

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece or parcel of land and ground situate at lying and being at Khotachiwadi, in the registration Sub District of Bombay in the island of Bombay containing by admeasurements 212 sq. yds equivalent to 177.26 sq. mts or thereabouts and registered in the books of the collector of land revenue under Old Number 204, new Numbers 1624, 1644, old Survey Numbers 545-546, Laughton's survey No. 7776, Cadastral Survey No. 576 of Girgaum Division.

Purchaser : M/s. Deekay Realtors Pvt. Ltd.

1. I have caused the search to be taken with the office of the Sub-Registrar of Assurances at Mumbai for the period 1948 to 2007 and with the Office Sub-Registrar of Assurances at Bandra for the period 1973 to 1994. I have also caused search of the City Survey Records. I have also invited claims by inserting Public Notice in Mumbai Samachar and Free Press Journal both dated 2nd July 2010. I have also perused the Originals and certified copies of the title deeds as are produced before me for my perusal and have to report as under:

- (a) By an Indenture of Conveyance dated 26th November 1904 duly registered in the office of Sub-Registrar of Bombay under Serial No. 3684-A at pages 58 to 73 of Volume 1275 of Book no.1 executed between Joseph Francis Vaz, Sebastian Anthony Vaz and Dominic Aloysius Vaz in their own right and Joseph Francis



Vaz and Sebastian Anthony Vaz as administrators of the estate of Ritta Mary Vaz therein referred to as the "Vendors" and Vincent Anthony Fernandes therein referred to as the "Purchaser" the vendors therein conveyed the property at Khotachiwadi in the island of Bombay more particularly described in the SCHEDULE thereunder written for the terms and conditions set out therein

- b) By a Deed Of Transfer dated 19th August 1949 registered with the Registrar of Assurances ,Bombay under Sr.No. 5120/49 of Book No.I the said Vincent Anthony Fernandes therein referred to as the Transferor conveyed the property more particularly described in the Schedule thereunder written the same being set out in the First Schedule hereunder written to his Daughter Bridget Teresa Rodrigues therein referred to as the Transferee for the terms and conditions as set out therein.
- c) By an Indenture of Conveyance dated 22ND June 1968 registered with the Registrar of Assurances, Bombay under Sr.No. 2284 on 22nd June 1968 the said Bridget Teresa Rodrigues therein referred to as the Vendor conveyed the property more particularly described in the Schedule thereunder written the same being set out in the First Schedule hereunder written to Ms.Cynthia Mabel Falcao And Mr. Joseph Michael Dias therein referred to as the Purchasers, for the terms and conditions as set out therein.



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- d) I have been informed that the said Mr. Joseph Michael Dias expired on 5th December, 2002 leaving behind his wife Ms. Cynthia Mabel Falcao one son Mr. John Michael Dias and four daughters (1) Mrs Cheryl Ann D'souza Nee Dias (2) Mrs. Samira Misquitta Nee Dias (3) Mrs Charmaine Jessica D'silva Nee Dias (4) Mrs. Monessa Chase Nee Dias as his only heirs and legal representatives according to law by which he was being governed at the time of his death.
- e) By a Deed of Conveyance dated 10th April, 2007 registered with the office of Sub-Registrar of Assurances at Mumbai under Sr. No. BBE3/2487 of 2009 made between Ms. Cynthia Mabel Falcao the widow of Mr. Joseph Michael Dias one son the Mr. John Michael Dias and four daughters (1) Mrs Cheryl Ann D'souza Nee Dias (2) Mrs. Samira Misquitta Nee Dias (3) Mrs Charmaine Jessica D'silva Nee Dias (4) Mrs. Monessa Chase Nee Dias therein referred to as the Vendors and M/s Deekay Realtors Pvt. Ltd. therein referred to as the Purchaser, the Vendors therein transferred and conveyed unto the Purchaser on "as is where is basis" of the captioned property alongwith the structure standing thereon and known as "John Villa".
2. Subject to what is stated hereinabove I am of the opinion that the title of M/s. Deekay Realtors Pvt. Ltd. in respect of the captioned property is clear, marketable, free from encumbrances and reasonable doubts.

Dated this 5th day of Aug, 2010

Kiran Kapadia
Advocate