

PRASHANT G. KARANDE

B.Sc., LL.M.

Advocate Highcourt

RESI. 'KAPURWALA BLDG.', Ground Floor, Room No. 3,
Sakharam Keer Road, Mahim, Bombay 400 016.
Tel.: 4225762

OFFICE: 47A, 'PRABHAT', Ground Floor,
Gokhale Road (North), Dadar, Bombay 400 028.

Date : 23rd October, 1994

Mo,

Mr. Jayantilal Phootermal Jain
221, LJ Road,
Shivaji Park,
Mahim, Bombay-400 016

Dear Sir,

Sub :- Purchase of Property i.e. Leasehold interest in
the plot No.138 alongwith tenanted building known
as Raj Kamal at Shivaji Park, Mahim, Bombay-16

Pursuant to execution of Memorandum of Understanding, Public
Notices were published by me in Daily "Free-Press Journal" dated
8-10-94 and Vernacular Newspaper "NAVSHAKTI" dated 8-10-94 inter-alia
inviting objections, counter-claims from Members of Public. Even
after completion of 15 days as on 23-10-94 no objection, counter-
claim or letter has been received from any Member of Public.

Please find enclosed herewith a draft Deed of Assignment
which you are requested to give to Mrs. Charusheela S Ray for
confirmation.

It is also equally necessary to receive from Mrs. Charusheela
S Ray the following documents :-

- (a) Original Title Deeds especially original Lease Deed
dated 17-3-1943.
- (b) Certified true copy of Probate to the LAST WILL of
V Shantaram.

.....2/-

- (c) Original Deed of Transfer dated 10-6-94 between Smt. Vimalabai X S. Venkudre and others and Charusheela S Ray.
- (d) Copy of letter dated Nil addressed by (Smt) Vimalabai S Venkudre to the Ward Officer Estates, Bombay Municipal Corporation, bearing acknowledgement of the BMC.
- (e) Copy of Declaration by (Smt) Vimalabai S Venkudre notarised on 9-6-94.
- (f) Letter bearing reference No. RRL:ADV:HJE:17/217 dated 8-5-94 addressed by the Chief Manager, Bank of India, Parel Branch about the release of the property.
- (g) Last paid property taxes bill.

It is necessary to execute the Deed of Assignment and register the same with the Sub-Registrar of Assurances at Greater Bombay after payment of necessary stamp duty which is 10% of the consideration. Also it is equally necessary to write a joint letter signed by (Smt) Vimalabai S Venkudre, Charusheela S Ray and yourselves inter-alia requesting the BMC for execution of Lease in respect of the said Property

.....3/-

ALL CORRESPONDENCE AT RESIDENCE ONLY

PRASHANT G. KARANDE

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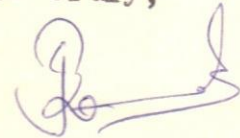
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in your favour and to initiate other incidental actions for
example, bringing name of Charusheela S Ray on Revenue Records
and taking her general power of attorney in respect of said property
which please be noted.

Yours truly,



(PRASHANT G. KARANDE)
Advocate High Court

Encls : As above

ALL CORRESPONDENCE AT BIRMINGHAM

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BIRMINGHAM
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