



KARTIKEYA AND ASSOCIATES
ADVOCATES & SOLICITORS

FORMAT – A
(Circular No:- 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to plot no. CTS No 918/A situated at Dahisar Village of Borivali Taluka in Mumbai Suburban District (hereinafter referred to as the said plot).

~~~~~

I have investigated the title of the said plot on the request of Owner/Developer M/s Gaiagen Technologies Pvt. Ltd.(Formerly known as Pest Control (India) Pvt. Ltd.) and following documents i.e. :-

- Description of the property.
- The documents of allotment of plot.
- Property card dated 1<sup>st</sup> November, 2021, registered Indenture of Sale dated 20<sup>th</sup> January, 1969 bearing Serial No.331 dated 2<sup>nd</sup> July, 1970.
- Search report for 46 years from 1969 till 2016.

2/- On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of M/s Gaiagen Technologies Pvt. Ltd. (Formerly known as Pest Control (India) Pvt. Ltd.) is clear, marketable and without any encumbrances.

Owners of land

- M/s Gaiagen Technologies Pvt. Ltd.(Formerly known as Pest Control (India) Pvt. Ltd.) CTS No. 918/A
- Qualifying comments/remarks if any – NA.

3/- The report reflecting the flow of the title of M/s Gaiagen Technologies Pvt. Ltd. (Formerly known as Pest Control (India) Pvt. Ltd.) on the said land is enclosed herewith as annexure.

Encl: Annexure

Date:

Advocate:

(Stamp)

105 Arcadia,  
195 Nariman Point, Mumbai - 400021.  
T.: 022 - 43470652  
E.: [contact@kartikeyaandassociates.com](mailto:contact@kartikeyaandassociates.com)  
W.: [www.kartikeyaandassociates.com](http://www.kartikeyaandassociates.com)

**KARTIKEYA & ASSOCIATES**  
ADVOCATES & SOLICITORS  
105, Arcadia, 195, Nariman Point, Mumbai - 400 021.  
Tel.: (022) 4347 0651 Fax : (022) 4347 0654



**KARTIKEYA AND ASSOCIATES**  
ADVOCATES & SOLICITORS

FORMAT – A  
(Circular No:- 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

**Sr.No.**

- PR card dated 1<sup>st</sup> November, 2021
  
- Registered Indenture of Sale dated 20<sup>th</sup> January, 1969 bearing Serial No.331 dated 2<sup>nd</sup> July, 1970.
  
- Search report for 46 years from 1969 taken from Sub-Registrar' office at Mumbai and Bandra, Borivali and Goregaon.
  
- Any other relevant title: As more particularly set out in Title report dated 1<sup>st</sup> Nov, 2021.
  
- Litigations if any: At present NIL.

Date: 9<sup>th</sup> November, 2021

Advocate.

*K. G. Desai*

• (Stamp)

**KARTIKEYA & ASSOCIATES**  
ADVOCATES & SOLICITORS  
105, Arcadia, 195, Nariman Point, Mumbai - 400 021.  
Tel.: (022) 4347 0651 Fax : (022) 4347 0654