

TO WHOMSOEVER IT MAY CONCERN

1 The leasehold rights of the land (the "**Land**") under C.S. No.605 of Matunga Division, admeasuring about 618.06 sq. meters or thereabout, **together with** the residential Building standing thereon known as "Alankar" (the "**Building**") located at Plot No 47, in Scheme No. 57, Sewree-Wadala (N) Estates, in the said C.S. No.605 of Matunga Division, located at Manikrao Lotlikar Marg, behind Don Bosco School Ground, Matunga-400019 stood in the name of SHRI. VENKATESH KRISHNA RAO and SMT. KRISHNA RAO and upon their demise the legal heirs (1) Mr. Venkatesh Krishna Rao, (2) Mr. Ananth Krishna Rao (3) Mrs. Indira S.Swamy (4) Mrs. Shakuntala Vasudev Rao, (5) Mrs. Nalini Rao, (6) Ms Deepti Vasudev Rao and (7) Ms Divya Vasudev Rao, applied to the BMC to transfer the same to their names.

2. Vide a duly Registered Deed of Assignment dated 05-05-2012, registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BBE-3-4676, executed between (1) Mr. Venkatesh Krishna Rao, adult Indian Inhabitant residing at Flat No 9 "Amogh Apartments", 3rd Floor, Next to Amar Theatre, Patil Marg, Chembur, Mumbai 400071 (2) Mr. Ananth Krishna Rao Adult Indian Inhabitant residing at #2384 "Lalanthi" 7th Main, 20th Cross, KR Road, Banashankari, II-

Stage, Bangalore-560070 (3) Mrs. Indira S.Swamy Adult Indian Inhabitant, residing at #359,13th Cross, 5th Main, RMV 2nd Stage Dollars Colony, Bangalore- 560094 (4) Mrs. Shakuntala Vasudev Rao, Adult Indian Inhabitant residing at #243, "Mantrusri", Ground Floor, 20th Main, 11th B Cross, J.P. Nagar, 2nd Phase, Bangalore - 560078 (5) Mrs. Nalini Rao, Adult Indian Inhabitant residing at Building No A, Flat No 17, 1st Floor Highway Apartment, Sion (East), Mumbai 400022 (6) Ms Deepti Vasudev Rao and (7) Ms Divya Vasudev Rao, both Adult Indian inhabitants together residing at #243, "Mantrusri", Ground Floor, 20th Main, 11th B Cross, J.P. Nagar 2nd Phase, Bangalore 560078 hereinafter called as the "**Assignors**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, executors and administrators) of the One Part; and M/s. Grand Shelters, a proprietorship concern having its office at 36, Rikhi Buvan, L.N. Road, Matunga Central, Mumbai 400019, through its sole proprietor Mr. Prashant Vaidya, hereinafter referred to as the "**Assignee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his legal heirs & representatives, executors, administrators and successors) of the Other Part, the said Mr. Venkatesh Krishna Rao and Others (the Assignors) assigned unto the Assignee, all that leasehold rights of the land (the "**Land**") under C.S. No.605 of



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Vide order dated 7-12-2016 issued by the Asst.Commissioner (Estate)MCGM the aforesaid Deed of Assignment dated 05-05-2012, registered with the Sub-Registrar of Assurances at Mumbai under Serial No.BBE-3-4676, executed between (1) Mr. Venkatesh Krishna Rao, (2) Mr. Ananth Krishna Rao (3) Mrs. Indira S.Swamy (4) Mrs. Shakuntala Vasudev Rao, (5) Mrs. Nalini Rao, (6) Ms Deepti Vasudev Rao and (7) Ms Divya Vasudev Rao, as the "**Assignors**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their legal heirs, executors and administrators) of the One Part; and M/s. Grand Shelters, a proprietorship concern through its sole proprietor Mr. Prashant Vaidya, hereinafter referred to as the "**Assignee**" was registered with the Estate Department under

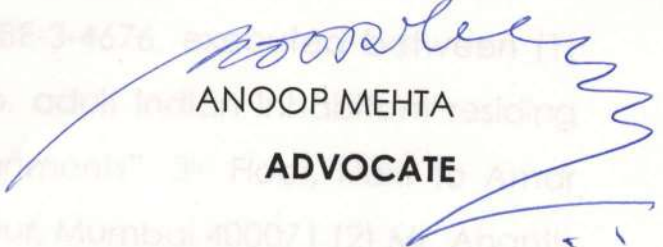


179, Shakti Niwas No. 2, Ground Floor, Sir Bhalchandra Road, Next to Dr. Laud's Clinic, Hindu Colony, Dadar, Mumbai - 400 014.

sanction No. MDD/7732 DATED 23-9-2016 and the lease of the said Plot No. 47 conditionally vests in the name of M/s. Grand Shelters, through its proprietor Mr. Prashant Vaidya. The issue of transfer premium as well as lease tenure with enhance lease rent is sub judice in the Hon.High Court in W.P.No.1251 of 2014 and other and hence the lease tenure and the transfer premium shall subject to the final decision of the court either Hon'ble High Court /or Hon'ble Supreme Court of India.

I have caused the public notices to be issued, the searches to be taken in the records of the competent sub registrars, inspected the title deeds and documents in original and thereby investigated the title of M/s. Grand Shelters to the leasehold rights to the said Property and state that subject to the above , in my opinion, the same is clear and Marketable .

Mumbai, Dated this 18 day of June 2017


ANOO P MEHTA
ADVOCATE