

NARAYANAN
JANARDHANAN
Ms. ANNAPOORNA SESHADRI
RAMACHANDRAN N.

NARAYANAN & NARAYANAN (Regd.)
ADVOCATES & SOLICITORS
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Messrs. Prime Housing,
103, Midas Building,
Bhaudaji Extension Road,
Sion (East), Mumbai 400 022.

Dear Sirs,

Re: Land bearing Plot No.102 (North) of Dadar Matunga Estate, Municipal Corporation of Brihan Mumbai, Cadastral Survey No.310/10 of Matunga Division together with the building **SANGEETA JYOTI** standing thereon, situate at Rambaug Lane, Matunga, Mumbai 400 019.

Under instructions from you, we have investigated your title to the captioned lands.

2. The above land together with the construction erected thereon was originally demised by the Municipal Corporation of City of Bombay (as it then was) to one Khushal Govind and Mrs. Parvatibai Khushal Govind as joint tenants for the term in perpetuity commencing from 8th March 1935, subject to payment of the rents and observance and performance of the covenants and conditions recorded in an Indenture of Lease dated 5th June 1940 executed by the Corporation in their joint favour. The said Indenture of Lease is registered at the Bombay Sub-Registry under Serial No.2930 at pages 57 to 65 of Volume 233 on 2nd August 1940.

3. By diverse mesne assignments, the leasehold rights in the captioned lands and building came to vest, prior to 10th April 1958, in one Swami Sri Omkarnadji Jawahar Prakash. By an Indenture of Assignment dated 10th April 1958, the said Swami Shri Omkaranandji Jawahar Prakash transferred and assigned unto one T.V.K. Sundaram & 9 Ors., being the then office-bearers of one **SRI THYAGARAJA SABHA**, the said lands hereditaments and premises comprised in and demised by the said Indenture of Lease dated 5th May 1940 for the residue unexpired of the term in perpetuity subject to payment of the rent reserved by and the covenants and conditions contained in the said Indenture of Lease for the consideration and in the manner therein appearing. The said Indenture of Assignment is registered at the Mumbai Sub-Registry under Serial No. BOM/4083 of 1954 on 11th January 1953.

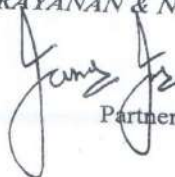
4. The Trustees of **Sri Thyagaraja Sabha**, being desirous of transferring and assigning the leasehold rights in the captioned property, obtained the permission of the Charity Commissioner, Maharashtra State on 29th September 2002 as required under Section 36 of the Bombay Public Trusts Act, 1950, and thereafter

by a Deed of Assignment dated 14th September 2005 transferred and assigned unto you the leasehold rights in the said lands and the building standing thereon for the residue unexpired of the term comprised in the Indenture of Lease dated 5th June 1940 for the consideration and in the matter therein appearing. The said Deed of Assignment is registered at the Bombay Sub-Registry under Serial No.BBE-2/8418 of 2005.

5. The building *SANGEETA JYOTI* standing on the captioned land comprises of ground and three (part) upper floors, and all premises therein (save and except Premises No. 11 on the Third Floor) are let out to and occupied by monthly tenants.
6. Under instructions from you, we had caused searches to be carried out at the relevant Sub-Registries in respect of the captioned lands. We have not come across any document registered in respect of the captioned land in any manner derogating from the title of the lessees to the captioned land. We had also caused to be published in the issues of the Free Press Journal and the Mumbai Samachar both dated 20th June 2007 inviting claims from persons claiming rights to the captioned land. We have not received any claim pursuant to the said Public Notices.
7. You have informed us that you have applied to the Municipal Corporation of Greater Mumbai for effecting transfer of the leasehold rights in respect of the captioned property in your favour, and for recognizing you as the Lessee of the captioned property in place of *Sri Thyagaraja Sabha*, and that the same is at the final stage of approval and that you have complied with all requirements for enabling the Corporation to recognize you as its Lessee in place of *Sri Thyagaraja Sabha*.
8. Under the circumstances and relying on the above, we certify that your title to the leasehold rights in the property comprised in the Indenture of Lease dated 5th June 1940 is clear and marketable and free from encumbrances and claims.

Dated this 9th day of November 2009.

Yours truly,
For *NARAYANAN & NARAYANAN*,


Partner