s. Mithili Builders, Mr. Suresh Sadashiv Raje and Mr. Madhusudan Sadashiv Raje (predecessor in title) and Prabhu Chhaya CHS Ltd., duly Registered with Sub- Registrar, Andheri-1 under Serial No. BDR/8286/2014 dated 22/10/2014 whereby rights have been acquired by the said society in respect of the said property from predecessor in title;

b. Deed of Rectification in respect of Unilateral Deemed Conveyance Duly Registered with Sub-Registrar, Andheri-1 under Serial No. BDR-4/10207/2022 dated 03/10/2022 rectifying

the mistake crept into the said unilateral deemed deed of conveyance and certifying its final area to be 946.40 sq mtrs;

Amr
ANITA MANJALKAR
Advocate High Court
H1D-604, Triveni CHSL.,
Mhada Building, Rajaram Bane Marg,
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3. **Property Card issued by City Survey Office dated 2022**
4. **Search report for 30 years from 1994 till 2024**

Year	Remarks	Details of Entries	Particulars
1991-2000	No Entries		
2001-2010	No Entries		
2011-2020	No Entries		
2021-2022	No Entries		
2023	Entries	Redevelopment Agreement with M/s Majestic Royale Developers	Serial No. BDR-9/4032/2023 dated 09/03/2023
2023	Entries	Power of Attorney to M/s Majestic Royale Developers	Serial No. BDR-9/4046/2023 dated 09/03/2023

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 Majestic Royale Developers is clear, marketable and without any encumbrances.

Owners of the Land: Prabhu Chhaya CHS LTD., CTS/C.S. NO. 765, 765/1 to 4 of Village Ambivali, Taluka Andheri

Date: - 02.12.2024

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MAH/2645/2008.

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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. **The documents of allotment/acquisition of the said Plot**
 - a. Deed of Unilateral Deemed Conveyance dated 22nd October, 2014 entered into between The District Deputy Registrar Co-operative Society and Competent Authority on behalf of M/s. Mithili Builders, Mr. Suresh Sadashiv Raje and Mr. Madhusudan Sadashiv Raje (predecessor in title) and Prabhu Chhaya CHS Ltd., duly Registered with Sub- Registrar, Andheri-1 under Serial No. BDR/8286/2014 dated 22/10/2014 whereby rights have been acquired by the said society in respect of the said property from predecessor in title;
 - b. Deed of Rectification in respect of Unilateral Deemed Conveyance Duly Registered with Sub-Registrar, Andheri-1 under Serial No. BDR-4/10207/2022 dated 03/10/2022 rectifying the mistake crept into the said unilateral deemed deed of conveyance and certifying its final area to be 946.40 sq.mtr.
2. **P.R. Card as on date of application for Registration**

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3. **Search Report for 30 years from 1994 till 2024 taken from Sub Registrar' office Kurla, Bandra & Mumbai City**

Year	Remarks	Details of Entries	Particulars
1991-2000	No Entries		
2001-2010	No Entries		
2011-2020	No Entries		
2021-2022	No Entries		
2023	Entries	Redevelopment Agreement with M/s Majestic Royale Developers	Serial No. BDR-9/4032/2023 dated 09/03/2023
2023	Entries	Power of Attorney to M/s Majestic Royale Developers	Serial No. BDR-9/4046/2023 dated 09/03/2023

4. **Litigations if any: None**

Date: - 02.12.2024

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