

Mahendra P. Bhatt

B.Com., LL.B.

ADVOCATE HIGH COURT

TELE. : OFF. 2265 40 67
RESI. 2894 80 07

6, CRESCENT CHAMBERS, 1ST FLOOR,
TAMARIND STREET, FORT, MUMBAI - 400 023.

Ref. _____

Date _____

To,

M/S. A.K DEVELOPERS,

Re: Property bearing Cadastral Survey No.1215 of Girgaon Division situate at Chunam Lane, Dr. D.B Marg, Mumbai 400007 together with building standing thereon known as Ramkrishna Building'

RAMKRISHNA PREMISES CHS LTD. .. OWNERS

M/S. A.K DEVELOPERS

.. DEVELOPERS

Under instructions of you, **M/S. A.K DEVELOPERS** I have investigated your title to the above captioned property more particularly described in the Schedule hereunder written and report as under:

1. a) By Deed of Conveyance dated 11th September, 1996 and registered with Sub-Registrar of Bombay under Sr. No.BBE/3291 of 1996, Shri Madhav Waman Kulkarni and 18 others as the Vendors therein and the said Ramkrishna premises Co-op Housing Society Ltd. the Owners herein as the Purchaser therein, the said Vendors did thereby sell transfer and convey unto the Owners herein the said Ramkrishna Building, being all that piece or parcel of land bearing Cadastral Survey No.1215 of Girgaon Division and enrolled in the Books of Collector of Municipal Rates and Taxes under 'D' Ward, No.1798 (1) and Street No.2 admeasuring 425 Sq. Yds. equivalent to 305.18 sq. mtrs. or thereabouts more particularly described in the schedule hereunder written.

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- b) In the premises, the Owners herein being a Co-operative Housing society duly registered under the provisions of Maharashtra Co-operative Housing Society Act, 1960 became seized and possessed off or otherwise well and sufficiently entitled to the said property known as Ramkrishna Building, bearing Cadastral Survey No.1215 of Girgaon Division and enrolled in the Books of Collector of Municipal Rates and Taxes under 'D' Ward, No.1798 (1) and Street No.2 admeasuring 425 Sq. Yds. equivalent to 305.18 sq. mtrs. or thereabouts. The Property Register Card remains to be mutated to reflect the said Ramkrishna premises Co-op Housing Society Ltd. as the holder of the said property more particularly described in the Schedule hereunder written.
- c) By a Development Agreement dated 8th May, 2014 and registered with Sub-Registrar of Bombay under Sr. No.BBE-1/ 3969 of 2014 made between the said Ramkrishna premises Co-op Housing Society Ltd. the Owners herein as the Society therein and you, **M/s. A.K Developers** as the Developers therein being the Developers herein, the said Society did thereby grant unto you, **M/s. A.K Developers** development cum sale rights in respect of the said property bearing Cadastral Survey No.1215 of Girgaon Division and more particularly described in the Schedule thereunder written which corresponds with the Schedule hereunder written;

2. In the premises, you **M/s. A.K Developers** have become entitled to the development cum sale rights in respect of the said

Att/

Ref. _____

Date _____

property bearing Cadastral Survey No.1215 of Girgaon Division and enrolled in the Books of Collector of Municipal Rates and Taxes under 'D' Ward, No.1798 (1) and Street No.2 admeasuring 425 Sq. Yds. equivalent to 305.18 sq. mtrs. or thereabouts and more particularly described in the Schedule hereunder written and are entitled to develop the said property pursuant to the development permissions received from the Concerned Authorities.

3. The said property described in the Schedule hereunder written comprises of building known as Ramkrishna Building, consisting of ground plus 3 floors, comprises 34 flats/premises which are in use and occupation of the members of the Society.

4. I have perused search notes taken at the office of the Sub-Registrar of Assurances at Mumbai as well as the revenue record, the the title deeds pertaining to the said property and and on the basis thereof and subject to what is stated hereinabove I am of the opinion that the Owners, **Ramkrishna premises Co-op Housing Society Ltd.** have a clear marketable title free of encumbrances and of reasonable doubts to the under mentioned property described in the Schedule hereunder written and you, **M/s. A.K Developers** as appointed Developers and are entitled to develop the said property in accordance with the Development permissions as may be obtained from and granted by the Concerned Authorities.

THE SCHEDULE HEREINABOVE REFERRED TO:

All that piece or parcel of land with building consisting of ground plus three upper floors known as 'Ramkrishna Building' and bearing Cadastral Survey No. 1215 of Girgaon Division and in the Books of

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Collector of Municipal Rates and Taxes under 'D' Ward, No. 1798 (1) and Street No. 2 admeasuring 425 Sq. Yds. equivalent to 305.18 Sq. Meters or thereabouts and bounded as follows:

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|-------------------------|---|--|
| On or towards the East | : | Property of Goa Hindu Association; |
| On or towards the West | : | Property of Charudatta Bhamappa Upadhye; |
| On or towards the North | : | Property of Lamington Road Police Station; |
| On or towards the South | : | Chunam Lane. |

Dated this 21st day of October, 2016


(Mahendra P. Bhatt)
Advocate