

## Dhiren Hemendra Nandu

Advocate & Solicitor

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To whomsoever it may concern

Re : The Ghatkopar Anand Vihar Co-operative Housing Society Limited's property being piece or parcel of land bearing Plot No 61 at Rajawadi, Ghatkopar (East), Mumbai 400077 within the limits of Brihanmumbai Mahanagarpalika in the revenue village of Ghatkopar Kirol taluka Kurla and jurisdiction of City Survey Officer - Ghatkopar in the registration sub-district and district of Mumbai Suburban bearing Chain and Triangulation Survey (C. T. S.) No 4702 admeasuring about 632.1 sq mts or thereabouts with a building standing thereon known as "Anand Vihar" and two garages

1. By the Deed of Conveyance dated 3<sup>rd</sup> May 1962 registered under No BND-1163/1962 with the Sub-registrar of Bandra, Dayaram Waghji Rachh sold and conveyed the above Property, then un-built, to Jamnadas Kanji Mistry, Nanji Kanji Patel, Balu Kanji Mistry, Shamji Raiya Patel, all partners of Messrs Mistry & Patel for the consideration and upon the other terms and covenants as therein mentioned.
2. The said Messrs Mistry & Patel constructed the building known as "Anand Vihar" and two garages on the above Property.
3. By the Deed of Conveyance dated 31<sup>st</sup> August 1994 registered under No BDR-3-230/1994 with the Joint Sub-registrar of Kurla (M. S. D.) on 29<sup>th</sup> March 1995, the said Messrs Mistry & Patel conveyed and transferred the above Property to The Ghatkopar Anand Vihar Co-operative Housing Society Limited for the consideration and upon the other terms and covenants as therein mentioned.
4. The name of The Ghatkopar Anand Vihar Co-operative Housing Society Limited is mutated in the Property Card pertaining to the above Property.
5. On behalf of The Ghatkopar Anand Vihar Co-operative Housing Society Limited, two Public Notices, one in Gujarati in "The Bombay Samachar", and other in English in "The Free Press Journal" were got published by Advocate Lakhamshi H. Rambhia intimating that title was being

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investigated and if any person has any right title interest claim or demand upon against or in respect of the above Property, then, within a period of 14 days from the date of publication of the said Public Notices, the same should be made known in writing with documentary evidence to the said Advocate.

6. No claims are received in response to the said Public Notice except from Ramyagya Yadav, who by his Advocate's letter has alleged that Ramsumer Jokar Yadav was in possession of one Zopda (Hut) of 9' X 9' which was demolished by the Brihanmumbai Mahanagarpalika against which two suits were filed in Bombay City Civil Court in 1994. It is a matter of record that both the said suits were dismissed by the Judgments and Orders of the Bombay City Civil Court holding on various grounds that the said Ramsumer Jokar Yadav and his heirs had/have no title to the said Zopda. It is informed that First Appeals are filed against the said orders of dismissal, but the same are pending admission. Looking to facts narrated in the judgments and orders of the Bombay City Civil Court, it appears that there is no substance in the alleged claim of the said Ramyagya Yadav.
7. Having perused the report of searches taken at the offices of the Sub-registrar at Mumbai, Bandra, Chembur and Nahur, and on perusal of the copies of documents referred to hereinabove handedover to me, I am of the opinion that The Ghatkopar Anand Vihar Co-operative Housing Society Limited as beneficial owner of the above Property properly granted the development rights in respect thereof to Messrs Shaswat Realty and subject to what is stated hereinabove, it appears that the title is clear, free from encumbrances and beyond reasonable doubts and as such marketable.

Mumbai dated this 16<sup>th</sup> day of May 2014.

**TRUE COPY**

(i.e. L. H. RAMBHIA)

ADVOCATE FOR PETITIONER

**LAKHAMSHI H. RAMBHIA**

*Advocate High Court*

*Ranjit Studio Compound,*

*"J" Block, 1st Floor,*

*119, Dada Saheb Phalke Road,*

*Dadar (C. Bly) Mumbai-400014.*



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