

SDP/Ganatra/136 -2015

Dated: 13th February, 2015

OPINION OF TITLE

To,

- (i) Mr. Ramesh Gordhandas Ganatra,
 - (ii) Mrs. Ranjan Ramesh Ganatra,
 - (iii) Mr. Minesh Ramesh Ganatra,
 - (iv) Mrs. Shilpa Minesh Ganatra,
 - (v) Mr. Mayur Ramesh Ganatra,
 - (vi) Mrs. Meena Mayur Ganatra,
- Kasar Vadavli, Next to Vijay Park,
Off. Ghodbunder Road,
Thane (West) - 400 615.

Re: All that piece or parcel of land or ground bearing portion of
Survey Numbers 122 Hissa No.2 and Survey Number 45 Hissa
No.3 admeasuring in aggregate about 3145.824 sq. mtrs. lying,
being and situate at Village Kasar Vadavli, Taluka Thane, situate
with the registration district and sub-district of Thane City and
the limits of Municipal Corporation of Thane.

-
1. By and under a Deed of Conveyance dated 8th March, 1976 made
between one Shri Chimanlal Chiranji Bhagat Khanna and Others of
"Chimanlal & Co." therein referred to as the Vendors of the One Part
and Shri Haresh Jagmohandas Mehta, therein referred to as the
Purchaser of the Other Part and registered with the office of Sub-
Registrar of Assurances at Mumbai under Serial Number BOM/R-418
on 8th March, 1976, the Vendors therein sold, transferred and conveyed

unto the Purchaser therein, all that piece and parcel of the land and ground admeasuring 4930 sq. yards or thereabouts (equivalent to 4124.23 Sq mtrs. or thereabouts) bearing Survey Numbers 122 Hissa No. 2 and Survey Number 45 Hissa No. 3 of Village Kasar Vadavli, Taluka Thane, together with the structure then standing thereon, situate with the registration district and sub-district of Thane City, ("**said Larger Property**"), at or for the consideration and in the manner therein mentioned. The aforesaid Deed of Conveyance dated 8th March 1976 was mutated in the revenue records in respect of the said Larger Property vide Mutation Entry No. 776 dated 15th March, 1976;

2. It appears that by an Order bearing No.ULC/H-6/MC/IC/GAD (hereinafter referred to as "**the Exemption Order**") issued by the Government of Maharashtra, a portion of the said Larger Property admeasuring 2657.60 sq. meters was then exempted for the industrial use under Section 20(1) of the Urban Land (Ceiling & Regulations) Act, 1976 (hereinafter referred to as "**the ULC Act**") on the terms and conditions as there may be mentioned.
3. It appears that since no portion of the said Larger Property was then excess in the hands of Mr. Haresh Mehta as per the order No. ULC/TA/T-5/Kasar Vadavli/SR-88 dated 17th November, 1998 in the manner therein mentioned, the revised order under section 8 (4) was passed by the competent authority under the ULC Act whereby the procedure under section 6 (1) of the ULC act was ended.

SOP

4. By and under an order dated 27th May, 1999 the Competent Authority under the ULC Act granted its No-objection to Mr. Haresh Jagmohandas Mehta for the sale and transfer of the said Larger Property unto you, as the Owners, in the manner and on the terms and conditions therein mentioned. You by and under the below mentioned Declaration dated 11th February, 2015 have declared and confirmed that you and your predecessors-in-title have fulfilled all the terms and conditions of all the orders and specifically of the aforesaid order dated 27th May, 1999 passed under the ULC Act from time to time and after the purchase of the said Larger Property by you as the Owners you have submitted all the relevant statements, papers and documents before the then concerned Competent Authority under ULC Act for assessment and no further notice or proceedings have been issued/ initiated by the concerned competent authority for acquisition or any requisition or reservation of any nature whatsoever against the said Larger Property or any part or portion thereof.
5. By and under a Deed of Conveyance dated 15th October, 1999 made between the aforesaid Shri. Haresh Jagmohandas Mehta, therein referred to as the Vendor of the One Part and yourselves, (i) Mr. Ramesh Gordhandas Ganatra, (ii) Mrs. Ranjan Ramesh Ganatra, (iii) Mr. Minesh Ramesh Ganatra, (iv) Mrs. Shilpa Minesh Ganatra, (v) Mr. Mayur Ramesh Ganatra and (vi) Mrs. Meena Mayur Ganatra, ("**said Owners**") therein collectively referred to as the Purchasers of the Other Part and registered with the office of Sub-Registrar of Assurances at Thane-1 under Serial Number TNN-1/6374 of 1999, the Vendor therein

sold, transferred and conveyed unto the Owners hereto the said Larger Property then admeasuring 4124.23 sq. mtrs., at or for the consideration and in the manner therein contained. The aforesaid Deed of Conveyance dated 15th October 1999 was mutated in the revenue records in respect of the said Larger Property vide Mutation Entry Number 446 dated 7th April, 2000.

6. By and under a Deed of Lease dated 23rd December, 2004 made between the aforesaid Mr. Ramesh Ganatra as the Lessors of the One Part and Reliance Infocomm Limited as the Lessee of the Other Part the Lessor therein being the First named Owner herein demised unto the Lessee therein, a portion of the said Larger Property admeasuring 850 sq. ft. or thereabouts, for the term of lease and subject to covenants, terms and conditions as therein contained.
7. The Owners have declared and confirmed that the aforesaid Deed of Lease dated 23rd December, 2004 has come to an end by the expiry of the same by efflux-of-time and the same was confirmed by the Lessee therein vide letter dated 29th March, 2013 addressed to Mr. Ramesh Ganatra.
8. The Owners have transferred and handed over a strip of land admeasuring 978.406 sq. mtrs. or thereabouts out of the said Larger Property to Thane Municipal Corporation ("TMC") as a D. P. Road vide registered Declaration Cum-Indemnity Bond dated 11th April, 2014 bearing registration No. TNN-5/3752 of 2014 in the manner therein mentioned.

SDP.

9. In view of the above surrender to TMC a portion of the said Larger Property the Owners are now holding the balance portion of the said Larger Property admeasuring 3145.824 Sq. Mtrs or thereabouts (“**said Property**”) as more particularly described in the **Schedule** hereunder written.
10. The necessary searches have been conducted in the office of the Sub-Registrar of Assurances at Mumbai and Thane for the period from 1980 till 2014 through the search clerk, Mr. Prakash Palsamkar, and on perusal of the Search Report dated 19th Decemeber, 2014 I have not found any subsisting charge, lien, mortgage or encumbrance in respect of the said Property registered with the concerned offices of the Sub-Registrar of Assurance in the manner therein mentioned, a copy of the aforesaid search report is hereto enclosed for perusal.
11. I have issued Public Notices on 2nd December, 2014 in the Times of India and Maharashtra Times for the investigation of your title to the said Property. In pursuance of the above, I have not received any claims in respect of the said Property.
12. By and under a notarised Declaration dated 11th February, 2015 you as the Owners, have inter alia, declared that you are in absolute use, occupation and possession of the said Property and there are no subsisting tenants, occupants, lessees or sub-lessees on the said Property or part thereof of whatsoever nature. Futher, there is no lien, charge, mortgage, lease, tenancy or encumbrance of any nature whatsoever over the said Property or part thereof and that the said Property is not subject

matter of any pending, litigation or attachment, either before or after judgement nor is there any restraining order or injunction passed by any court or authority pertaining to the said Property in the manner therein mentioned.

In the circumstances, on the basis of and subject to the above, in my opinion, your i.e. (i) **Mr. Ramesh Gordhandas Ganatra**, (ii) **Mrs. Ranjan Ramesh Ganatra**, (iii) **Mr. Minesh Ramesh Ganatra**, (iv) **Mrs. Shilpa Minesh Ganatra**, (v) **Mr. Mayur Ramesh Ganatra** and (vi) **Mrs. Meena Mayur Ganatra**, title as the Owners of the said Property is clear and marketable.

THE SCHEDULE ABOVE REFERRED TO

(Description of "the said Property")

All that piece and parcels of land bearing part of Survey Numbers 122 Hissa No. 2 and Survey Number 45 Hissa No. 3 admeasuring in aggregate about 3145.824 sq. mtrs. lying, being and situate at Village Kasar Vadavli, Taluka Thane, situate with the registration district and sub-district of Thane City, and within the limits of Municipal Corporation of Thane.

Yours faithfully,



Ms. Sampada Purekar

Advocate

Encl.: As above