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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 Land admeasuring 1669 sq. mtrs. as per 7/12 Extract and 1342 sq.mts. as per Property Card with Building known as "Yashwant Smruti" situate on a Plot of Land bearing Survey No.48, Hissa No.1/2 and CTS No.424-A, of Village Bhandup (East), Taluka Kurla, Mumbai Suburban District belonging to Yashwant Smruti Co-operative Housing Society Limited and developed by M/s. Sainath Reality, the Partnership Firm.

I have investigated the title of M/s. Yashwant Smruti Co-operative Housing Society Limited, (hereinafter referred to as the "Said Society") in respect of the above referred property by causing to take search in the concerned office of Sub-registrar and verified the documents and revenue records.

It is revealed from the property card that Shri Shankar Yashwant Gavali and 4 others were the owners of the above referred property.

By a Deed of Conveyance dated 26/5/1975 registered under Serial No.BOM/2035 of 1975 Shri Shankar Yashwant Gavali and 4 others have sold, transferred and conveyed the plot of land 1669 sq.mts. in favour of the said society. The name of the said society has been mutated in property card on 27/4/1976.

It is revealed from property card and search report that said society has mortgaged the above referred land in favour of the Maharashtra State Co-operative Housing Finance Corporation

Ltd., by way of registered Mortgage Deed dated 7/2/1976 against the loan of Rs.6,23,000/-. It is further revealed from the Search Report that the said Maharashtra State Co-operative Housing Finance Corporation Ltd., by a Deed of Re-conveyance dated 10/2/2014 registered under Serial No.KRL-4/1529 of 2014 re-conveyed the said land in favour of the said society.

I have not found any encumbrances in the search and revenue records. In my opinion the title of M/s. Yashwant Smruti Co-operative Housing Society Limited is clear and marketable and free from encumbrances.

By a Development Agreement dated 13/3/2018 registered under Serial No.KRL-1/2753 of 2018, the said society along with its members entrusted the complete development rights of the said property in favour of M/s. Sainath Reality, the Partnership Firm on the terms and conditions mentioned therein. The said society has also executed the General Power of Attorney dated 13/3/2018 registered under Serial No.KRL-1/2754 of 2018 granted the powers in favour of the partners of M/s. Sainath Reality to develop the above referred property.

In my opinion the title of M/s. Sainath Reality, the Partnership Firm has acquired clear, marketable and free from encumbrances to develop the above referred property and to sell the premises other than those flats agreed to be allotted to the members of the society.

Dated this 25th day of August, 2020



(G.S. BHAT)
ADVOCATE