

TO WHOMSOEVER IT MAY CONCERN

Re: **ALL THAT** piece and parcel of freehold land or ground bearing C.T.S. No. 1625, 1625/1, 1629 (B), 1628, 1628/1 to 1628/4 of Vile Parle (East) admeasuring in the aggregate 1790.60 Sq. mtrs as per the City Survey records and bearing final Plot No.197,201 of Vile Parle East), T.P.S. No.2 and Final Plot No.253 of Vile Parle (East), T.P.S. No.4 admeasuring in the aggregate 1747.80 sq mtrs as per the town planning records together with the buildings' presently standing there onhousing in the aggregate 4 shops and 33 flats situated at P.M. Road, Vile Parle (East), Mumbai-400 057 in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

We have investigated the title of Yoga Yog Co-operative Housing Society Ltd., (**the said Owner**) and the title of M/s. Hariom Developers (**the said Developer**) and the title of M/s. Hariom Sayaji Properties LLP (**the said Assignee**) in respect of the above referred Property by causing to take searches in both the office of the Sub-Registrar of

Assurances at Bombay for 54 years from 1962 to 2016 and also by perusing original and photo copies of title deeds relating to the above referred properties and upon perusal of the search note submitted by our search clerk, we have to state as follow;

We have caused to be published Public Notices in two News Papers namely 'The Free Press Journal' dated 13th February, 2017 and 'Navshakti' dated 13th February, 2017 inter-alia inviting claims/objections on the title of Yoga Yog Co-operative Housing Society Ltd., (**the said Owner**) and the title of M/s. Hariom Developers (**the said Developer**) and the title of M/s. Hariom Sayaji Properties LLP (**the said Assignee**) in respect of the above referred Property. We have perused the mutation entries and the title documents submitted to us.

Based on the aforesaid, we have to report as under:

Flow of title of the said Larger Property :-

1. Upon perusal of the documents produced and search note we have to state that the Owner has acquired the property being ALL THAT piece and parcel of freehold land or ground bearing C.T.S. No. 1625, 1625/1, 1629 (B), 1628, 1628/1 to 1628/4 of

Vile Parle (East) admeasuring in the aggregate 1790.60 Sq. mtrs as per the City Survey records and bearing final Plot No.197,201 of Vile Parle East), T.P.S. No.2 and Final Plot No.253 of Vile Parle (East), T.P.S. No.4 admeasuring in the aggregate 1747.80 sq. mtrs. as per the town planning records together with the buildings presently standing thereon housing in the aggregate 4 shops and 33 flats situated at P.M. Road, Vile Parle (East), Mumbai-400 057 in the registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as the said Property) as follows.

- (i) By Indenture dated 27th August, 1969, executed between
- 1) Virmati Rangidas Mehta, 2) Shri. Mahendra Rangidas Mehta, 3) Miss Virbala alias Bhanu Rangidas Mehta, 4) Mrs. Kunjbala Kantilal Gandhi, 5) Shri. Shirish Ishwarlal Kapadia and 6) Mrs. Rama Narendra Kothari therein referred to as the Vendors of the One Part and Mr. B.V. Dabhade therein referred to as the Confirming Party of the Second Part and Yoga Yog Co-operative Housing Society Ltd. therein referred to as the Purchaser of the Third Part, the Vendors therein sold, transferred and conveyed the Property being All that piece and parcel of

vacant land or ground situate lying and being at Vile Parle, registration Sub-District Bombay Suburban admeasuring 806 sq.yards (i.e. equivalent to 674 sq.mtrs.) bearing Plot Nos. 177, 178 and 179 (part) of T.P.S. II Vile Parle (**being the First Property**) wherein the Confirming Party confirmed unto the Purchaser therein sale of said Property for the consideration and upon the Terms and conditions mentioned therein. The said Indenture dated 27th August, 1969 is registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 3413 of 1969 dated 27th August, 1969.

- (ii) By Indenture dated 1st April, 1970, executed between 1) Viramati Rangidas Mehta, 2) Shri. Mahendra Rangidas Mehta, 3) Miss Virbala alias Ehanu Rangidas Mehta, 4) Mrs. Kunjbala Kantilal Gandhi, 5) Mr. Shrish Ishwarlal Kapadia and 6) Mrs. Rama Narendra Kothari therein referred to as the Vendors of the First Part and Mr. B.V. Dabhade therein referred to as the Confirming Party of the Second Part and Yoga Yog Co-operative Housing Society Ltd. therein referred to as the Purchaser of the Third Part, the Vendor therein sold, transferred and

conveyed the Property being ALL THAT piece and parcel of vacant agricultural land or ground situated at Vile Parle bearing Survey No.75-A, Hissa No.1(Pt), area 360 square yards, equivalent to 301 sq. mtrs. in the registration District and Sub-District of Mumbai City and Mumbai Suburban (**being the Second Property**) and the Confirming Party therein confirmed the sale of said Property unto the Purchaser for the consideration and upon the Terms and conditions mentioned therein. The said Indenture dated 1st April, 1970, is registered with the office of the Sub-Registrar of Assurances at Bombay under Serial no. 1516 of 1970 dated 1st April, 1970.

- (iii) By an Indenture dated 31st December, 1970, executed between 1) Shri. Anand Vithal Shrikhande and 2) Smt. Shantabai Anand Shrikhande therein referred to as the Vendors of the One Part and Shri. Balkrishna Vithal Dabhade therein referred to as the Confirming Party of the Second Part and Yoga yog Co-operative Housing Society Ltd. therein referred to as the Purchasers of the Third Part, the Vendor therein sold transferred and conveyed the Property being ALL THAT piece or parcel of

vacant land or ground situate lying and being at Vile Parle (East) Registration sub District, Bandra and District of Bombay Suburban area being old Plot No.177 -178-179 now being final plot No.197 of Town Planning Scheme No. II of Vile Parle, admeasuring 600 square yards i.e.548.64 square mtrs. or thereabouts (**being the Third Property**), to the Purchaser and the Confirming Party confirmed the sale of said Property for the consideration and upon the Terms and conditions mentioned therein. The said Indenture dated 31st December, 1970 is registered with the office of the Sub-Registrar of Assurances at Bombay under serial No. 5558 of 1970 dated 31st December, 1970.

- (iv) By a mutation entry dated 16th November, 2013 made in the property card, Mumbai Deputy Registrar by a letter bearing No. 197/K.V/ 574/13 dated 11th November, 2013 and bearing No. 197/K.V/ 1238/13 dated 12th August, 2013 the property bearing CTS Nos.1625, 1625/1 and 1625/2 admeasuring 501.6 sq. mtrs was merged in Final Plot No. 197 and the old CTS Nos. 1625, 1625/1 and 1625/2 were cancelled and the New property card bearing



Final Plot No.197 admeasuring 501.6 sq. mtrs. was issued.

- (v) By a mutation entry dated 16th November, 2013 made in the property card, Mumbai Deputy Registrar by a letter bearing No. 201/K.V/ 573/13 dated 11th November, 2013 and bearing No. 201/K.V./ 1237/13 dated 12th August, 2013 the property bearing CTS Nos.1628 admeasuring 479.2 sq. mtrs. 1628/1 and 1628/2 and 1628/4 admeasuring 157.9 sq. mtrs. and CTS Nos. 1629 admeasuring 247.4 and 1629/B/1 was merged in Final Plot No. 201 admeasuring 908.0 sq. mtrs. and the old CTS Nos. 1628, 1628/1 and 1628/2 and 1628/4 and CTS Nos. 1629 and 1629/B/1 were cancelled and the New property card bearing Final Plot No.201 admeasuring 908.0 sq. mtrs. was issued.

- (vi) By a mutation entry dated 16th November, 2013 made in the property card, Mumbai Deputy Registrar by a letter bearing No. 253/K.V/ 576/13 dated 11th November, 2013 and bearing No. 253/K.V/ 1234/13 dated 5th August, 2013 the property bearing CTS Nos.1628 admeasuring

323.3 sq. mtrs. 1628/3 admeasuring 14.9 sq. mtrs. was merged in Final Plot No. 253 admeasuring 338.2sq.mtrs and the old CTS Nos. 1628 and 1628/3 were cancelled and the New property card bearing Final Plot No.253 admeasuring 338.2 sq. mtrs. was issued.

(vii) The said **First Property, Second Property and Third Property** mentioned hereinabove are collectively referred to as the **said Larger Property**.

(viii) The said Larger Property now stands in the name of the Owner i.e. Yoga Yog Co-operative Housing Society Limited and the name of the Owner also appear on the Property card.

2. By a Deed of Conveyance dated 10th April, 2008 executed between Yoga Yog Co-operative Housing Society Ltd. through its then Chairman Mr. Mandar J. Pandit, then Secretary Dr. Suhas Pingale and then Treasurer Mr. Bipin Shah therein referred to as the **Vendor of the One Part** and M/s. Aasha Enterprises through its Partner Shri. Amit K. Vora therein referred to as the **Purchaser of the Other Part**, the Vendor therein did thereby granted right of way of an area admeasuring 369 sq. mtrs. from