



TO WHOMSOEVER IT MAY CONCERN

Re: All that piece or parcel of land admeasuring 543.79 sq. yards equivalent to 454.67 sq. mtrs or thereabouts being Final Plot No. 169 of TPS IV of Mahim Division, situate lying and being at N.C. Kelkar Road, 2-2 lane between Hasali Tank Road and L.J. Road bearing Cadastral Survey No. 1556 of Mahim Division together with the messuages tenement and building standing thereon known as 'Laxmi Bhuvan' comprising of ground plus three upper floors (The Plot and the Building thereon are hereinafter collectively referred to as the "Property" in this report for the sake of brevity).

Under the instructions of my clients, M/s. Sugee Eight Developers LLP, I have investigated their title pertaining to the ownership rights in respect of the Property referred to above and more particularly described in the Schedule hereunder written.

For the purpose of this Report-cum-Certificate, I have reviewed the following documents and papers provided to me and understand the title devolution of the Property in the following manner:

Title Chain:

- A. Originally, by Conveyance Deed dated 20th April 1950 registered with Sub-Registrar of Assurances under Sr.No. BOM/1953/1950 entered into between Ratilal Parvatishankar Jani and Ranchhodji Dullabhai Desai (the joint receivers appointed by consent decree dated 31st January 1949 passed in Suit No. 1896 of 1946 filed by Bai Jamnbai wife of Chhotalal Khimji against Nathibai widow of Gokaldas Doongarai in the High Court of Judicature at Bombay) as Vendors of the First Part, Mathibai widow of Gokaldas Doongarsi and Jamnbai wife of Chhotalal Khimji as First Confirming Parties of the Second Part, Kunverji Naranji Mistry as Second Confirming Party of the Third Part and Haribhai Nanabhai Mistry as the Purchaser of the Fourth



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Part, the Vendors therein conveyed the said Property unto the Purchaser therein and the First confirming party and second confirming party granted and confirmed unto the Purchaser forever all right, title and interest in respect of the said Property as described in Schedule hereunder written;

- B. By Deed of Gift dated 21st January 1957 registered with Sub-Registrar of Assurances at Bombay made by Haribhai Nanabhai Mistry as the Donor of the one part and 1) Gosaibhai Haribhai Mistry, 2) Rambhai Haribhai Mistry and 3) Chhaganbhai Haribhai Mistry as the Donees of the Other Part said Haribhai Nanabhai Mistry gifted all his rights, title and interest in the Property to his sons Gosaibhai Haribhai Mistry, Rambhai Haribhai Mistry and Chhaganbhai Haribhai Mistry forever as Tenants-in-Common subject to terms and conditions contained therein. Therefore, Gosaibhai Haribhai Mistry, Rambhai Haribhai Mistry and Chhaganbhai Haribhai Mistry each became entitled to 1/3rd share in the Property.
- C. One of the co-owner of Property, aforesaid Gosaibhai Haribhai Mistry died intestate at South Africa on 6th April 1991 leaving behind his wife Ambaben and four sons Gunvantrai, Dineshkumar, Bharatkumar and Baldev as his only legal heirs and successors to the Property as per the Hindu law under which he was governed at the time of his death. Wife of said Gosaibhai Mistry, Ambaben died intestate on 12th April 2004 and thus their four sons Gunvantrai, Dineshkumar nee Dinesh, Bharatkumar nee Bharat and Baldev inherited Gosaibhai Mistry's 1/3rd undivided share in the Property; said Gunvantrai Gosaibhai Mistry also died intestate at South Africa leaving behind his wife Vajiya Gunvantrai Mistry as his only legal heir and said Gunvantrai and Vajiya had no issue. Thus, said Vajiya, Dineshkumar nee Dinesh, Bharatkumar nee Bharat and Baldev inherited Gosaibhai Mistry's 1/3rd share in the Property.
- D. The other co-owner of the Property, said Rambhai Haribhai Mistry died intestate on 10th June 2010 leaving behind him his widow Dhanlaxmibai and three sons Ashok,



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Jayant and Naresh as his only legal heirs and successors under the Hindu Succession Act by which he was governed at the time of his death. Wife of Rambhai Haribhai Mistry, Dhanlaxmibai also died intestate on 8th February 2005 and thus, Ashok, Jayant and Naresh inherited 1/3rd of Rambhai's share in the Property.

- E. Other co-owner Chhaganbhai Haribhai Mistry died intestate at South Africa on 6th July 2011 leaving behind his 2 sons namely Arvindkumar and Kanak Dahiben wife of Chhaganbhai Haribhai Mistry predeceased him on 20th March 1983 and therefore, Arvindkumar and Kanak inherited 1/3rd of Chhaganbhai's share in the Property.
- F. Pursuant to the aforesaid, the said 1. Ashok Rama Mistry, 2. Jayant Ramabhai Mistry, 3. Vajiya Gunvantrai Mistry, 4. Dineshkumar Gosaibhai Mistry, 5. Bharatkumar Gosaibhai Mistry, 6. Baldev Gosaibhai Mistry, 7. Arvindkumar Chhaganlal Mistry, 8. Kanak Chhaganlal Mistry and 9. Naresh Rama Mistry alias Narendra Ramabhai Mistry executed Declaration cum indemnity dated 24th April 2012 registered with Sub-Registrar of Assurances Bombay under Sr. No. BBE-1/4755/2012 registered on 5th June, 2012 declaring that they are the only legal heirs and representatives entitled to the said Property and to record their names as the owners of the said Property.
- G. By Deed of Conveyance dated 8th June 2016 registered with the Sub-Registrar of Assurances at Bombay under Sr. No. BBE3/ 3995/2016 executed by and between 1. Ashok Rama Mistry, 2. Jayantkumar Rama Mistry, 3. Vajiya Gunvantrai Mistry, 4. Dineshkumar Gosaibhai Mistry, 5. Bharatkumar Gosaibhai Mistry, 6. Baldev Gosaibhai Mistry, 7. Arvindkumar Chhaganlal Mistry, 8. Kanak Chhaganlal Mistry (No. 2 to 8 through their constituted attorney Mr. Ashok R. Mistry authorized pursuant to Power of Attorney dated 20th April 2015) and 9. Naresh Rama Mistry alias Narendra Ramabhai Mistry therein referred to as the Vendors on the one part and M/s. Sugee Eight Developers LLP as the Purchaser on the other part, the



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aforesaid vendors conveyed the said Property unto the Purchasers on such terms and conditions as stated therein.

- H. The Property is presently occupied by 43 Tenants/Occupants on monthly tenancy basis.

For the purpose of title verification, I have perused the photocopies of the following Documents of the said Property:

1. Deed of Conveyance dated 20th April 1950
2. Deed of Gift dated 21st January 1957
3. Declaration cum Indemnity dated 24th April 2012
4. Special Power of Attorney dated 20th April 2015
5. Deed of Conveyance dated 8th June 2016

I have also carried out inspection of the records maintained in the Offices of the Sub-Registrar of Assurances at Mumbai for the last 67 years through my search clerk Mr. Sameer Sawant. During the search of the Index-II Register there were no entries found adversely affecting the Property. Search report of my search clerk is enclosed with this Report.

I have issued public notices in Free Press Journal in English and Navshakti in Marathi on 13th June, 2016 for inviting claims or objections from the public at large. I have not received any objections in response thereto.

In view of the aforesaid, I hereby certify that the ownership rights of M/s. Sugree Eight Developers LLP, to the Property described in the Schedule hereunder written are clear and marketable and free from any encumbrance subject to rights of the Tenants occupying the Property as stated herein.



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SCHEDULE AS HEREINABOVE MENTIONED

(Description of the Property)

ALL THAT piece or parcel of land or ground admeasuring 543.79 sq. yards equivalent to 454.67 sq. mtrs. or thereabouts being Final Plot No. 169 of TPS IV of Mahim Division, situate lying and being at N.C. Kelkar Road, 2-2 lane between Hasali Tank Road, and L.J. Road bearing Cadastral Survey No. 1556 of Mahim Division together with the messuages tenement and building standing thereon known as "Laxmi Bhuvan" comprising of ground plus two floors assessed by the Assessor and Collector of Municipal Rates and Taxes under "G" North Ward Nos. 4214 (5) & (5A) and Street No. 270-270A in the registration District and Sub-district of Mumbai city and bounded as follows:

- On or towards North : Partly by N.C. Kelkar Road and partly by Plot No. 170,
- On or towards South : by Plot No. 167 and 168
- On or towards East : by N.C Kelkar Road and Ram Maruti Road and
- On or towards West : By Plot No. 170 and Plot No. 167

Dated this 13th September, 2017

Ketki Salvi

Advocate & Legal Consultant