

M.U. PANDEY

B. Com., LL.B.

Advocate, High Court.

CHAMBER:

101, Maharaja Retreat Co. op. Hsg. Society Ltd., Gen. Arun Kumar Vaidya Marg
Dindoshi, Goregaon (East), Mumbai-400 063.
Tel. # 2840 55 70 / 2840 55 90, Fax # +91-22-2840 91 61

RESIDENCE:

61-62, *Matrukrupa 'A'*, Pandit Solicitor Road, Malad (East), Mumbai-400 097
Tel. # 2883 43 54

January 31, 2011

- (1) SHRI SHIVSHANKAR SHIVRAM SINGH
- (2) SHRI RANDHIR SHIVRAM SINGH
- (3) SHRI SACHIN SHIVRAM SINGH
- (4) SMT. SHARDADEVI SHIVRAM SINGH
- (5) SMT, SUCHITRA KRISHNAKANT SINGH KUSHWAH
Shop Nos. 1 and 2 Sanman Shree Co-op. Hsg. Society Ltd.,
Sanman Singh Marg, Bhandup (West),
Mumbai-400 078.

Report on Title

Re: All that pieces and parcels of land or ground admeasuring 4549.8 Sq. Mtrs. bearing Survey No. 130 (Part), CTS No. 99, 99/1 to 28 of Village: Kanjur, Taluka: Kurla, Mumbai Suburban District.

1. You instructed me to investigate into the marketability of your title in respect of the above described property and issue appropriate Certificate about the marketability of your title in respect of the said property. For the purpose of investigating into marketability of title in respect of the said property, I caused Searches to be taken in the Office of the Sub-Registrar of Assurances, Bandra, Chembur, Nahur and in the Office of the Sub-Registrar Mumbai for the period from 1962 to 2010. The Search Clerk has submitted his Report dated 10th January, 2010.

2. You also produced before me for my perusal the following documents:-

- (i) Indenture dated 25th August, 1955 executed by and between (1) Ratansey Karsondas, (2) Pratap Sinh Mathuradas, (3) Pushpabai wife of Pratapsinh Mathuradas, (4) Jaisinh Vithaldas the Proving executors and executrix of the WILL of Sir Mathuradas Vissonji, (5) Pratapsinh Shoorji Vallabhdas, (6) Dilipsinh Shoorji Vallabhdas, (7) Jaylaxmi widow of Shoorji Vallabhdas, the proving

executors and executrix of the WILL of Shoorji Vallabhdas, (8) Bhanji Shoorji, (9) Gopalji Virji Shoorji, (10) Manibai widow of Virji Shoorji, (11) Damayanti daughter of Virji Shoorji, (12) Bachubai widow of Purshottam Bhanji, the heir and legal representatives of Shivji Raghavji of Bombay Indian Inhabitant, (13) Saraswati wife of Pralhadrai Kheraj, (14) Damayanti wife of Liladhar Kanji, (15) Rukminiben wife of Purshottam Dayalji, (16) Kalyanji alias Arunkumar Purshottam Bhanji and (17) Vasantkumar Purshottam Bhanji as the Vendors (Ratansey Karsondas and Others) and Smt. Ramkalibai widow and Administratrix of Sanman Akver Singh as the Purchaser whereby the said Ratansey Karsondas and Others sold, transferred and assigned to the said Smt. Ramkalibai Sanman Singh the land admeasuring about 5502 Sq. Yds. or thereabout bearing Survey No. 130(Part) of Village: Kanjur, then Registration Sub-District of Bandra (said land)

- (ii) Certified copy of Mutation Entry No. 146, 773 and 774 of Village: Kanjur.
- (iii) Certified copy of Extract in the Village Form 7/12 in respect of the said land.
- (iv) Certificate of Death issued by Kankavali Panchayat Samiti, Ratnagiri District recording the death of Smt. Ramkalidevi Sanman Singh.

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(v) Letter of Administration to the Estate of Smt. Ramkalidevi Sanman Singh issued by the Bombay High Court in the T. & I. J. Petition No. 160 of 1972.

(vi) Property Register Card in respect of the said lands.

(vii) The 3 Deeds of Releases dated 15th July, 1985 (i) by Parvatidevi Bhanupratap Singh in favour of Shivshankar Shivram Singh (ii) by Smt. Saroja Raghavendra Singh in favour of Randhir Singh Shivram Singh and (iii) by Smt. Ramadevi Ravindra Singh in favour of Sachin Singh Shivram Singh.

(viii) LOI No. SRA/ENG/2039/S/PL/LOI dated 03rd May, 2010 issued by the Slum Rehabilitation Authority and revised LOI dated 15th November, 2010.

(ix) The Plans approved by the Slum Rehabilitation Authority under No. SRA/ENG/2430/S/PL/AP dated 15th November, 2010 and IOA of even date.

(x) Work Commencement Certificate No. SRA/ENG/2430/S/PL/AP dated 15th November, 2010 issued by the SRA.

From the perusal of the Report of the Search Clerk and aforesaid documents the following facts are revealed:

(a) That by the Conveyance dated 25th August, 1965 registered with

the Sub-Registrar of Assurances at Bandra under Sl. No. BND 1915 of 1965 Ratansey Karsondas and Others sold and transferred the land admeasuring 5502 Sq. Yards bearing Survey No. 130(Part) of Village : Kanjur in Sub-District Bandra to Smt. Ramkalibai Sanman Singh

- (b) After the Conveyance dated 25.08.1965, the Mutation Entry No. 146 was certified and the effect of the said Conveyance was given in the Revenue Records and name of the said Ramkalidevi Sanman Singh recorded as the holder of the said land in the Village Form 7/12.
- (c) On the introduction of City Survey, the said land and the structures thereon are given City Survey No. 99. 99/1 to 28 and the area of land as per the Property Register Card works out to 4549.80 Sq. Mtrs. and the name of the said Ramkalidevi Sanman Singh is recorded as the holder of the said lands in P.R. Cards.
- (d) The said Ramkalibai died on 29th July, 1971, leaving behind her son (i) Shivram Singh Sanman Singh and married daughters (ii) Smt. Parvatidevi Bhanupratap Singh, (iii) Smt. Sarojadevi Raghavendra Singh and (iv) Smt. Ramadevi Ravindra Singh as her only heir and legal representatives.
- (e) Shri Shivram Singh Sanman Singh, the son of the said Smt. Ramkalibai filed Testamentary Petition No. 160 of 1972 in the High Court of Judicature at Bombay and the Hon'ble High Court granted to him Letter of Administration of the Estate of the said

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Late Smt. Ramkalidevi Sanman Singh on 02nd July, 1975.

- (f) By the Certification of Mutation Entry No. 773 of Village: Kanjur, the heirship enquiry was made and the name of the heirs of the said Ramkalibai Sanmansingh was recorded being (i) Shivramsingh Sanman Singh, (ii) Smt. Parvatidevi Bhanupratap Singh, (iii) Smt. Sarojadevi Raghavendra Singh and (iv) Smt. Ramadevi Ravindra Singh.
- (g) By the Deed of Release dated 15.07.1985, the said Smt. Parvatidevi Bhanupratap Singh released and relinquished her share in the said property in favour of Shivshankar Shivram Singh. By the Deed of Release dated 15th July, 1985 the said Smt. Sarojadevi Raghavendra Singh released and relinquished her share in the said property in favour of Randhir Singh Shivram Singh and by the Deed of Release dated 15th July, 1985 the said Smt. Ramadevi Ravindra Singh released and relinquished her share in the said property in favour of Sachin Shivram Singh. The said three Release Deeds are registered and Index-II in respect of the same is issued.
- (h) By the Certification of Mutation Entry No. 774 of Village: Kanjur, the effect to the said three Release Deeds dated 15th July, 1985 are in the Revenue Records in the Village Forms 6 and 7/12 and the names of the said Shivshankar Shivram Singh, Randhir Shivram Singh and Sachin Shivram Singh are recorded as the holders of the said lands. Accordingly after the said Release Deeds the said Shivram Singh Sanman Singh, Shivshankar