



S Shah & Associates | Advocates & Solicitors

Shashank Shah | Jigar Dedhia | Punam Shirgaonkar

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FORMAT 'A'
(Circular No.28/2021)

To

Maha RERA
Housefin Bhavan E Block
Bandra Kurla Complex
Bandra (East) Mumbai 400 051

LEGAL TITLE REPORT

Sub: Title clearance certificate in respect of the land situate at R C Marg Chembur Mumbai 400 071 within the limits of Grater Mumbai in the revenue village of Chembur taluka CTSO Chembur in the district and registration sub district of Mumbai Suburban bearing CTS Nos as follows:

Sr No	CTS No	ULPIN / PU-ID	Area
1.	1648	88095174404	1236
2	1648/1	83816360797	39.30
3	1648/2	88256229422	38.80
4	1648/3	96779302289	36.10
5	1648/4	92086506530	56.10
6	1648/5	92550146535	43.90
7	1648/6	85744122134	56.50
8	1648/7	83446358584	39.90
9	1648/8	73146551889	38.80
10	1648/9	74427328735	36.10
11	1648/10	89545655001	56.10
12	1648/11	93206292767	43.90
13	1648/12	95930471291	56.50
14	1649	98857624325	1663.20
15	1649/1	74440637535	196.20
16	1649/2	91190460626	55.00
17	1649/3	95698990062	80.50
18	1649/4	97105124677	68.10
19	1649/5	87013720683	24.00
20	1649/6	97564431871	49.20
21	1649/7	71281259877	30.00
22	1649/8	75519237668	49.20
23	1649/9	95533374010	59.70
24	1649/10	89286095772	67.70

25	1649/11	85117918304	50.90
		TOTAL	4,171.7

(area in square meters)

in aggregate admeasuring 4,171.7 sq meters ('Plot').

1 We have investigated the title of the Plot on the request of Infinity Construction Company ('Developer') and following documents ie: -

i Description of the property:

The land situates at R C Marg Chembur Mumbai 400 071 within the limits of Greater Mumbai in the revenue village of Chembur taluka CTSO Chembur in the district and registration sub district of Mumbai Suburban CTS Nos as follows:

Sr No	CTS No	ULPIN / PU-ID	Area
1.	1648	88095174404	1236
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		TOTAL	4,171.7

(area in square meters)

in aggregate admeasuring 4,171.7 sq meters ('Plot').

ii The documents of allotment of Plot:

a Deed of Conveyance dated 9th June 1962 registered under no BND/1459 of 1962 on 21st June 1962 with the Sub Registrar at Bandra;

- b Development Agreement dated 15th October 2014 registered under no KRL-1/11483 of 2014 on 12th December 2014 with the Sub Registrar at Kurla-1;
- c Supplementary Agreement dated 17th May 2024 registered under no KRL-4/10662 of 2024 on 29th May 2024 with the Sub Registrar at Kurla-4;
- iii Property Card issued by City Survey Department;
- iv Search report for fifty four(54) years of Mr Raghunath Okate from 1960 to 2013 dated 24th January 2014;
- v Public notices issued on the 6th January 2014 in the Times of India (English) and Mumbai Samachar(Gujarati) newspapers;

2 On perusal of the above mentioned documents and all other relevant documents relating to title of the Plot, we are of the opinion that the development rights of the Developer to the Plot is clear, marketable and without any encumbrances.

Owners of the land:

- i Owner - Jeevan Naiya Co Operative Housing Society Limited.
- ii Developer - Infinity Construction Company.
- iii CTS Nos - (i) 1648, 1648/1 to 12 and (ii) 1649, 1649/1 to 11.
- iv Qualifying comments/remarks if any - The Searches were taken in the records of the competent Sub Registrar in January 2014 and Public Notices were issued in January 2014. No encumbrance Declaration has been sought from the Developer.

3 The report reflecting the flow of the title of the Developer to the Plot is enclosed as Annexure hereto.

Encl: Annexure

For S Shah & Associates



Partner
Advocates & Solicitors
(An Associate Firm of L D Shah & Company)

Place: Mumbai

Date: 01st September 2025



S Shah & Associates | Advocates & Solicitors

Shashank Shah | Jigar Dedhia | Punam Shirgaonkar

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Housefin Bhavan E Block
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Bandra (East) Mumbai 400 051

FLOW OF TITLE OF THE LAND

Re: Title clearance certificate in respect of the land situate at R C Marg Chembur Mumbai 400 071 within the limits of Grater Mumbai in the revenue village of Chembur taluka CTSO Chembur in the district and registration sub district of Mumbai Suburban CTS Nos as follows:

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(area in square meters)

in aggregate admeasuring 4,171.7 sq meters ('Plot').

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1 P R Card as on date of application for registration:

Owner – Jeevan Naiya Co Operative Housing Society Limited

2 Search report for fifty four (54) years from 1960 till 2013 taken by Mr Raghunath Okate in Sub-registrar's Office at Mumbai, Bandra, and Kurla.

3 Any other relevant title:

(i) Deed of Conveyance dated 9th June 1962 registered under no BND/1459 of 1962 on 21st June 1962 with the Sub Registrar at Bandra made between (1) Narhari Raghunath Chemburkar (2) Pirojbai Narhari Chemburkar (3) Manohar Narhari Chemburkar (4) Vilas Narhari Chemburkar (5) Dilipkumar Narhari Chemburkar (6) Vishwas Narhari Chemburkar (7) Mrudula Narhari Chemburkar and (8) Kishore Narhari Chemburkar of the one part and Jeevan Naiya Co Operative Housing Society Limited ('Society');

(ii) Development Agreement dated 15th October 2014 registered under no KRL-1/11483 of 2014 on 12th December 2014 with the Sub Registrar at Kurla 1 made between Society of the one part and Infinity Construction Company ('Developer') of the other part;

(iii) Supplementary Agreement dated 17th May 2024 registered under no KRL-4/10662 of 2024 on 29th May 2024 with the Sub Registrar at Kurla 4 made between Society of the one part and Infinity Construction Company ('Developer') of the other part;

4 Litigations, if any: (Nil)

For S Shah & Associates



Partner
Advocates & Solicitors
(An Associate Firm of L. D. Shah & Company)

Place: Mumbai

Date: 01st September 2025