

TO WHOMSOEVER IT MAY CONCERN

Re : the freehold plot of land admeasuring about 1,055.60 sq mts known as Gulzar Kasam Estate situate at Wari Bunder Road, Mumbai 400010 within the limits of Brihanmumbai Mahanagarpalika in the registration sub-district and district Mumbai City bearing Laughtons Survey No as part of 1, 2A/3604, 2/3604; Collector's New No as 16244 and Cadastral Survey No 100(p) of Mazagaon Division with structures (house known as 'Hamilton Mansions' with outhouse and offices, tiled shed, C. I. Shed~Stalls) standing thereon assessed to municipal taxes under 'E' Ward No 4791(1) Street No 44, No 4791(2) Street No 42-44 and No 4791(2A) Street No 42C Wadi Bunder Road ("**Property**")

- (a) In the public auction held on 10th March 1959 under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 Shrimati Kumabai alias Kishindevi Deepchand and her associates were declared as purchasers of the Evacuee Property No 44, 42, 42A, B, C, D, E Wadi Bunder Road in Group No 16 having area of about 1,262 sq yds with effect from 8th September 1959;
- (b) In 1968 in the fifth edition of the Cadastral Survey Sheet No 268, the said Property is described to bear Cadastral Survey No 100(part), but no separate Property Card therefor is issued till date;
- (c) By the Deed of Conveyance dated 29th June 2007 registered under No BBE-1-7339-2007 with the Joint Sub-registrar of Mumbai City-1, (1) Krishan Chander Kumar, (2) Smt Alka Kumar, (3) Smt Geeta Kumar, (4) Amarnath Ishwardas, (5) Kishin R. Balani, (6) Gobind R. Balani and (7) Gulabrai R. Balani sold conveyed transferred their undivided 66% share right title interest in the said Property to Messrs Barkaatii Construction for the consideration and upon the terms and covenants as therein mentioned;
- (d) By the Deed of Conveyance dated 29th June 2007 registered under No BBE-1-7367-2007 with the Joint Sub-registrar of Mumbai City-1, (i) Smt Kanta Ramchandra Khatri, (ii) Smt Kaushalya Kishinchand Khatri, (iii) Gopal

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Dindayal Khatri, (iv) Suresh Dindayal Khatri, (v) Ashok Dindayal Khatri, (vi) Prakash Dindayal Khatri and (vii) Arjundas Deepchand Khatri for self and as P.O.A. holder of (i) to (vi) sold conveyed transferred their undivided 34% share right title interest in the above Property to Messrs Barkaatii Construction for the consideration and upon the terms and covenants as therein mentioned;

- (e) By Deed of Sale dated 20th July 2010 registered under No BBE-1-7935-2010 with the Joint Sub-registrar of Mumbai City - 1 on 14th October 2010 Messrs Barkaatii Construction sold conveyed transferred the said Property to M I REALTY PRIVATE LIMITED for the consideration and upon the terms and covenants as therein mentioned;
- (f) On behalf of M I REALTY PRIVATE LIMITED two Public Notices in the 11th November 2010 editions of "**The Free Press Journal**" and "**The Urdu Times**" were got published intimating that investigation of the title of M I REALTY PRIVATE LIMITED in respect of the said Property was in process. Within a period of 14 days from the date of publication of the said Public Notices and even thereafter till the date hereof, no claim of whatsoever nature apropos the said Property has been received by the undersigned;
- (g) In the circumstances, it appears that there exist no claims or demands of whatsoever nature against the said M I REALTY PRIVATE LIMITED apropos the said Property and the title is clear, free from encumbrances and as such marketable.

Mumbai dated this 20th day of December 2010.

Dhiren Hemendra Nandu
Advocate & Solicitor