



**MEHTA & CO.**  
ADVOCATES AND SOLICITORS

**FORMAT -A**  
(Circular No. 28 / 2021)

To,  
MaharERA,  
Mumbai.

**LEGAL TITLE REPORT**

**Subj:- Title Clearance Certificate with respect to Survey Nos.45/1 (Part) and 46/8 (Part) and now bearing C.T.S. Nos. 182/C, 182/D and 182/E, of Village Mogra, Taluka Andheri, Mumbai Suburban District (hereinafter referred as "the said Plot").**

We have investigated the title of the said Plot on the request of M/s. Arney Realty & Construction LLP (previously known as M/s. Arney Constructions) and perused the following documents Lt.:-

1) Description of the Plot:-

Land bearing Survey Nos.45/1 (Part) and 46/8 (Part) and now being Sub-Divided land bearing C.T.S. Nos. 182/C, 182/D and 182/E, of Village Mogra, Taluka Andheri, Mumbai Suburban District, situated at Parsee Panchayat Road, Andheri (East), Mumbai-400 069.

2) The documents of allotment of Plot:-

- (i) Copy of an Indenture of Conveyance dated 24<sup>th</sup> June 1955, registered with the Sub-Registrar of Assurances at Bandra, Mumbai under No. BND-484/1955, between Nagardas Dharsi Bhuta and Kashibai Nagaldas Bhuta (Vendors) and Ramdular Bhagwat Narayan Pandey (Purchaser).
- (ii) Copy of the Development Agreement dated 15<sup>th</sup> July 1994, made between Rajdulari Ramdular Pandey, Laxminarayan Ramdular Pandey, Satyanarayan Ramdular Pandey, Seshnarayan Ramdular Pandey, Vijaykumar Ramdular Pandey, Santoshkumar Ramdular Pandey and Pushpavati Ramdular Pandey (Owners) and Bagwe Housing Pvt. Ltd. (Developer).
- (iii) Copies of the Power of Attorneys dated 26<sup>th</sup> October 1994 and 26<sup>th</sup> April 2002, by Rajdulari Ramdular Pandey, Laxminarayan Ramdular Pandey, Satyanarayan Ramdular Pandey, Seshnarayan Ramdular Pandey, Vijaykumar Ramdular Pandey, Santoshkumar Ramdular Pandey and Pushpavati Ramdular Pandey (Grantors) to Bagwe Housing Pvt. Ltd. (Grantee).
- (iv) Copies of two Deeds of Surrender both dated 13<sup>th</sup> February 2006, between Bagwe Housing Pvt. Ltd. (Developer) and Rajdulari Ramdular Pandey, Laxminarayan Ramdular Pandey, Satyanarayan Ramdular Pandey, Seshnarayan Ramdular Pandey, Vijaykumar Ramdular Pandey, Santoshkumar Ramdular Pandey and Pushpavati Ramdular Pandey

(Owners).

- (v) Copy of the Deed of Conveyance dated 21<sup>st</sup> December 2006, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Serial No. BDR-1/2605/2006, between Rajdulari Ramdular Pandey, Laxminarayan Ramdular Pandey, Satyanarayan Ramdular Pandey, Sehnarayani Ramdular Pandey, Vijaykumar Ramdular Pandey, Santoshkumar Ramdular Pandey and Pradipavati Ramdular Pandey (Vendors) and M/s. Amey Constructions (Purchasers).
- (vi) Copy of a Mortgage Deed dated 28<sup>th</sup> July, 2022, registered with the Jt. Sub-Registrar of Assurances, Andheri-7, Mumbai, under Serial No. BDR-18/11289/2022, between M/s. Amey Realty & Construction LLP (Borrower / Mortgagor) and State Bank of India, Chembur Branch, Mumbai (Mortgagee).
- 3) Digitally signed Property Cards issued by City Survey Officer, Andheri, Mumbai.
- 4) Search Report dated 22<sup>nd</sup> August, 2019 for 80 years from 1940 to 2019 and Search Report dated 2<sup>nd</sup> April 2022 for 2 years from 2020 to 2021.

On perusal of the abovementioned documents and all other relevant documents relating to title of the said Plot we are of the opinion that subject to the Mortgage of the said Plot and unsold flats in the project in favour of State Bank of India and two litigations pending in the High Court of Judicature at Bombay mentioned in the Annexure, the title of the following owner/promoter is clear, marketable and without any encumbrances.

#### **Owners of the Plot**

**Amey Realty & Construction LLP**

#### **Qualifying comments/remarks if any:**

- (a) We have caused to issue Public Notices in local Newspapers via Free Press Journal in English language and Navshakti in Marathi language on 20<sup>th</sup> July 2019. We have not received any claim or objection in response to the said Public Notices issued in the News Papers.
- (b) We have relied on the aforesaid Search Reports, after assuming the same to be true, accurate and not misleading. The search conducted at the office of the Sub-Registrar at Mumbai and Bandra are subject to the availability of records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being torn and mutilated. We also disclaim any responsibility for the consequences which may arise on account of non-availability of records or on account of records being not uploaded or improperly uploaded on the official Website of the Department of Registration & Stamps, Government of Maharashtra viz. <https://searchigt.maharashtra.gov.in>.

- (c) Unless specifically stated otherwise, we have not inspected or perused the original documents in respect of the said Plot.
- (d) We are not qualified to and have not independently verified the area of the said Plot and have referred to and retained the admeasurements as we have found them in various documents.
- (e) We express no view about zoning/use/reservations/FSI or developability of the said Plot.
- (f) For the purpose of this Legal Title Report, we have assumed:
- (i) The legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies;
  - (ii) That the photocopies provided to us are accurate photocopies of the originals;
  - (iii) That all documents have been adequately stamped and duly registered, as required in law;
  - (iv) The accuracy and completeness of the factual representations made in the documents;
  - (v) Each document binds the parties intended to be bound thereby;
  - (vi) All information, including the photocopies of documents, supplied to us is complete, accurate and not misleading;

The Report reflecting the flow of the title of the Owner and Promoter on the said Plot is enclosed herewith as Annexure.

Encl: Annexure.

Date: 15.11.2022

For Mehta & Co.  
Advocates & Solicitors



Proprietor



**MEHTA & CO.**  
ADVOCATES AND SOLICITORS

**FORMAT - A**  
(Circular No. 28 / 2021)

### **FLOW OF THE TITLE OF THE SAID PLOT**

1. By an Indenture of Conveyance dated 24<sup>th</sup> June 1955, registered with the Sub-Registrar of Assurances at Bandra, Mumbai under No. BND/484/1955, and made between Nagardas Dharsi Bhata and Kashibai Nagardas Bhata, therein called the Vendors of the One Part and Ramdulal Bhagwat Narayan Pandey (now since deceased), therein called the Purchaser of the Other Part, Nagardas Dharsi Bhata and Kashibai Nagardas Bhata sold, conveyed, transferred and assigned unto Ramdulal Bhagwat Narayan Pandey, all that pieces or parcels of land bearing Survey Nos.45, Hissa No.1 (Part), and Survey No. 46, Hissa No. 8 (Part), admeasuring 2761.64 Square Meters or Stereabouts, of Village Mogra, Taluka-Andheri, Mumbai Suburban District (hereinafter referred to as "the said larger Plot"), at or for the consideration and on the terms and conditions more particularly stated therein.
2. We are informed that subsequently, in or about the year 1971, Survey Nos.45, Hissa No.1 (Part) and Survey No. 46, Hissa No. 8 (Part) were allotted C.F.S. Nos.182, 182/1 to 5 and the area thereof was fixed as 4972 Square Meters.
3. We are further informed that Ramdulal Bhagwat Narayan Pandey died intestate at Mumbai, on 21<sup>st</sup> December 1981, leaving behind him, his widow Rajdulari Ramdulal Pandey, 5 sons Laxminarayan Ramdulal Pandey, Sayanarayan Ramdulal Pandey, Seshnarayan Ramdulal Pandey, Vijaykumar Ramdulal Pandey and Santoshkumar Ramdulal Pandey and one daughter Pushpavati Ramdulal Pandey, as his only heirs, next-of-kin and legal representatives, under the provisions of the Hindu Succession Act, 1956, by which he was governed at the time of his death.
4. Upon the death of Ramdulal Bhagwat Narayan Pandey, the said larger Plot devolved upon his aforesaid heirs Rajdulari Ramdulal Pandey, Shri Laxminarayan Ramdulal Pandey, Shri Sayanarayan Ramdulal Pandey, Shri Seshnarayan Ramdulal Pandey, Shri Vijaykumar Ramdulal Pandey, Shri Santoshkumar Ramdulal Pandey and Pushpavati Ramdulal Pandey (hereinafter referred to as "the Original Owners", for the sake of convenience).
5. By the Development Agreement dated 15<sup>th</sup> July 1994, made between the Original Owners, therein called the First Owner, Second Owner, Third Owner, Fourth Owner, Fifth Owner, Sixth Owner and Seventh Owner, respectively, and one Bagwe Housing Pvt. Ltd., therein called the Developers, the Original Owners had agreed to grant the development rights in respect of the said larger Plot unto and in favour of Bagwe Housing Pvt. Ltd., at or for the consideration and on the terms and conditions as more particularly stated therein.
6. In pursuance of the said Development Agreement dated 15<sup>th</sup> July 1994, the Original Owners also executed two Powers of Attorney dated 26<sup>th</sup> October

1994 and 26<sup>th</sup> April 2002, respectively, and had thereby appointed Bagwe Housing Pvt. Ltd. as their constituted attorney to do and carry out certain acts, deeds, matters and things for the development of the said larger Plot, as more particularly stated therein.

7. We are informed that subsequently, in pursuance of an Order dated 6<sup>th</sup> August 2002 passed by the Collector, MSD, old Property Cards of C.T.S. Nos.182, 182/1 to 5 were cancelled and new Property Cards came to be opened as C.T.S. Nos.182/A, 182/B, 182/C, 182/D and 182/E, respectively. Thereafter, from time to time, the area of the said sub-divided plots were corrected and lastly by an Order bearing No. C/Karya-3C/Amalgamation/Sub-Division/S.R.A. 403 dated 25<sup>th</sup> February 2004, Rectification Order dated 19<sup>th</sup> April 2004 and further Order dated 5<sup>th</sup> May 2004, the aggregate area thereof was fixed as 5057.7 Square Meters.
8. We are informed that in pursuance of the said Development Agreement dated 15<sup>th</sup> July 1994, Bagwe Housing Pvt. Ltd. developed only one sub-divided plot of land bearing C.T.S. No.182/A admeasuring 2142.9 Square Meters or thereabouts and constructed a building thereon known as "Gajlaxmi Apartments" and sold / allotted the flats and other premises constructed in the said building to various persons, under the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and placed the said purchasers / Allottees in possession of their respective flats/premises in the said building.
9. We are informed that out of the said larger Plot, the sub-divided Plot bearing C.T.S. No.182/B admeasuring 1220.8 Square Meters was reserved for 60 Feet Wide D. P. Road and accordingly was surrendered to the Municipal Corporation of Greater Mumbai by the Original Owners; C.T.S. No.182/C admeasuring 1486.1 Square Meters is reserved for Maternity Home; C.T.S. No.182/D admeasuring 65.9 Square Meters is reserved for 30 Feet Wide D. P. Road and C.T.S. No.182/E admeasuring 141 Square Meters is reserved for Maternity Home, under the Development Plan of the Municipal Corporation of Greater Mumbai.
10. By a Deed of Surrender dated 13<sup>th</sup> February 2006, Bagwe Housing Pvt. Ltd. surrendered, released and relinquished unto the said Original Owners, all its rights, entitlements, interest and claims under the said Development Agreement dated 15<sup>th</sup> July 1994, in respect of the said remaining portions of the said larger Plot bearing C.T.S. Nos.182/C, 182/D and 182/E, aggregately admeasuring 1693 Square Meters or thereabouts, being the said Plot, at or for the consideration and on the terms and conditions more particularly stated therein.
11. Similarly, by another Deed of Surrender dated 17<sup>th</sup> February 2006, Bagwe Housing Pvt. Ltd. also surrendered, revoked and canceled both the said Powers of Attorney dated 26<sup>th</sup> October 1994 and 26<sup>th</sup> April 2002, in respect of the said Plot.



12. By a Deed of Conveyance dated 21<sup>st</sup> December 2006, registered with the Sub-Registrar of Assurances at Bandra, Mumbai, under Serial No. BDR-1/2605/2006, the Original Owners sold, transferred and conveyed the said Plot unto and in favour of M/s. Amey Constructions, at or for the consideration and on the terms and conditions more particularly stated therein.
13. By a Mortgage Deed dated 28<sup>th</sup> July, 2022, registered with the Jr. Sub-Registrar of Assurances, Andheri-7, Mumbai, under Serial No. BDR-18/13289/2022, M/s. Amey Realty & Construction LLP has created the Simple Mortgage without possession, in favour of State Bank of India, Chembur Branch, Mumbai, upon the said Plot and unsold flats in the project, to secure the project specific loan obtained by M/s. Amey Realty & Construction LLP from SBI, as more particularly stated therein;

**Sr. No.**

- 1) Digitally aligned Property Cards.
- 2) Search Report dated 22<sup>nd</sup> August, 2019 for 80 years from 1940 to 2019, taken from Sub-Registrar office at Mumbai and Bandra, including on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 3) Search Report dated 2<sup>nd</sup> April 2022 for 2 years from 2020 to 2021 taken on the official Website of the Department of Registration & Stamps, Government of Maharashtra, <https://esearchigr.maharashtra.gov.in>.
- 4) Any other relevant title:

M/s. Amey Constructions has been converted into the Limited Liability Partnership in the name and style of M/s. Amey Realty & Construction LLP, in pursuance of the Certificate of Registration on Conversion of Amey Constructions to Amey Realty & Construction LLP dated 9<sup>th</sup> December, 2019 issued by the Asst. Registrar of Companies.

- 5) Litigations if any:
  - (i) Suit No. 309 of 2014, filed in the High Court of Judicature at Bombay, by Bagwe Housing Pvt. Ltd. against the Original Owners, M/s. Amey Constructions and one M/s. Shree Construction Company, *inter alia*, for a declaration that both the said Deeds of Surrender dated 13<sup>th</sup> February 2006 are invalid and inoperative and not binding upon Bagwe Housing Pvt. Ltd. and that the said Development Agreement dated 15<sup>th</sup> July 1994 and the said Power of Attorney dated 26<sup>th</sup> October 1994 and 26<sup>th</sup> April, 2002 are valid, subsisting and binding on the parties and for a decree for specific performance of the said Development Agreement dated 15<sup>th</sup> July 1994, and for other consequential reliefs. The said Suit is pending before the High Court of Judicature at Bombay, though however, till this date no adverse order has been passed in the said Suit affecting the title of the said Plot.

On 16<sup>th</sup> May 2014, Bagwe Housing Pvt. Ltd. has registered the Notice of Lis-Pendens in respect of the said Suit No. 309 of 2014, with the Sub-Registrar of Assurances at Andheri, Mumbai, under Serial No. AND-23378/2014.

- (ii) Suit No. 1033 of 2016, filed in the High Court of Judicature at Bombay by M/s. Shree Construction Company against the Original Owners, M/s. Amey Constructions and Bagwe Housing Pvt. Ltd., *inter alia*, claiming the identical reliefs as prayed for by Bagwe Housing Pvt. Ltd. in its aforesaid Suit No. 309 of 2014 and for a further declaration that the purported Agreements dated 17<sup>th</sup> January 1999 and 26<sup>th</sup> February 1999, allegedly entered into between Bagwe Housing Pvt. Ltd. and Shree Construction Company and Powers of Attorney dated 7<sup>th</sup> March 1999 and 26<sup>th</sup> April 2002, allegedly executed by Bagwe Housing Pvt. Ltd. in favour of one Gajanan Rajaram Parulekar-alleged Partner of Shree Construction Company, are valid and subsisting and other consequential reliefs. The said Suit is also pending before the High Court of Judicature at Bombay, though however, till this date no adverse order has been passed in the said Suit affecting the title of the said Plot.

Date: 15.11.2022

For Mehta & Co.  
Advocates & Solicitors

  
Proprietor











# MEHTA & CO.

REGISTRARS & ARCHITECTS

Ref. No.: H/1613/2006-22

Date: 02.04.2022

To,  
AMEY REALTY & CONSTRUCTION LLP,  
GB, Shiv Chhaya CHS,  
Sir M.V. Road,  
Andheri (East),  
Mumbai-400 059.

Re:- Investigation of the Title of Land bearing C.T.S. Nos. 182/C,  
182/D and 182/E, a of Village Mogra, Taluka-Andheri,  
District Mumbai Suburban.

As per your instruction, on taking eSearch on the official Website of the  
Department of Registration & Stamps, Government of Maharashtra for 2 years from  
2020 to 2021, we have found following documents Registered/ Indexed in respect of  
the above Plot.

2020 - Nil

2021 - Document Entry

BDR-18

UNDERTAKING

09-08-2021

10145

2021

DATE OF REGISTRATION:- 9<sup>th</sup> August, 2021

AMEY REALTY & CONSTRUCTION LLP

SCHEDULE:- This Document is respect of Land bearing C.T.S. Nos. 182/C,  
182/D and 182/E.

BDR-18

UNDERTAKING

09-08-2021

10145

2021

DATE OF REGISTRATION:- 9<sup>th</sup> August, 2021

AMEY REALTY & CONSTRUCTION LLP



MEHTA & CO.  
ADVOCATES & SOLICITORS

**SCHEDULE:-** This Document in respect of Land bearing C.T.S. Nos. 182/C, 182/D and 182/E.

**BDR-18**

**UNDERTAKING**

**02-09-2021**

**11394  
2021**

**DATE OF REGISTRATION:-** 2<sup>nd</sup> September, 2021

**AMEY REALTY & CONSTRUCTION LLP**

**SCHEDULE:-** This Document in respect of Land bearing C.T.S. Nos. 182/C, 182/D and 182/E.

**BDR-18**

**UNDERTAKING**

**22-11-2021**

**15516  
2021**

**DATE OF REGISTRATION:-** 22<sup>nd</sup> November, 2021

**AMEY REALTY & CONSTRUCTION LLP**

**SCHEDULE:-** This Document in respect of Land bearing C.T.S. Nos. 182/C, 182/D and 182/E.

For Mehta & Co.,  
Advocates & Solicitors

  
(Hemant Mehta)  
Proprietor



**SANDEEP ASHOK SHEDGE**  
**SEARCH CLERK**

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Dated This 22<sup>nd</sup> August, 2019

TO,  
M/s. Mehta & Co.,  
S.P. Centre,  
Fort, Mumbai

**FILE NO.H/1613/2006**

**Re:-Investigation of the Title of Property being Land bearing Survey No. 45 Hissa No.1, Survey No. 46 Hissa No.8, Old CTS No. 182 New CTS No. 182/C, 182/D, 182/E of Village - MOGRA, Taluka - ANDHERI.**

SIR,

As per your instruction, On taking search in the offices of the Sub - Registrar of Assurances at Bombay & Bandra for the year 1940 till 2019 for the Last 80 years & also at Bandra & Andheri for the year 2002-till 2019 for the Last 18 (Computer) years during course of search I have found following documents Registered/ Indexed in respect thereof.

  
  
(Sandeep A. Shedge)  
Search Clerk  
Mumbai.

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1940 To 2019 For 80 Years at S.R.O. BOMBAY.

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1940 - Nil  
1941 - Nil  
1942 - Nil  
1943 - Nil  
1944 - Nil  
1945 - Nil  
1946 - Nil  
1947 - Nil  
1948 - Nil  
1949 - Nil  
1950 - Nil  
1951 - Nil  
1952 - Nil  
1953 - Nil  
1954 - Nil  
1955 - Nil  
1956 - Nil  
1957 - Nil  
1958 - Nil  
1959 - Nil  
1960 - Nil  
1961 - Nil  
1962 - Nil  
1963 - Nil  
1964 - Book Torn  
1965 - Book Torn  
1966 - Nil  
1967 - Book Torn  
1968 - Nil  
1969 - Nil  
1970 - Nil  
1971 - Some Pages Torn  
1972 - Some Pages Torn  
1973 - Some Pages Torn  
1974 - Some Pages Torn  
1975 - Some Pages Torn  
1976 - Book Torn  
1977 - Book Torn  
1978 - Book Torn  
1979 - Book Torn  
1980 - Book Torn  
1981 - Book Torn  
1982 - Some Pages Torn  
1983 - Book Torn  
1984 - Book Torn  
1985 - Book Torn  
1986 - Book Torn  
1987 - Book Torn  
1988 - Book Torn  
1989 - Book Torn

1990 - Nil  
1991 - Book Torn  
1992 - Nil  
1993 - Nil  
1994 - Nil  
1995 - Nil  
1996 - Nil  
1997 - Book Torn  
1998 - Nil  
1999 - Nil  
2000 - Nil  
2001 - Book Torn  
2002 - Nil  
2003 - Book Torn  
2004 - Nil  
2005 - Nil  
2006 - Nil  
2007 - Nil  
2008 - Nil  
2009 - Nil  
2010 - Nil  
2011 - Nil  
2012 - Nil  
2013 - Nil  
2014 - Nil  
2015 - Nil  
2016 - Nil  
2017 - Index II Book Not Binding  
2018 - Index II Book Not Binding  
2019 - Index II Book Not Ready

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**1940 To 2019 For 80 Years at S.R.O. BANDRA.**

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1940 - Nil  
1941 - Nil  
1942 - Nil  
1943 - Nil  
1944 - Nil  
1945 - Nil  
1946 - Nil  
1947 - Nil  
1948 - Nil  
1949 - Nil  
1950 - Nil  
1951 - Nil  
1952 - Nil  
1953 - Nil  
1954 - Nil  
**1955 - DOCUMENT ENTRY**  
1956 - Nil  
1957 - Nil  
1958 - Nil

1959 - Nil  
1960 - Nil  
1961 - Nil  
1962 - Nil  
1963 - Nil  
1964 - Book Torn  
1965 - Book Torn  
1966 - Nil  
1967 - Book Torn  
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1974 - Some Pages Torn  
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1988 - Book Torn  
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1990 - Nil  
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1993 - Nil  
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1995 - Nil  
1996 - Nil  
1997 - Book Torn  
1998 - Nil  
1999 - Nil  
2000 - Nil  
2001 - Book Torn  
2002 - Some Pages Torn  
2003 - Book Torn  
2004 - Nil  
2005 - Nil  
2006 - Nil  
2007 - Nil  
2008 - Nil  
2009 - Nil  
2010 - Nil  
2011 - Nil  
2012 - Nil

Hokey.com

2013 - Nil  
2014 - Nil  
2015 - Nil  
2016 - Nil  
2017 - Index II Book Not Binding  
2018 - Index II Book Not Binding  
2019 - Index II Book Not Ready

**BND**

**CONVEYANCE DEED.**

**20-05-1937**

**0577  
1937**

**DATE OF REGISTRATION:- 20<sup>TH</sup> MAY, 1937**

**ABDUL REHMAN HUSSEIN DALAL  
KASAM HUSSEIN DALAL  
BAT ANJUBAI ALIAS HONDUBAI W/O UMAR RAMJAN**

**TO**

**NAGARADAS DHARSEY  
KASHIBAI W/O NAGARADAS DHARSEY**

**SCHEDULE:- This Document in respect of Land bearing Survey No. 45/1 admeasuring 2 acres & 8 gunthas, & Survey No. 46/B(PT) admeasuring 0 acres & 16 gunthas, Survey No. 46/12 admeasuring 2 acres & 33 gunthas, Survey No. 47/4pt admeasuring 0 acres & 18 gunthas of Village - Mogra.**

**BND**

**CONVEYANCE DEED.**

**19-05-1955**

**0484  
1955**

**DATE OF REGISTRATION:- 19<sup>TH</sup> MAY, 1955**

**NAGARADAS DHARSEY BHUTA  
KASHIBAI W/O NAGARADAS BHUTA**

**TO**

**RAMDULHAR BHAGWAT NARAYAN PANDEY**

**SCHEDULE:- This Document in respect of Land bearing Survey No. 45 Hissa No.1 admeasuring 1996 square yards & Survey No. 46 Hissa No. B(PT) admeasuring 1307 sq yard of Village - Mogra.**

2002 - Nil

2003 - Nil

2004 - Nil

2005 - Nil

2006 - Nil

**2007 - Document Entry**

2008 - Nil

2009 - Nil

2010 - Nil

2011 - Nil

2012 - Nil

2013 - Nil

**2014 - Document Entry**

2015 - Nil

2016 - Nil

2017 - Nil

2018 - Index II Not Binding

2019 - Index II Not Ready

**AND-01**

**CONVEYANCE DEED**

**21-12-2007**

**2609**

**2007**

**DATE OF REGISTRATION - 16<sup>TH</sup> APRIL, 2007**

**RAJDILHARI RAMDILHAR PANDEY**

**SANTYANARAYAN RAMDILHAR PANDEY TOR SELF & C.A.**

**VIJAYKUMAR RAMDILHAR PANDEY**

**PUSHPAVATI RAMDILHAR PANDEY**

**TO**

**AMEY CONSTRUCTIONS THROUGH THEIR PARTNERS**

**SCHEDULE:- This Document in respect of Land & Construction on Land bearing Survey No. 45/1(PT) & Survey No. 46/8(PT), C.T.S. No. 182/C admeasuring 1486.10 sq. meters, C.T.S. No. 182/D admeasuring 65.90 sq. meters, C.T.S. No. 182/E admeasuring 141.09 sq. meters.**

3378  
2014

DATE OF REGISTRATION:- 17<sup>TH</sup> MAY, 2014

BAGWE HOUSING PVT LTD

TO

**SCHEDULE:-** This Document in respect of Land bearing Survey No. 45/1(PT) & Survey No. 46/8(PT), C.T.S. No. 182/C, 182/D, 182/E admeasuring 1693 sq. meters. HIGH COURT SUIT NO. (00C) 309 OF 2014.

**NOTE:-** The Computer Index II for the year 2018 & 2019 is Loose, Mix and Not Properly Binding & Maintain Yet.

**NOTE:-** The Index II of this Village pertaining in office of Sub-registrar Assurances at Mumbai, Chembur & Bandra has mutilates records. Some pages of Index - II manually book are torn & misplaced as well as computerized record doesn't maintained properly therefore this search note is based on the records available in the SRO's offices.)

  
(Sandeep. A. Shedge)  
Search Clerk  
Mumbai



**GOVERNMENT OF INDIA**  
**MINISTRY OF CORPORATE AFFAIRS**  
**Central Registration Centre**  
**Form 19**

**[Refer Rule 32(1) of the LLP Rules, 2009]**

**CERTIFICATE OF REGISTRATION ON CONVERSION**  
**OF**  
**AMEY CONSTRUCTION**  
**TO**  
**AMEY REALTY & CONSTRUCTION LLP**

LLP Identification Number **AAR-2553**

It is hereby certified that **AMEY REALTY & CONSTRUCTION LLP** is this day registered pursuant to section 68(1) of the LLP Act, 2008.

Given under my hand at **Manesar** this **Ninth** day of **December** Two thousand nineteen.



**JHABBOO RAM MEENA**

**ASST. REGISTRAR OF COMPANIES**

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

**Disclaimer:** This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [www.mca.gov.in](http://www.mca.gov.in).

Mailing Address as per record available in Registrar Office:

**AMEY REALTY & CONSTRUCTION LLP**

**GB SHIV CHAYYA, SIR, M.V. ROAD, ANDHERI (EAST), MUMBAI, Mumbai City, Maharashtra, 400069, India**

