



Sunil Salunkhe
Mob. 91-9892304472

SAB LAW SERVICES

ADVOCATES HIGH COURT

Date: 1st August, 2017

TO WHOMSOEVER IT MAY CONCERN

Ref: All that piece and parcel of total land admeasuring about 432.40 Sq. Mtrs. as per title deed together with the structure standing thereon consisting of Ground plus Three upper floors containing 11 Flats situated at Kanjur Matru Chhaya Co-operative Housing Society Ltd., Plot No. 85, Datar Colony, Bhandup (East), Mumbai - 400 042, lying and being at C.T.S. No. 959 of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai

This is to certify that I have under instructions and on behalf of my client M/S ESHAAN REALTY Through its Proprietor MR. SUNIL DINKAR SHINDE, investigated his title of the above mentioned Property and have caused necessary verification of certain documents like Copy of Property Card, registered Development Agreement and Power of Attorney related with the above property discloses following facts as follows,

The photo copies of above referred documents produced before me, relying upon which and after pursuing the same, I do hereby give my opinion as under,

By virtue of Development Agreement dated 29th June, 2017, the Society therein KANJUR MATRUCHHAYA CO-OPERATIVE HOUSING SOCIETY LTD., have granted, assigned Development rights of all that piece and parcel of total land admeasuring about 432.40 Sq. Mtrs. as per title deed together with the structure standing thereon consisting of Ground plus Three upper floors containing 11 Flats situated at Plot No. 85, Datar Colony, Bhandup (East), Mumbai - 400 042, lying and being at C.T.S. No. 959 of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla in favour of my client M/S ESHAAN REALTY Through its Proprietor MR. SUNIL DINKAR SHINDE with the confirmation of all the Society

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Members as the owners of respective 11 Flats of the said society and said Development Agreement dated 29th June, 2017 was lodged and registered on 29th June, 2017 at the Office of the Sub Registrar of Assurance, Taluka Kurla, Kurla -IV under Serial No. KRL-4/6963/2017 and respective Stamp duty has been paid on said instrument under the Provision of Article 5(g-a) of The Bombay Stamp Act, 1958 and also the Society with all the members have granted General Power of Attorney in favour of my client M/S ESHAAN REALTY Through its Proprietor MR. SUNIL DINKAR SHINDE and said General Power of Attorney dated 29th June, 2017 was also lodged and registered on 29th June, 2017 at the office of the Sub Registrar of Assurance, Taluka Kurla, Kurla -IV under Serial No. KRL-4/6964/2017.

Therefore it appears that after execution of the said Development Agreement dated 29th June, 2017, my client namely M/S ESHAAN REALTY Through its Proprietor MR. SUNIL DINKAR SHINDE has right to develop all that piece and parcel of total land admeasuring about 432.40 Sq. Mtrs. as per title deed together with the structure standing thereon consisting of Ground plus Three upper floors containing 11 Flats situated at Kanjur Matru Chhaya Co-operative Housing Society Ltd., Plot No. 85, Datar Colony, Bhandup (East), Mumbai - 400 042, lying and being at C.T.S. No. 959 of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai and construct the Building on said plot of land and in my opinion my client M/S ESHAAN REALTY Through its Proprietor MR. SUNIL DINKAR SHINDE has title for development of said plot of land is clear and marketable and free from all reasonable doubts whatsoever in nature and my client can conveniently deal with Development of said plot of land in such manner as he may deem fit and proper.

Mumbai Dated 1st August, 2017

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Partner

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