



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

To,
The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor,
Housefin Bhavan,
Plot No.C-2, E-Block,
Bandra Kurla Complex,
Bandra (East),Mumbai – 400 051.

LEGAL TITLE REPORT

Sub.: Title Clearance Report with respect to all those pieces or parcel of land or ground bearing Plot Nos. Nos.39 and 40 admeasuring 138 sq .mts and 440.5 sq. mtrs respectively-in aggregate admeasuring 578.50 sq.mtrs corresponding to C. T. S. No. 368/214 and368/215 respectively of Village Mogra Taluka Andheri in the Registration District and Mumbai, Mumbai Suburban Sub- District Mumbai, lying, being and situated at Mahakal Caves Road, Andheri (East), Mumbai – 400 093 (hereinafter referred to as the “**Plots**”) together with the New building comprising of ground plus 15 upper floors for residential purpose (hereinafter referred to as “**the New Building**”) proposed to be constructed on the said Plot situate, lying and being at S Mahakal Caves Road, Andheri (East), Mumbai – 400 093 in accordance with the plans sanctioned /approved by Competent Authority vide Letter of Intent (“**LOI**”) bearing No.: E/PVT/0279/20240821 dated 16th December, 2024 and Intimation of Approval (“**IOA**”) bearing No.: K-



E/PVT/0279/20240821/AP/C dated 8th January, 2025 and Commencement Certificate (“CC”) bearing No. K-E/PVT/0279/20240821/AP/C dated 21st August, 2025 for the project to be known as “**ANAND HERITAGE**” (“**said Project**”). The said Plot and said New Building shall unless referred to independently be hereinafter collectively referred to as “**said Property**”.

We have investigated the title of **M/S. TSM INFRA**, a Partnership firm incorporated under the provisions of the Indian Partnership Act, 1932, and having its registered office at 302, AARPEE CENTRE Road No.11, MIDC, Andheri (East), Mumbai – 400 093, through its Partners Taranveer Singh Dhingra and Jasmeet Singh Dhingra (hereinafter referred to as “**Developers**”).

Description of Property: All those pieces or parcel of land or ground bearing Plot Nos. Nos.39 and 40 admeasuring 138 sq .mts and 440.5 sq. mtrs respectivelyin aggregate admeasuring 578.50 sq.mtrs corresponding to C. T. S. No. 368/214 and368/215 respectively of Village Mogra Taluka Andheri in the Registration District and Mumbai, Mumbai Suburban Sub-District Mumbai, lying, being and situated at Mahakal Caves Road, Andheri (East), Mumbai – 400 093 and the Plot is bounded as follows:

On or towards the North - by Plot No.44/45;

On or towards the South - by Gurudwara/Road;

On or towards the East - by Plot owned by Auris Hotel;



On or towards the West - by Plot No.38.

1) The Documents of allotment of plot/Documents Relied upon:

- (i) Copy of Articles of Agreement dated 16th June, 1965 executed by and between between Shri T.S. Anand (therein referred to as the Vendor) and (1) Mr. Paul Joseph Chirayath and (2) Mrs. Molly Paul Chirayath (therein referred to as the Purchasers);
- (ii) Articles of Agreement dated 21st June, 1983 executed by and between Smt. Veena D. Grover (therein referred to as Vendor) and Shri S. Gurbachan Sing Bamra (therein referred to as Purchaser);
- (iii) Articles of Agreement dated 24th July, 1983 executed by and between Shri T.S. Anand (therein referred to as Vendor) and (1) Shri Raichand Jivraj and (2) Shri Manikchand Jivraj (therein referred to as Purchasers);
- (iv) Copy of Articles of Agreement dated 10th November, 1985 executed by and between Shri T.S. Anand (therein referred to as the Vendor) and (1) Shri Narendra Kumar Bhagwandas and (2) Smt. Sameer N. Gupta (therein referred to as the Purchasers);



(v) Articles of Agreement dated 1st December, 1985 executed by and between Shri T.S. Anand (therein referred to as Vendor) and Shri Chandulal Karaman Karnia (therein referred to as Purchaser);

(vi) Copy of Articles of Agreement dated 10th November, 1986 executed by and between Shri T.S. Anand (therein referred to as the Vendor) and (1) Shri Narendra Kumar Bhagwandas and (2) Smt. Sameer N. Gupta (therein referred to as the Purchasers);

(vii) One sided Deed of Confirmation dated 20th July, 1994 executed by and between S. Gurbachan Singh Bamra (therein referred to as the Purchaser/Confirming Party) and Smt. Veena D. Grover (therein referred to as the Vendor);

(viii) Copy of Agreement dated 21st July, 1997 executed by and between (1) Shri Dinanath Wadhawan and (2) Mrs. Roomi Alhuwalia (through her constituted attorney Mr. Dinanath Wadhawan) (therein referred to Vendors) and Mrs. Sajmi Sanjiv Chogle (therein referred to as Purchaser);

(ix) Death Certificate dated 15th November, 1999 of Mr. Tarlochan Singh;



(x) Agreement for Sale dated 27th May, 2002 executed by and between Mrs. Jane Marry D'souza (therein referred to as Vendor) and Mr. T.P.S. Malhotra and Mrs. A.K. Malhotra (w/o Mr. A.K. Malhotra) therein referred to as Purchaser);

(xi) Affidavit dated 15th January, 2009 of Smita D. Patel;

(xii) Gift Deed dated 23rd January, 2009 executed by and between Smt. Indiraben Indravadan Patel (therein referred to as the Donor) and Smt. Neeta Naresh Patel (therein referred to as the Donee);

(xiii) Gift Deed dated 10th March, 2010 executed by and between Shri Chandulal Karaman Karnia (therein referred to as the Donor) and Mr. Mukesh Manikchand Karnia (therein referred to as the Donee);

(xiv) Probate dated 27th June, 2014 of Manikchand Jivraj Karnia;

(xv) Deed of Transfer dated 13th July, 2015 executed by and between Rushabh Amritlal Gada (therein referred to as Transferor) and Prafulla Jitendra Karania (therein referred to as Transferee);

(xvi) Agreement for Sale dated 13th July, 2017 executed by and between Mr. Harminder Singh Lamba (therein referred to as the Seller) and (1) Mrs. Nimarta Kaur Amanraj Bindra now Nimarta Kaur Chandok



and (2) Amanrajsingh Dharampal Bindra (therein referred to as Purchasers);

(xvii) No objection for formation of Society Anand Vihar of Plot No.39 and 40 dated 28th July, 2019;

(xviii) Memorandum of Understanding dated 15th October, 2021 executed by and between (1) Ms. Twinder Pal Anand, (2) Mr. Kushpal Singh Tarlochan Singh Anand, (3) Mrs. Rajinder Kaur Harjinder Singh Chadha and (4) Mrs. Sartaj Kaur Jaspal Singh Bhasim (therein referred to as Party of the First Part) and M/s. Insha Infra LLP (therein referred to as Party of the Second Part);

(xix) Deed of Partnership dated 1st August, 2023 executed by and between (1) Mr. Jasmeet Singh Dhingra (Working Partner) (therein referred to as Party of the First Part), (2) Mr. Taranveer Singh Dhingra (Working Partner) (therein referred to as Party of the Second Part), (3) Mr. Tajinder Singh Lugani (Working Partner) (therein referred to as Party of the Third Part), (4) Mr. Nizar Nooruddin Mistry (Working Partner) (therein referred to as Party of the Fourth Part) and (5) Mr. Varindar Singh Didar Singh Lugani (Sleeping Partner) (therein referred to as Party of the Fifth Part);



(xx) Deed of Retirement cum Admission dated 3rd June, 2024 executed by and between (1) Mr. Jasmeet Singh Dhingra (therein referred to as Continuing Partner), (2) Mr. Taranveer Singh Dhingra (therein referred to as Continuing Partner), (3) Mr. Tajinder Singh Lugani (therein referred to as Party of the Continuing Partner), (4) Mr. Nizar Nooruddin Mistry (therein referred to as Retiring Partner) and (5) Mr. Varindar Singh Didar Singh Lugani (therein referred to as Continuing Partner and (6) Mr. Sahil Nizar Mistry (therein referred to as Incoming Partner);

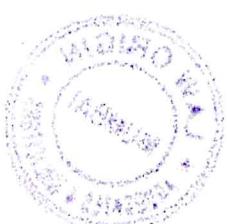
(xxi) Public Notice published in Free Press Journal (English) and Navabharat (Hindi) in their respective issues dated 29th February, 2024;

(xxii) Property Register Card in respect of the said Property;

(xxiii) Search Report issued by the Search Clerk Mr. Rajesh Bhandari;

(xxiv) Copy of Final Offer Letter submitted by the Developers dated 1st October, 2023;

(xxv) Copy of Development Agreement dated 11th January, 2024 (“**said Development Agreement**”) executed by and between (1) Twinder



Pal Kaur Tarlochan Singh Anand, (2) Kushpal Singh Mahinder Anand, (3) Rajinder Kaur Harjinder Singh Chadha and (4) Sartaj Kaur Jaspal Singh Bhasin (therein referred to as Owners) and Flat/Shop/Owner/Tenant/s/Occupant/s and M/s. TSM Infra (therein referred to as Developers) and duly registered with the Office of the Sub-Registrar of Assurances at Andheri No.6 under Serial No.BDR17-581-2024;

(xxvi) Copy of Power of Attorney dated executed by 11th January, 2024 (“**said Power of Attorney**”) executed by (1) Twinder Pal Kaur Tarlochan Singh Anand, (2) Kushpal Singh Mahinder Anand, (3) Rajinder Kaur Harjinder Singh Chadha and (4) Sartaj Kaur Jaspal Singh Bhasin in favour of M/s. TSM Infra and duly registered with the Office of the Sub-Registrar of Assurances at Andheri No.6 under Serial no. BDR17-582-2024;

(xxvii)Copy of OC in respect of the said Plot;

(xxviii)Copy of the Property Register Card;

(xxix) Copy of the D.P Remarks issued by Municipal Corporation of Greater Mumbai;



(xxx) Copy of the List of Tenants;

(xxxi) Copy of the BMC Assessment;

(xxxii) Copy of Letter of Intent (“LOI”) bearing K-E/PVT/0279/20240821

dated 16th December, 2024;

(xxxiii) Copy of Intimation of Approval (“IOA”) bearing No. K-E/PVT/0279/20240821/AP/C dated 8th January, 2025;

(xxxiv) Copy of Commencement Certificate (“CC”) bearing No. K-E/PVT/0279/20240821/AP/C dated 21st August, 2025;

(xxxv) Copy of the CTS Plans;

2) **Copy of Property Register Card** (“PR Card”) pertaining to CTS No. 368/214 and 368/215 of Village Mogra, Taluka Andheri, Mumbai Suburban District.

3) **Search Report for the period of 30 years** i.e., from 1994 to 2023 dated 15th September, 2023 issued by Search clerk Mr. Rajesh Bhandari for search taken in the Office of Sub Registrar at Mumbai, Bandra and Borivali.

4) On perusal of the above referred documents and all other relevant documents provided by the said Developers we are of the Opinion that the Title of **M/s TSM INFRA** a Partnership Firm to develop the said Plot by constructing thereon a New Building as per the duly approved/sanctioned



plan by the Competent Authority and amendments thereto from time to time is clear, marketable and without any encumbrances.

5) Owner of the Land:

The Owner of said CTS No. 368/214 and 368/215 of Village Mogra, Taluka Andheri, is “(1) Twinder Pal Kaur Tarlochan Singh Anand, (2) Kushpal Singh Mahinder Anand, (3) Rajinder Kaur Harjinder Singh Chadha and (4) Sartaj Kaur Jaspal Singh Bhasin”.

6) The report reflecting the flow of the title of the said Developers i.e., M/S TSM INFRA on the said Property is enclosed herewith as Annexure “A”.

Dated this 9th day of September, 2025

M/s. Law Origin,

Encl.: a/a Annexure A


Partner

