

Mahendra P. Bhatt

B.Com., LL.B.

ADVOCATE HIGH COURT

TELE. : OFF. 2265 40 67
RESI. 2894 80 07

8, CRESCENT CHAMBERS, 1ST FLOOR,
TAMARIND STREET, FORT, MUMBAI - 400 023.

Ref. _____

Date _____

To,

M/S. EARTH VINTAGE,

Re: Property bearing Cadastral Survey No.1386 of Lower Parel Division situate at Elphistone Road, Tulsi Pipe Lane, Mumbai together with building standing thereon known as "Sultan Building"

M/S. EARTH VINTAGE

.. OWNERS

Under instructions of you, **M/S. EARTH VINTAGE**, I have investigated your title to the above captioned property more particularly described in the Schedule hereunder written and report as under:

1.(a) By virtue of an Indenture of Conveyance dated 21st June, 1934 and registered with the Sub-Registrar of Assurances at Bombay under Serial No. BOM/1735/1934 one Haji Sultan Mohamed Khan came to be seized and possessed of or otherwise well and sufficiently entitled to property bearing Old Survey No. 12 and New Survey No. 1881, New Survey No. 2/1879 and C.S. No. 1386 of Lower Parel Division and Final Plot No. 618 TPS-IV situated at Elphistone Road, Tulsi Pipe Lane, Mumbai assessed by 'G' Ward No. 3607 and Street No. 1069 together with the tenements, structures, and building standing thereon known as "Sultan Building", admeasuring about 607.86 sq. mtrs., (hereinafter

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referred to as "the said property") and more particularly described in the **SCHEDULE** hereunder written;

(b) The said Hajī Sultan Mahomed Khan died intestate on or about 16th March, 1962 leaving behind him his son Mehmood Khan as his only legal heir and next of kin, who became entitled to the said property;

(c) The said Mehmood Khan died intestate on or about 16th May, 2005 leaving behind him his wife, (1) Shaida Mehmood Khan, (2) Imtiaz Mehmood Khan, (3) Kausar Sohel Shaikh, (3) Iftikar Mehmood Khan, (5) Kashifa Anis Khan And (6) Iffat Ubaid Memon, as his only legal heirs and next of kin, who became entitled to the said property described in the Schedule hereunder written.

(d) By a Deed of Conveyance dated 5th September, 2011 registered with the Sub-Registrar of Assurances at Bombay under Serial No. BBI-2/7208/2011 and made between the said Shaida Mehmood Khan and 6 others as the Vendors therein and you **M/s. Earth Vintage** as the Purchasers therein the said Vendors did thereby sell transfer and convey unto you the said property bearing C.S. No. 1386 of Lower Parel Division and situated at Elphinstone Road, Tulsi Pipe Lane together with building standing thereon known as "Sultan Building" more particularly described in the Schedule thereunder written which corresponds with the Schedule hereunder written.



Ref. _____

Date _____

2. In the premises, you **M/s. Earth Vintage** have become entitled to the said property bearing C.S. No. 1386 of Lower Parel Division and situated at Elphistone Road, Tulsi Pipe Lane together with building standing thereon known as "Sultan Building" and more particularly described in the Schedule hereunder written as Owners thereof and are entitled to develop the same pursuant to the development permissions received from the Concerned Authorities.

3. The said property described in the Schedule hereunder written comprises of building known as "Sultan building" which is in use and occupation of the monthly Tenants.

4. The Property Register Card has been mutated in the name of **M/S. EARTH VINTAGE** so as to show you as the holders of the said property more particularly described in the Schedule hereunder written.

5. I have perused search notes taken at the office of the Sub-Registrar of Assurances at Mumbai as well as the revenue record, the the title deeds pertaining to the said property and and on the basis thereof and subject to what is stated hereinabove I am of the opinion that you, **M/S. EARTH VINTAGE** have a clear marketable title free of encumbrances and of reasonable doubts to the under mentioned property described in the Schedule hereunder written as Owners thereof and are entitled to develop the said property in accordance with the Development permissions as may be obtained from and granted by the Concerned Authorities.

Btt

THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing Old No.12 and New No.1881, New Survey No.2/1879 and C.S. No.1386 of Lower Parel Division and Final Plot No.61 TPS-IV situated at Elphinstone Road, Tulsi Pine Lane, Mumbai, assessed by 'G' Ward No.3607 and Street No.1069 together with the tenements, structures and building standing thereon known as "**Sultan Building**" admeasuring about 607.86 sq. mtrs.

Dated this 17th day of February, 2017.


(Mahendra P. Bhatt)
Advocate