

GAONKAR & CO.

ADVOCATES & SOLICITORS

3RD FL., CRESCENT CHAMBERS, 56, TAMARIND LANE, FORT, MUMBAI - 400 001
PHONE: 2265 6087/ 2265 5143/ 5634 9161

To,
M/M.Construction,
302, Sharda Chambers,
15, New Marine Lines,
Mumbai - 400 020.

Re: Development of piece or parcel of land or ground lying and being situate at Dahanukar Wadi, M.G.Road, bearing C.T.S. No.960, 960/1 to 18, Survey No.80, Hissa No.2, Survey No.82 (part), admeasuring about 1501.90 Sq. Mtrs. or thereabouts with the messuages tenements of dwelling house known as "Dahanukar Building" standing thereon situate at Dahanukar Wadi, Kandivli (West), in the Island and Registration Sub-District and District of Mumbai City and Mumbai 'R' South within the limits of Mumbai City.

At your request and direction, we have investigated the title in respect of the caption property by taking the searches in the Revenue Record through Search Clerk Shri Pradip Waghmare, and issued the Public Notice in news papers on 5th day of July 2004 inviting the claims if any. We have not received any objection in the above matter, in response to the said Public Notice. We have also perused the zerox copies of documents furnished by you.

By Conveyance dated 29th December 2004 and registered with Sub-Registrar of Assurances at Borivali, Mumbai, under No.BDR 11-00392-2004 and by the Supplemental Agreement dated 29th December 2004 also duly registered under No.BDR 11-00393-2004 the Owner Shri Prabhakar

S.L.K.

P.Dahanukar sold his undivided share in respect of the caption property in your favour and also executed Power of Attorney and a Declaration. Under the Conveyance and Supplemental Agreement both dated 29th December 2004, the above referred property is sold on 'as is where is basis' with the tenants who are in occupation, possession and enjoyment of their respective tenements on said property to you; subject to the claim of Shri Vasant Purshottam Dahanukar who has objected for the grant of the probate petition No.319 in the Hon'ble High Court at Mumbai which is pending. You have agreed and undertaken to obtain the Release from said Shri Vasant P.Dahanukar. You have also executed a Declaration on 4th February 2005. Some tenants of above property had filed a suit No.3399 of 2005 in the City Civil Court against you. The said Suit has been settled as per the terms of Compromise and is disposed by an Order dated 23/9/2005 passed by His Honour Judge Shri S.N. Ranade.

You have also executed a Joint Development Agreement dated 29th December 2005 which has been duly registered under No.BDR11-00316-2006 on 16.1.2006 in favour of M/s.Ambaji Developers wherein you have agreed to develop the caption property jointly on the terms and

S.L.K.

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Agreement.

encumbrances:

Dated, this 7th day of April 2006.

For Gaonkar & Company,

S. L. Kropotkin.

Advocates & Solicitors.