

VINOD N. SINGH

B. Sc. LL.B., Advocate High Court, Mumbai

Correspondence Add : G – 8, Sadhuram Yadav Chawl, Behind Mahadev Apartment, Thakur Village,
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Email: advocatevinod1@gmail.com

Off. : 35/408, Malvani Vandana CHS. Ltd., Chatrapati Shivaji Raje Complex, Off Ekta Nagar,
Kandivali (W), Mumbai – 67

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Ref No. _____

Date : _____

TO WHOSOEVER IT MAY CONCERN:

Re: **All those pieces and parcels of land lying and being at Village Andheri bearing Plot No.5 of Survey No.105 of Bombay Suburban Scheme No. X, City Survey No.250, 250/1 to 14 admeasuring 6 acres and 22 gunthas situated Gilbert Hill, Andheri (West), Mumbai – 400 058.**

This is to certify that from all the relevant documents / agreements, seen by me and the search report perused by me, I have to state as under :

I have verified the following documents :-

- (1) The Search Report issued by Shri N. B. Vagal, certifying that he has taken the search at Office of Sub Registrar, Mumbai & Bandra from 1986 to 2015 and Bandra Sub Registrar Office No. 1 to 6 (Computer) from 2002 to 2015.
- (2) Deed of Partition dated 25th May, 1972 executed between Mr. S.S. Thakkar Bhagwandas Janjhua, Son of S.S. Thakkar Tolaram Singh Janjhu, as “the First Party”, Thakkar Rajinder Singh Janjhua, Son of S. S. Thakkar Bhagwandas Janjhua as “the Second Party”, Thakkar Anoop Singh Janjhua, Son of S.S. Thakkar Bhagwandas Janjhua as “the Third Party”, Thakkar Servedaman Singh Janjhua, Son of late Thakkar



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Shamsher Singh Janjhua as “the Fourth Party” and Smt. Swaran Lata, w/o of S. S. Thakkar Bhagwandas Janjhua as “the Fifth Party” all residing at 29-B, Pusa Road, New Delhi by virtue of which the property referred to herein above was devolved upon (1) Thakkar Rajinder Singh Janjhua, (2) Thakkar Anoop Singh Janjhua & (3) Thakkar Servedaman Singh Janjhua, as the beneficial owner.

(3) Agreement dated 10th November, 1983 executed between Thakkar Rajinder Singh Janjhua, through his Attorney Thakkar Servedaman Singh Janjhua, Thakkar Anoop Singh Janjhua and Thakkar Servedaman Singh Janjhua, as the Vendors and Messrs. Jay Jay Construction Company, a Sole Proprietary concern of Shri Mahesh Liladhar Dholakia as the Purchasers for the development of the property referred to hereinabove.

(4) The Declaration dated 22nd September, 1994 given by Messrs. Jay Jay Construction Company, surrendering their rights to the owners of the residue portion of the property claimed by them under agreement dated 10th November, 1983.

(5) Agreement for Development dated 28th December, 2004 executed between (1) Thakkar Rajinder Singh Janjhua, (2) Thakkar Anoop Singh Janjhua and (3) Thakkar Servedaman Singh Janjhua, carrying on business

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in name and style of Messrs. Bombay Construction Corporation having its office at C.T.S. No.211, village Andheri, Andheri (Wes), Mumbai and Messrs. Harsh Constructions, a registered partnership firm having its office at 6A/7A, Mirchi Galli, Opp. Jumma Masjid, Mumbai – 400 002, and now having at 63/67, 4th Floor, Carmellous Building, Pathakwadi, L.T. Marg, Marine Lines, Mumbai – 400 002.

(6) The said Messrs. Harsh Constructions have entered into a Joint Venture Agreement dated 12/10/2005 read with Joint Supplemental Agreement dated 9th November, 2010 with M/s. Siddhi Vinayak Developers, also a partnership firm duly registered under the Indian Partnership Act, 1932 and having its place of business at Unit No.A-207, ^{Su}pper Shopping Centre, Dr. Dalvi Road, Kandivli (West), Mumbai – 400 067 for development of the above subject property in Joint Venture for the consideration and on the term and conditions as mentioned therein.

(7) The said M/s. Harsh Construction have further entered into a Joint Venture Agreement dated 17th February, 2015 with M/s. Mahavir Real Vision, also a partnership firm duly registered under the Indian Partnership Act, 1932 and having its place of business at A/902, Oberoi Gardens, Thakur Vilage, Kandivali (East), Mumbai – 400 101 for

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development of Wing “B2” of the building “Divyam Heights” approved under BMC File No. CE/4549/WS/AK on the portion of the above subject property bearing C.T.S. No. 250C in Joint Venture for the consideration and on the terms and conditions mentioned therein.

In the premises aforesaid in our view the above mentioned property is clear, marketable and free from all encumbrances and in view of the aforesaid our client Messrs. Harsh Constructions has valid and legal right to develop the said property.

Mumbai, Dated this 30th day of March, 2015


Advocate