

DUA ASSOCIATES

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FORMAT - A

(Circular No.:- 28/2021)

To
Maharashtra Real Estate Regulatory Authority

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to pieces or parcels of plot of land bearing Survey No.54 Hissa No.1 (Pt), corresponding C.T.S Nos. 905, 905/1 to 15 admeasuring approx. 5000 sq.yds. equivalent to 4180 sq.mts. or thereabouts situate at S.V. Road, Goregaon (West) of Village Pahadi Goregaon (West) Hereinafter referred as the said plot.

We have investigated the title to the above property on the request of M/s. Param Anand Builders LLP (Previously known as Param Anand Builders Pvt Ltd) having its address at CTS 905 ECT, Agarwal Tower, Village Pahadi, Goregaon West, S.V. Road, Piramal Nagar, Mumbai 400062.

1. Description of the Property:

Property Card and Revenue Records which stands in the name of Param Anand Builders Pvt Ltd (Now known as M/s. Param Anand Builders LLP). However the aggregate area reflected in the Property Card/ Revenue Records of land bearing Survey No.54 Hissa No.1 (Pt), corresponding C.T.S Nos.905, 905/1 to 15 admeasures 4151.3 sq. mts

2. The list of Document that we have examined are as under:

- a) Agreement for Sale dated 7th June, 1982
- b) Deed of Conveyance dated 24th October 2013 registered with the Sub- Registrar of Assurances Bombay under No. BRL-7/8755/2013

put

c) Deed of Rectification dated 16th December 2013 registered with the Sub-Registrar of Assurances Bombay under No. BRL-7/9882/2013

3. We have taken a search upto the year 2021 The Search Report shows that in the Revenue Records the property stand in the name of M/s. Param Anand Builders LLP (Previously known as Param Anand Builders Pvt Ltd)

4. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property we are of the opinion that the title of M/s. Param Anand Builders LLP (Previously known as Param Anand Builders Pvt Ltd) is clear, marketable and without any encumbrances.

Owners of the Land:

M/s. Param Anand Builders LLP (Previously known as Param Anand Builders Pvt Ltd) are owners of land bearing Survey No.54 Hissa No.1 (Pt), corresponding C.T.S Nos. 905, 905/1 to 15 admeasuring approx. 5000 sq.yds. equivalent to 4180 sq.mts. or thereabouts situate at S.V. Road, Goregaon (West) of Village Pahadi Goregaon (West) in the Registration District and Sub-District of Mumbai and Mumbai Suburban.

5. The Report reflecting the flow of the title of the Param Anand Builders LLP (Previously known as Param Anand Builders P Ltd) on the said Land is enclosed herewith as Annexure.

Date: 13th August, 2021


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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Deed of Conveyance dated 02/01/1965 registered with the Sub- Registrar of Bombay under No. BOM-R/4/1965.
- 3) Agreement for Sale dated 7th June, 1982.
- 4) Deed of Conveyance dated 24th October 2013 registered with the Sub- Registrar of Assurances Bombay under No. BRL-7/8755/2013.
- 5) Deed of Rectification dated 16th December 2013 registered with the Sub- Registrar of Assurances Bombay under No. BRL-7/9882/2013.
- 6) Transfer of the Tenancy agreement dated 23/09/2009 registered with the sub-registrar of assurance Mumbai under no BDR-16/587/2009.
- 7) Transfer of the Tenancy agreement dated 23/09/2009 registered with the sub-registrar of assurance Mumbai under no BDR-16/578/2009.
- 8) Transfer of the Tenancy agreement dated 23/09/2009 registered with the sub-registrar of assurance Mumbai under no BDR-16/583/2009.
- 9) Indenture of Permanent Right of Way dated 13/03/2019 registered with the Sub-Registrar of Assurances Bombay under No. BRL-1/3579/2019.
- 8) Any respective document which has been considered.

Date: 13th August, 2021


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