

KRISHNA K. SHETTY

B.Com., LL.B. (Mumbai)
ADVOCATE, HIGHCOURT

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November 27, 2016

To:

M/S. AARYADEEP BUILDERS & DEVELOPERS

B-22, 104, Ketki CHS Ltd.

Sector-I, Shanti Nagar,

Mira Road (East)

Dt-Thane 401107.

Subject: Title Report in respect of Plot of Land bearing Survey No.138, Hissa No. 1 corresponding to CTS No. 772/A, Village Eksar, Taluka Borivali Mumbai Suburban District, admeasuring 2301.60 sq. mtrs. Situated at Kandarpada, Dahisar (West) Mumbai-400068

Owner: SHRI SAI VISHRAM CO-OPERATIVE HOUSING SOCIETY LIMITED, Kandarpada, Dahisar (West) Mumbai-400068

Pursuant to your instruction to investigate the title in respect of the above property which is more particularly described in the schedule hereunder written, I have perused the Title Deeds, Search Notes, Revenue Records, Declaration Cum Indemnity Bond, Requisitions, Confirmation Letters and other records, subject to which and in my opinion, R/W Qualification Notes attached hereto as Annexure :

1. By Deed of Conveyance dated 16-04-1979 has been registered under No. BOM/S-1089 of 1979 dated 06-12-1979 in favour of SHRI SAI VISHRAM CO-OPERATIVE HOUSING SOCIETY LIMITED relating to the development and holding of the land;
2. the Title of M/s. Aaryadeep Builders & Developers in respect of the subject property is clear & marketable free from encumbrances and M/s. Aaryadeep Builders & Developers are entitled to develop the building 'Sai Vishram' and sell Flats/Shops/Tenements except the Flats/shops/Tenements of the existing members of the Society.

Yours faithfully,



Krishna K. Shetty

Advocate High Court

