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26th November 2013

Messrs. Ekjyot Properties,
3, Unicorn,
Above HDFC Bank Ltd.,
Dr. C. G. Road, Chembur,
Mumbai 400 074.

Dear Sirs,

Re : Land bearing Plot No.23 on the estate of the Postal
Co-operative Housing Society Ltd., CTS Nos. 491,
491/1 and 491/2 of Chembur, admeasuring 420
sq.mtrs., Taluka Kurla, District Mumbai Suburban.

Under instructions from you we have investigated the title of Dr. Pratap
Anant Chikhalikar, Ranjit Anant Chikhalikar, Ajit Anant Chikhalikar and Ms.
Sulabha Anant Chikhalikar to the captioned lands.

2. You have for the purpose furnished to us copies of the following
documents:

- a. Photocopy of the letter dated 6th May 1959 addressed by Prof. Anant
Narayan Chikhalikar ("said Deceased") to the Postal Co-operative Housing
Society Ltd. (said "Society"),
- b. Photocopy of the letter dated 3rd August 1959 addressed by the Society to
the said deceased,
- c. Photocopy of the letter dated 11th September 1959 addressed by the said
deceased to the said Society,
- d. Photocopy of Share Certificate No.38 of the said Society,
- e. Photocopy of the Death Certificate of the said deceased,
- f. Photocopy of the Death Certificate of Smt. Indumati Anant Chikhalikar
("said Indumati"),



- g. Photocopy of the Agreement in Form HH dated 19th October 1954 executed by the District Deputy Collector, Bombay Suburban District in favour of the said Society,
 - h. Photocopy of the Indenture in Form 'D' dated 1st May 1992 executed by the said Society in favour of the said Indumati, and
 - i. Photocopy of the certified copy of the City Survey Property Register Cards in respect of land bearing C.T.S Nos.491, 491/1 and 491/2 of Village Chembur issued by the City Survey Office.
3. On a study of the above documents we have to report as under:
4. The captioned property forms part of the estate of the Postal Co-operative Housing Society Ltd. (hereinafter referred to as "*the Society*"). The Society has been granted the larger lands (of which the captioned property forms a part) by the State Government in Form HH issued by the Collector, Bombay Suburban District on 19th October 1954. The said grant is issued on the several terms herein set forth and recorded.
5. One Prof. Anant Narayan Chikhalikar was enrolled as a member of the Society and allotted 5 shares of Rs.100/- each in the Society distinctively numbered 181 to 185 entered in Share Certificate No.38 dated 12th September 1954. The said Prof. Anant Narayan Chikhalikar was also allotted Plot No.23 then admeasuring 504 sq.yds., i.e. 421.41 sq.mtrs. or thereabouts on the terms and conditions recorded in a letter dated 3rd August 1959 issued by the Society to the said Prof. Anant Narayan Chikhalikar.
6. The said Prof. Anant Narayan Chikhalikar died intestate at Mumbai on 12th August 1986 leaving him surviving him as his only nearest next-of-kin and legal heirs entitled to succeed to his estate his widow Mrs. Indumati Anant Chikhalikar, three sons – Dr. Pratap, Ranjit, and Ajit and three daughters Ms. Sulabha, Mrs. Pushpa Hanmesh Mutsaddi and Mrs. Prabha Madhavrao Suryavanshi according to Hindu Succession Act, 1956 by which succession to his estate was governed at the time of his death.
7. On 1st May 1992 the Society executed in favour of Mrs. Indumati Anant Chikhalikar a lease of the captioned plot for the term of 962 years from 1st May 1992 on an annual rent of Re.1/- payable if demanded and subject to observance and performance of the covenants and conditions therein contained and recorded.

8. The said Mrs. Indumati Anant Chikhalikar died at Mumbai on 29th October 1997 leaving her surviving her as her only nearest next-of-kin and legal heirs entitled to succeed to his estate her three sons and three daughters abovenamed.

9. The said Mrs. Indumati Anant Chikhalikar had during her lifetime registered a nomination in the said Society, wherein she has named her three sons and Ms. Sulabha, one of her three daughters, as her nominees as the persons in whose names her interest in the Society should be transferred in the event of her death.

10. The Society has accordingly on 13th January 2007 transferred the lease of the said plot and the said shares to and in favour of the said three sons and Ms. Sulabha Anant Chikhalikar and endorsed the said Certificate in favour of the said person.

11. In the events as have happened, though the said shares presently stand in the Society's records in the names of the said Dr. Pratap, Ranjit, Ajit and Ms. Sulabha, the two married daughters of the said Prof. Anant Narayan Chikhalikar, Mrs. Pushpa Hanmesh Mutsaddi and Mrs. Prabha Madhavrao Suryavanshi are also entitled to the membership rights of the said shares and the said plot and all other right title and interest originally held by Prof. Anant Narayan Chikhalikar in the estate of the said Society.

12. The above lands are entered in the CTS records in the name of the abovenamed three sons and three daughters of late Prof. Anant Narayan Chikhalikar.

13. The tenure of the said lands is recorded in the CTS Cards as "B-1". You have however produced to us a xerox copy of Form HH wherein there appears an endorsement on 8th November 1955 made by the Collector, Bombay Suburban District, wherein it is recorded that no permission of the Government is necessary to lease the land in question to the Society.

14. We accordingly certify that in the circumstances Dr. Pratap Anant Chikhalikar, Ranjit Anant Chikhalika, Ajit Anant Chikhalikar and Ms. Sulabha Anant Chikhalikar are the persons, whose names appear in the records of the Society as members of the Society and they jointly with Mrs. Pushpa Hanmesh Mutsaddi and Mrs. Prabha Madhavrao Suryavanshi are entitled to the leasehold rights of the captioned lands.

