

ALP/KAM 001051

27th July 2017

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece or parcel of land formerly of the pension and tax tenure and since redeemed from payment of all pension and tax together and measuages tenements buildings and structures standing thereon situate at Walkeshwar Road at the foot of Malabar Hill without the Fort of Bombay in the Registration District of Bombay and Bombay Suburban containing by measurement 765.48 sq. mtrs. (830.65 sq. meters less 65.17 sq. mtrs. set back) or thereabouts old Survey No. 17 and New Survey No. 3/B/7288 and Cadastral Survey No. 272 of Malabar and Cumballa Hill Division and assessed under Municipal 'D' ward 2494(9A)/128 & 2497 (9AA-9AB)/130/A-130AB, 128-130 Walkeshwar Road and bounded as follows:

On or towards the East:	Property bearing C.S. No. 271
On or towards the West:	Property bearing C.S. No. 273
On or towards the South:	Walkeshwar Road
On or towards the North:	Property bearing C.S. No. 1/274

.... Said Property

M/s. Lulu Enterprise

....Owners

We have verified the title of M/s. Lulu Enterprise, a partnership firm having its office at 3rd floor, Rukhsana Mansion, 7 Gola Lane, Fort, Mumbai 400001 ("Owners") in respect of the aforesaid property on the basis of the documents furnished to us.

By a deed of conveyance dated 26th May 2007 duly registered with the Sub-Registrar at Mumbai bearing Serial No. BBE-5821/2007, M/s. Lulu Enterprise has purchased the said Property from (1) Kassim Vaid; (2) Mohammed Vaid; (3) Nafisa Pedhiwala; (4) Rashida Peerwala (5) Fatema Pala; and (6) Samina Barodawala being co-owners of the said Property.

The name of M/s. Lulu Enterprise has been mutated as beneficial owner on the Property Register Card vide MR No. 468/2007.

We have taken an electronic search on the web-site of Inspector General of Registration, Maharashtra from 2007 upto date to determine if there are any registered encumbrances on the said Property. We have not found any encumbrances.



Based on the aforesaid, we have found the title of M/s. Lulu Enterprises in respect of the aforesaid Property as clear and marketable.

Dated this 27th day of July 2017

Yours faithfully,
For M/s. Apex Law Partners


Partner



To:
M/s. Lulu Enterprise
3rd floor, Rukshana Mansion
7, Gola Lane, Fort
Mumbai 400001