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ADVOCATE HIGH COURT

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Ref. No. _____

Regd. A. D. / U. C. P. / Hand Delivery

Date _____

TO WHOMSOEVER IT MAY CONCERN

Re: ALL THAT plot of the land admeasuring 3122 sq.mts. bearing C.T.S. No.613, 613/1 to 36of Village:Kanjur (West), Taluka: Kurla, Mumbai Suburban District belonging to M/s. Aniraj Tower Co-op. Housing Society Ltd.

I have investigated the title of M/s. Aniraj Tower Co-op. Housing Society Ltd. in respect of the above referred property by causing to take search in the office of Sub-Registrar of Assurances at Bombay, Bandra, Chembur and Mulund for 30 years. I have also perused Revenue Records and Title Deeds. I have not found any encumbrances in the title.

By a Deed of Conveyance dated 11th July, 1988 registered under Serial No.BBJ/2038 of 1988 Smt. Vanita Mansukhlal Desai being the Owner had sold, transferred and conveyed the land admeasuring 3122 Sq.Mts to M/s. Patel and Associates on the terms and conditions mentioned therein.

M/s. Patel and Associates have constructed the building known as "Aniraj Tower" comprising of Shops and Residential flats and sold the shops and flats to various Purchasers, who have formed the Society known as "Aniraj Tower Co-op. Hsg. Society Ltd." bearing Registration No. BOM/WS/HSG/TC/8737 of 2001-02.

By a Deed of Unilateral (Deemed) Conveyance dated 27th October 2011 registered under Serial No. BDR-13/252 of 2012, the District Deputy Registrar Co-operative Societies has conveyed the above referred property in favour of M/s. Aniraj Tower Co-op. Housing Society Ltd.,

The City Survey Office has mutated the name of M/s. Aniraj Tower Co-op. Housing Society Ltd., in the property Card and deleted the name of M/s. Patel & Associates.

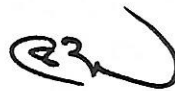
I have not found any encumbrances from the Revenue Records and also from the Search Report dated 16th October, 2019 issued by Mr. Raghunath S.Okate.

In my opinion the title of M/s. Aniraj Tower Co-op. Housing Society Ltd. is clear, marketable and free from encumbrances.

By a Development Agreement dated 2.11.2018 registered under the Serial No. KRL-3/13068 of 2018 M/s. Aniraj Tower Co-op. Housing Society Ltd., with the consent of its members have entrusted the complete Development Rights of the above referred property in favour of the M/s. Sudhanshu Infrastructures Pvt. Ltd., on the terms and conditions mentioned therein.

In my opinion M/s. Sudhanshu Infrastructures Pvt. Ltd., as the Developers of the said property have acquired clear and marketable title to the above referred property.

Dated this 20th day of November, 2019.


(G.S.BHAT)
Advocate.