

Nitin S. Tungare

ADVOCATE, HIGH COURT

"TUNGARE HOUSE",
BEHIND JAYA APARTMENT,
NEAR HDFC BANK, DATTAPADA ROAD,
BORIVLI (EAST), MUMBAI - 400 066.
PHONE NO. : 28709811 / 28708761
MOBILE NO. : 98208 02272

REF. NO. :

DATE :

TO WHOMSOEVER IT MAY CONCERN

Re: Property bearing Cadastral Survey no 5 of Tardeo Division admeasuring 1362 sq yards and Cadastral Survey Nos 6, 1/6, 2/6 of tardeo Division admeasuring 780 sq yards.

Smt Sunanda Madhusudan Sunkersett & OrsOwners

And

M/s Jayant Enterprises

..... Developers

Under Instructions from my client M/s Jayant Enterprises., I have investigated title of (1) (a) Smt Sunanda Madhusudan Sunkersett (b) Smt Rajani Anadrao Sunkersett (i) Ranjan Anadrao Sunkersett (ii) Ajit Anadrao Sunkersett (iii) Manisha Bipin Tanak nee Pratibha Anadrao Sunkersett (iv) Smt Madhavi Pradeep Mitkar nee Madhavi Anadrao Sunkersett (c) Dr Jayawant Madhusudan Sunkersett (d) Nandkumar Madhusudan Sunkersett e) Atulchandra Madhusudan Sunkersett (f) Sushilkumar Madhusudan Sunkersett (2)(a) Smt Vasanti Narendra Sunkersett (i) Ashok Narendra Sunkersett (ii) Amol Narendra Sunkersett (b) Ravindra Vinayakrao Sunkersett (c) Surendra Vinayakrao Sunkersett (d) Bhupendra Vinayakrao Sunkersett (3)(a) Jaipal Bhalchasandra Sunkersett (b) Bhupal Bhalchandra Sunkersett 4)(a) Smt Nanda Anil Sunkersett (b) Alman Anil Sunkersett (b) Sunal Anil Sunkersett (5) (a) Vilas Vasantrao Sunkersett (b) Uday Vasantrao Sunkersett being the owners of the above captioned property more particularly described in the schedule hereunder written and hereinafter referred to as "the said property".

The Owners predecessors in title had demised their various properties at Tardeo including the property described in the schedule hereunder written under an Indenture of Lease dated 06th October 1888 for a term of 99 years. The Owners and the Lessees didn't exercise the option available to them under the said Indenture of Lease dated 6th October 1888 and the said Lease has expired by the efflux of time and by virtue of expiry of Lease, the Lessees right to the said property has reverted back to the Owners and the Owners have become fully entitled to the full ownership of the property in the said property described in the schedule hereunder written.

By an agreement dated 12th March 2003 duly registered with the sub registrar of Assurances at Bombay the Owners have granted development-cum-sale rights to the said M/s Jayant Enterprises in respect of the said property described in the schedule hereunder written.

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As per the instructions given by my clients M/s Jayant enterprises to take search of the aforesaid properties viz. Property bearing Cadastral Survey no 5 of Tardeo Division admeasuring 1362 sq yards and Cadastral Survey Nos 6, 1/6, 2/6 of Tardeo Division admeasuring 780 sq yards.

Accordingly I have taken search of the said property through my search clerk Mr Rakesh Pawar at the sub registrar office at old custom house Mumbai for the last 72 years i.e, from 1944 till date and as per the search report there is no any further transactions registered with the sub-registrar office at old custom house Mumbai with respect to the said properties till date and as per the said search report the owners have not entered into any type of agreement with anybody else save and except the developers herein M/s Jayant Enterprises i.e, by registered development-cum-sale agreement dated 12.03.2003 and as per the schedule mentioned in the said registered agreement.

The said M/s Jayant Enterprises in view of the said registered development-cum-sale Agreement dated 12th March 2003 are entitled to develop the property described in the Schedule hereunder written in accordance with the permission granted by the concerned authorities.

THE SCHEDULE HEREINABOVE REFERRED TO :

FIRSTLY:

All THAT piece or parcel of leasehold land being a portion of Anjir baug Estate situate on the New Foras Cross Road or Sleater Road and Sunkersett Road in the Registration District and Sub-District of Mumbai City and Mumbai Suburban registered in the Books of Collector of the Land Revenue under Old Nos. 54, 55, 104, 150, 151, 307, 378, 385, 386, New nos.133554,13555,13654,13655,13829,13891,13893,13895 and 13611 and Old Survey Nos 200 to 207 and New Survey no 7049 and Cadastral Survey no 5 of the Tardeo Division and in the Books of the Assessor and Collector of Municipal Rates and taxes under "D" ward Nos 3685 (1) A, 3688 (i), 3688(i)B and 3788 (i)(C) and Street Nos 11,8,5B and 5C containing by admeasurement 1367 (One thousand three hundred and sixty seven) Square Yards equivalent to 1142.9 (One Thousand One hundred forty two decimal point Nine) Square meters or thereabouts but on actual measurement 1362 (One Thousand Three Hundred and sixty two only) square yards equivalent to 1138.80 (One thousand one hundred and thirty eight decimal point eighty) square meters of thereabouts and bounded as follows in the east formerly by the properties of Dorabji Hormusji Shroff, Dr Rajabally Vishram Patel but now by property of Bai Bazlibai Hussein A. Currimbhoy; On the west by the land formerly demised to Shamrao Manekji Rele but now by property of Sayed Abdul Momin Rajvi; On the north by the New Road called Shankersett Road and on the South by the New Foras Road or Sleater Road.

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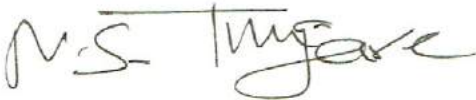
DATE :

SECONDLY:

- (A) ALL THAT piece and parcel of Land containing by admeasurement 780 (Seven Hundred and Eighty only) Sq Yards or thereabouts corresponding to 652.17 (Six Hundred and Fifty two decimal point Seventeen) Square meters being a portion of Abjir Baug situate on the west side of the New Foras Road or Sleater Road in the Registration Sub district and City of Mumbai registered in the books of Collector of Land Revenue under old nos 54,55,104,150,151,307,378,385 and 388 New Nos 13555,13654,13655,13829,13891,13893 and 13895,. old Survey no. 201, 202,204,205,206 and 207 and New Survey no 7049 and Cadastral Survey no 6, ,1/6 and 2/6 of Tardeo Division and bounded as follows on or towards the east by the property of Dr Sir Bhalchandra Krishna Bhatavadekar ; On or towards the west partly by the property of Jamsedji Sorabji Bottlewalla ; On or towards the north by Public Road ; and on or towards the South by portion of the property assigned under the assignment dated the 11th day of March, 1922 and by the new Foras Cross or Sleater Road together with the messuage tenements or dwelling houses and coach house standing thereon and assessed by the Assessor and collector of Municipal Rates and Taxes under 'D' ward no 3688 (2) and street no 7 of Sleater Road.

Dated this 31st day of December 2015.

Yours Faithfully



(Mr Nitin S. Tungare)

(Advocate High Court)