

ASHUN H. LAHIR

Advocate, High Court

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To,

✓ Shri. Pritesh Madhukant. Sanghvi

Proprietor of M/s. Level 6,

1st floor , building no. 25,

Above Kotak Mahindra Bank,

Opp. Sahakar Cinema, Tilak Nagar,

Mumbai- 400089

A. DESCRIPTION OF THE PROPERTY :

All that piece or parcel of land bearing C.T.S No. E/86/20/2, "C" tenure admeasuring 501.6 sq. mtrs or thereabouts together with structures standing thereon lying and being and situate at "E" Ward, Taluka Bandra, Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. Assessed by the Municipal Corporation of Greater Mumbai H/West Ward bearing Property No. HW0906010190000.

B. LIST OF DOCUMENTS :

I have been furnished with the photocopies of the following documents in respect of the captioned property for my perusal in order to verify your title to the captioned property on the basis of such limited documents and information, as provided to me :

- a. Property Register Card
- b. Copy of Indenture of grant of land by Additional Collector Bombay Suburban District bearing Order No. DLN/LND-SR-II-A-233/71 for 99 years from 10/10/1973



- c. Copy of Property tax assessment bill issued by the Municipal Corporation of Greater Mumbai, H/West Ward under property a/c no. HW0906010190000
- d. Copy of Order No. C/Desk-III/LND-II-ACR 219 dated 15th April, 1985, of the Additional Collector, Bombay Suburban converting to "Occupancy Rights" with effect from 3/10/1984 on payment of occupancy price by Shri Narayan Laxman Sonavadekar.
- e. Copy of the Death Certificate of Late Shri Narayan Laxman Sonavadekar.
- f. Copy of the Death Certificate of Late Smt. Laxmi Narayan Sonavadekar.
- g. Copy of the Order dated 7/06/2019 bearing reference no. C/OFFICE-3A/A-44/2019 issued by the Collector of Bombay Suburban converting the tenure of the said property to 'Free Hold' land.
- h. Copy of the Deed of Conveyance dated 19/06/2019 duly registered with the Sub Registrar of Assurance at Andheri, Mumbai under serial no. BDR9-6639-2019 between (1) Mr. Dattatraya Narayan Sonavadekar and (2) Mrs. Kirti Vijay Desai to Shri. Pritesh Madhukant. Sanghvi as the Proprietor of M/s. Level 6.

C. SEARCHES AND NOTICES :

I have taken searches through my search clerk Mr. Arvind Kadam with the Sub Registrar of Assurance at Mumbai and also at the office of the Sub Registrar of Assurance, Mumbai and Bandra for the period 1970 to 2019 and Sub Registrar of Assurance at Andheri 1 to 8 from the year 2002 to 2019 in respect of the property.

I have given Public Notices inviting claims in the Newspapers 1) Free Press Journal and 2) Navshakti on 14/08/2019 but have not received any claims.

D. OBSERVATIONS:

On the perusal of the aforesaid documents, it appears that :

1. Originally, Shri Narayan Laxman Sonavadekar had acquired leasehold rights vide Indenture of grant of land by Additional Collector Bombay Suburban District bearing Order No. DLN/LND-SR-II-A-233/71 for 99 years from 10/10/1973 a plot viz. all that piece or parcel of land admeasuring about 600 sq. yards i.e. 501.6 sq. mtrs bearing C.T.S No. E/86/20/2 along with semi permanent/kuchha building including chawl residential structure with studio standing thereon admeasuring about 234.55 sq. mtrs carpet area situate at Revenue Village : Bandra, Taluka Bandra in the Registration District and Sub District of Mumbai Suburban and the said property is assessed by the Municipal Corporation of Greater Mumbai, H/West Ward under property a/c no. HW0906010190000, hereinafter referred to as the "said property";
2. That the aforesaid lease was modified by the Additional Collector, Bombay Suburban vide Order No. C/Desk-III/LND-II-ACR 219 dated 15th April, 1985, the said tenure was converted to "Occupancy Rights" with effect from 3/10/1984 on payment of occupancy price by Shri Narayan Laxman Sonavadekar.
3. That Shri Narayan Laxman Sonavadekar, died on or about 9th April, 2002 without making any will or other testamentary disposition and his wife Smt. Laxmi Narayan Sonavadekar also died on or about 1st May, 2012 after which they were survived by (i) Mr. Dattatraya Narayan Sonavadekar (Son), and (ii) Mrs. Kirti Vijay Desai (married daughter), as their only legal heirs, representatives and next of kin as per the provisions of law by which they were governed at the time of their death.
4. That the Collector of Bombay Suburban has vide his Order dated 7/06/2019 bearing reference no. C/OFFICE-3A/A-44/2019 have converted the tenure of the said property to 'Free Hold' land.



5. That by a Deed of Conveyance dated 19/06/2019 duly registered with the Sub Registrar of Assurance at Andheri, Mumbai under serial no. BDR9-6639-2019 executed between (1) Mr. Dattatraya Narayan Sonavadekar and (2) Mrs. Kirti Vijay Desai as the 'Vendors' and M/s. Level 6 through its Proprietor Shri. Pritesh Madhukant. Sanghvi as the 'Purchasers', the said property was purchased by M/s. Level 6 through its Proprietor Shri. Pritesh Madhukant. Sanghvi as per the terms and conditions contained as broadly recorded therein.
6. The Property Card in respect of the said property shows the name of Shri. Pritesh Madhukant. Sanghvi in capacity as the Proprietor of M/s. Level 6 as the holder of the said property.
7. After having gone through the documents referred to hereinabove, it appears that your title as the holder of the said property along with the structures standing thereon is clear, free from encumbrances and marketable.

E. ASSUMPTION, QUALIFICATION AND LIMITATION :

1. This certificate is issued only on the limited information and documents provided to me.
2. This certificate is addressed to Shri. Pritesh Madhukant. Sanghvi and shall not be relied upon by any other person or authority for any purpose whatsoever without my prior consent.
3. In issuing this certificate, it is assumed that no information or documents which may have a material effect or adverse impact on what is stated herein has been concealed and/or misrepresented in any manner to me.
4. In issuing this certificate, it is assumed that the copies of the documents provided to me are all duly executed by the respective parties adequately stamped as per the applicable laws and are valid, legal and subsisting and that the same have not been terminated and/or cancelled at any point of time by either parties thereto unless otherwise provided herein.

5. Under no circumstances shall the liability in respect of this certificate be more than the fees received by me in respect of this certificate.
6. In the event any additional information or document is subsequently received by me or brought to my notice, which information or document may require this certificate to be modified, altered or reviewed in any manner. I reserved my right to do so on the basis of such additional information or document.
7. This certificate is only on the basis of the documents stated hereinabove.

Dated this 12th day of September, 2019


Ashun H. Lahir
Advocate, High Court



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