

Developers LLP and at the instance of the said M/s. APS Commodities Pvt. Ltd., the said members of Mishra family executed an Agreement for Sale dated 5th May, 2010 in favour of M/s. Pannom Developers LLP and the same is registered with the Sub-Registrar of Assurance at Andheri-2, Mumbai under Serial No.BDR-4/7970 of 2010.

- (c) In pursuance of the said Agreement dated 5th May, 2010 read with the said Memorandum of Understanding dated 1st February, 2010, by and under a Deed of Conveyance dated 13th January, 2011 registered with the Sub-Registrar of Assurance at Andheri-2, Mumbai under Serial No.BDR-4/375 of 2011 read with the Deed of Confirmation dated 21st January, 2011 registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No.BDR-4/716 of 2011 executed by Mr. Loharaj Mahesh Mishra and 21 others and also read with the Deed of Confirmation dated 24th January, 2011 registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No.BDR-4/766 of 2011 executed by the said Mr. Dinesh Ramdev Mishra and 21 others and also read with the Deed of Confirmation dated 29th January, 2011 registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No.BDR-4/893 of 2011 executed by the said Mrs. Sushila Almader Mishra and another and also read with the Deed of Confirmation dated 29th January, 2011 registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No.BDR-4/894 of 2011 executed by

the said Mr. Dhiraj Anil Mishra and 3 others and also read with the Deed of Confirmation dated 28th November, 2013 registered with the Sub-Registrar of Assurance at Andheri-2, under Serial No.BDR-4/8287 of 2013 executed by Mrs. Durgadevi Lalji Pande, the said members of Mishra family did convey transfer and assign the said property described in the Schedule hereunder in the said M/s. Panom Developers LLP on the terms, conditions and covenants therein contained.

- (d) We are informed that one of the Vendors of the property namely Mrs. Kamla Vishwanath Dubey, the daughter of the said Ramdev Mangal Mishra has filed a suit in the High Court of Judicature at Bombay being (O.O.C. J.J) Suit No.56 of 2014 against her brothers, other family members, the said M/s. APS Commodities Pvt. Ltd., and the said M/s. Panom Developers LLP and their partners inter alia for a declaration that the said Deed of Conveyance dated 13th January, 2011 is bad-in-law, illegal, forged, fabricated and/or got up document and the same is not binding on her and the said Mrs. Kamla Vishwanath Dubey has sought a declaration that the said M/s. APS Commodities Pvt. Ltd., has no right in respect of inter alia the said property on the allegations made in the plaint of the said suit. We are also informed that in the said suit the said Mrs. Kamla Vishwanath Dubey has also taken out a Notice of Motion being Notice of Motion No.135 of 2014 for certain interim and ad interim reliefs but

so far no interim or ad-interim reliefs have been granted as prayed in the said Notice of Motion. The said suit and the said Notice of Motion are pending.

4. In our opinion, subject to what is stated hereinabove, the title of the said M/s Pannu Developers LLP to the said property described in the Schedule hereunder written is clear and marketable and free from all encumbrances and reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing Survey No. 31 Hissa No. 6 (part) corresponding C.T.S. No. 332 and 332/1 to 42 admeasuring 1157.90 Square Mtrs. or thereabout with hereditaments premises and structures standing thereon situate at Vile Parle Village Tahuka Anthevi in the Registration District and Sub District of Mumbai City and Suburban.

Dated this fourth day of December, 2014.

For S. Pathak & Co.,



Partner
Advocates & Solicitors