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TO WHOMSOEVER IT MAY CONCERN

1. By a Deed of Conveyance dated 10th September 1974 registered under no BOM/B-1464 of 1974 on 10th March 1975 with the Sub-registrar at Bandra Mumbai made between (1) Ratansey Karsondas (2) Pratapsingh Maturadas (3) Pushpabai Mathuradas (4) Jaisingh Vithaldas (5) Pratapsingh Shoorji Vallabhdas (6) Dilipsingh Shoorji Vallabhdas (7) Bhanji Surji (8) Gopalji Virji Surji (9) Manibai Virji Surji (10) Damayanti Virji Surji (11) Bachubhai Purshottam Bhanji (12) Saraswati Pralhadrai Kheraj (13) Damayanti Liladhar Kanji (14) Rukminibai Purshottam Dayalji (15) Kalyanji alias Arunkumar Purshottam Bhanji and (16) Vasantkumar Purshottam Bhanji - the owners of properties in the village Bhandup known as 'Bhandup Estate' of the one part and Rajaram Sakharan Ohol and of the other, the said Ratansey Karsondas and others sold conveyed and transferred unto the said Rajaram Sakharan Ohol and another the plot of land situate at Goregaon-Mulund Link Road Mulund (West) Mumbai 400 080 within the limits of Greater Mumbai in the revenue village of Nahur taluka Kurla in the district and registration sub-district of Mumbai City and Mumbai Suburban formerly bearing CTS No 479 (part) admeasuring about 14,890 sq yds ie 12,452 sq mts as per the Conveyance and admeasuring about 20,545.91 sq yds ie 17,179 sq mts as per Property Record Cards ('Entire Plot').

2 Each of the said Rajaram Sakharan Ohol and Ismail Ibrahim Patel ('Original Owners') were entitled to an undivided half share right title and interest in the said Entire Plot.

3 The said Original Owner no 1 died intestate on 20th October 1991 at Mumbai leaving him surviving as his only heirs and next of kin (1) Indubai Rajaram Ohol (2) Atul Rajaram Ohol (3) Anuradha Nandkumar Shirsat (4) Alka Babanrao Gaikwad (5) Aruna Daniel Kamble (6) Anita Rajaram Ohol ('Heirs of Original Owner no 1') and (7) Balasaheb Rajaram Ohol. No representations to the estate of the said Original Owner No 1 have not been procured.



4 The said Balasaheb Rajaram Ohol died intestate at Mumbai on 20th October 2003 leaving him surviving as his only heirs and next of kin (1) Namrata alias Vijayanti Balasaheb Ohol (2) Preshita Balasaheb Ohol (3) Tejshri Balasaheb Ohol (4) Pranjal Balasaheb Ohol and (5) Tanmay Balasaheb Ohol ('Heirs of Balasaheb Rajaram Ohol'). No representations to the estate of the said Balasaheb Rajaram Ohol have not been procured.

5 The said Heirs of Balasaheb Rajaram Ohol released relinquished and surrendered their respective share right title and interest in the said Entire Plot in favour of the said Heirs of the Original Owner no 1.

6 In the circumstances the Heirs of the Original Owner no 1 became entitled to the undivided half share right title and interest in the said Entire Plot and the residual undivided half share therein was held by the Original Owner No 2.

7 The said Heirs of the Original Owner no 1 and the Original Owner No 2 are hereinafter collectively referred to as the 'Owners'.

8 A Suit bearing no 4720 of 1982 was in the City Civil Court at Bombay by one Dwarkanath Pandurang Bhoir against the said Original Owner no 1 and others for a permanent injunction from encroaching upon a part of the said Entire Plot and for the other reliefs as therein mentioned. By an Order dated 29th August 2002, the said Suit was dismissed.

9 The said Dwarkanath Pandurang Bhoir filed a First Appeal no 1720 of 2002 in the High Court at Bombay against the said Order dated 29th August 2002 passed in the said BCCC Suit bearing no 4720 of 1982. By an Order dated 11th December 2002 the Hon'ble High Court directed the parties to maintain the status quo in respect of such part of the said Entire Plot. The said First Appeal is pending.

10 By an Agreement dated 30th December 2004 registered under no BDR-1032 of 2004 on the same day with the Sub-registrar at Bandra Mumbai made between the Owners of the one part and the Promoters of the other the said Owners granted the rights to the Promoters to develop the said Entire Plot for the consideration and upon the terms and conditions therein mentioned.



11 The area of the said Entire Plot was wrongly mentioned in the said Agreement. Hence by a Deed of Rectification dated 9th June 2006 registered under no BDR-14/6218 of 2006 the area of the said Plot was rectified to be '16,323.10' sq mts instead of 17,179 sq mts in the said Agreement.

12 Parts of the said Entire Plot admeasuring about: (i) 1707.32 sq mts has been earmarked for a recreation ground (hereinafter referred to as the 'Recreation Ground') and (ii) admeasuring about 3,851.09 sq mts and 232.78 sq mts has been reserved for a Development Plan Roads.

13 In the circumstances the Promoters became seized possessed and absolutely entitled to the residual land admeasuring about 12,531.12 sq mts 'Plot').

14 We have issued the public notices in the newspapers, caused the searches to be taken and investigated the title of the said Owners to the said Plot and certify that in our opinion the same is subject to the Suit as aforesaid, clear and free from encumbrances beyond reasonable doubts and as such marketable.

Dated this 26th day of March 2010

For L D Shah & Co



Partner

Advocates Solicitors & Notary