

Ref No:- JLA/13-14/DP-023

To,

Date: 11/11/2013

M/s. Shiv Sabari Developers  
Chembur, Mumbai.

Sir,

Re: All that piece and parcel of land bearing  
CTS Nos. 619/14, admeasuring 260.6 sq.mtrs  
CTS NO. 619/15, admeasuring 2738.1 sq.mtrs  
CTS NO. 619/21A admeasuring 6749.44 sq.mtrs  
CTS NO. 619/21B admeasuring 8738.26 sq.mtrs.  
Totally admeasuring 18486.3 sq.mtrs  
All of village Borla forming part of  
Survey No.83 Hissa No. 1B, 2, 3, 4/1, 4/2, 5B and 6  
situate at Moti Baug, Sion Trombay Road, Chembur, Mumbai 400071.

Upon your instructions, we have investigated your title in respect of the captioned property based on the following documents:

1. Deed of Conveyance dated 16<sup>th</sup> July, 1997 duly registered with the Sub- Registrar of Assurances, Kurla under Sr.No. BDR-3/2705/1997 executed between Deepak Vilayat Bhojwani and Smt. Saroj Deepak Bhojwani (the Vendors therein) and Nirmal Gagubhai Chhadwa (the Purchaser therein).
2. Deed of Conveyance dated 16<sup>th</sup> July, 1997 duly registered with the Sub-Registrar of Assurances, Kurla under Sr. No. BDR-3/2937/1997 executed between Bikas Bijay Nandi and Hiru Bikas Nandi (the Vendors therein) and Nirmal Gagubhai Chhadwa (the Purchaser therein).
3. Sale Deed dated 26<sup>th</sup> June, 2002 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-3276-2002

executed between Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the Vendors therein) and Mrs. Leena Nirmal Chhadwa (the Purchaser therein).

4. Sale Deed dated 18<sup>th</sup> November, 2002 duly registered with the Sub-Registrar, Kurla under Serial No. BDR-3-6537-2002 executed between Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the Vendors therein) and Mrs. Leena Nirmal Chhadwa (the Purchaser therein).

5. Deed of Conveyance dated 30<sup>th</sup> June, 2003 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-4759-2003 executed between Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the Vendors therein) and Nirmal Gagubhai Chhadwa (the Purchaser therein).

6. Deed of Conveyance dated 29<sup>th</sup> December, 2004 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-11771-2004 executed between Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the Vendors therein) and Smt. Cressic Francis D'Souza (the Confirming Party therein) and Nirmal Gagubhai Chhadwa (the Purchaser therein).

7. Deed of Conveyance dated 31<sup>st</sup> March 2006 duly registered with the Sub Registrar of Assurances under Sr. No. BDR-3/2620/2006 executed between (1) Fatema Alibhai Sutarwala, (2) Shakeel Alibhai Sutarwala, (3) Mehreunisa Sharafatali Sutarwala, (4) Selina Abbas Vagh, (5) Kulsum Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nisrin Abdeali Poonawala and M/s. Shiv Sabari Developers.

8. Power of Attorney dated 31<sup>st</sup> March 2006 duly registered with the Sub Registrar of Assurances under Sr. No. BDR/3/2620/2006 executed by (1) Fatema Alibhai Sutarwala, (2) Shakeel Alibhai Sutarwala, (3) Mehcreunisa Sharafatali Sutarwala, (4) Selina Abbas Vagh, (5) Kulsum Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nisrin Abdeali Poonawala in favour Mr. Hiren Bharani and Mr. Surinder Sharma partners of M/s. Shiv Sabari Developers.
9. Order of the Add. Collector (ULC) dated 12/6/2007
10. Property card in respect of captioned property
11. Order dated 25/2/2008 passed by the Ld. Collector upon survey of the captioned property.
12. Deed of Rectification dated 5/10/2013 duly registered with the Sub Registrar of assurances under Sr. No. KRL-1/8627/2013 executed between (1) Fatema Alibhai Sutarwala, (2) Shakeel Alibhai Sutarwala, (3) Mehcreunisa Sharafatali Sutarwala, (4) Selina Abbas Vagh, (5) Kulsum Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nisrin Abdeali Poonawala (all through their Constituted Attorney Mr. Hiren Bharani and M/s. Shiv Sabari Developers.
13. Search report taken from the office of the Sub Registrar of Assurances dated 25/10/2013 by the Search clerk Rakesh Kubal in respect of the captioned property.
14. We have issued newspaper advertisement dated 7/9/2013 in Free press Journal and Navshakti inviting claims in respect of the said property and have not received any claims thereon till date.

**Title flow:**

1. It appears that one Mr. Nirmal Gagubhai Chhadwa has purchased various portions of land together with the structures standing thereon aggregating to approximately 1001.3 sq.mtrs or thereabouts comprised in the captioned property through the registered documents as described hereunder:

a. Land admeasuring 209.48 sq.mtrs.: By a Deed of Conveyance dated 16<sup>th</sup> July, 1997 duly registered with the Sub- Registrar of Assurances, Kurla under Sr.No. BDR-3/2705/1997, the Vendors therein being Deepak Vilayat Bhojwani and Saroj Deepak Bhojwani sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the land admeasuring 2255 sq.ft forming part of the captioned property together with the structure standing thereon.

b. Land admeasuring 65.03 sq.mtrs.: By a Deed of Conveyance dated 16<sup>th</sup> July, 1997 duly registered with the Sub-Registrar of Assurances, Kurla under Sr. No. BDR-3/2937/1997, the Vendors therein being Bikas Bijay Nandi and Hiru Bikas Nandi sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the land admeasuring 700 sq.ft. forming part of the captioned property together with the structure standing thereon.

c. Land admeasuring 528.6 sq.mtrs.: By a Deed of Conveyance dated 30<sup>th</sup> June, 2003 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-4759-2003, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the partners of M/s Delta Electric and Engineering Works) sold, transferred and conveyed to Nirmal Gagubhai Chhadwa, the Purchaser therein, the lands admeasuring an aggregate area of 5690.35 sq.ft being the built up lands admeasuring an area of 2712 sq.ft. and together with the open

vacant land admeasuring 276.67 sq.mtrs. equivalent to 2978.35 sq.ft., forming part of the captioned property.

d. **Land admeasuring 198.2 sq.mtrs.:** By a Deed of Conveyance dated 29<sup>th</sup> December, 2004 duly registered with the Sub-Registrar of Assurances, Kurla under Serial No. BDR-3-11771-2004, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh (the partners of M/s Delta Electric and Engineering Works) sold, transferred and conveyed to Nirmal Gagubahi Chhadwa, the Purchaser therein, the land admeasuring 94.2 sq.mtrs equivalent to 1014.06 sq.ft. together with the structures standing thereon and together with open vacant land admeasuring 104 sq.mtrs. equivalent to 1119.56 sq.ft., forming part of the captioned property.

2. It appears that one Mrs. Leena Nirmal Chhadwa has purchased various portions of land aggregating to **approximately 159.8 sq.mtrs** or thereabouts comprised in the captioned property together with the structures standing thereon through the registered documents as described hereunder:

a. **Land admeasuring 74.32 sq.mtrs:** By a Sale Deed dated 26<sup>th</sup> June, 2002 duly registered with the Sub- Registrar of Assurances, Kurla under Serial No. BDR-3-3276-2002, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh sold, transferred and conveyed to Mrs. Leena Nirmal Chhadwa, the Purchaser therein, the land admeasuring 74.34 sq.mtrs. equivalent to 800 sq.ft or thereabouts, forming part of the captioned property, together with the structure standing thereon.

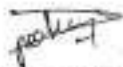
- b. Land admeasuring 85.46 sq.mtrs.: By a Sale Deed dated 18<sup>th</sup> November, 2002 duly registered with the Sub-Registrar, Kurla under Serial No. BDR-3-6537-2002, the Vendors therein being Diwanchand Alag (through his constituted attorney Avatar Singh Alag), Mrs. Inderjit Kaur, Mrs. Sunita A. Alag and Guruvinder Singh sold, transferred and conveyed to Mrs. Leena Nirmal Chhadwa, the Purchaser therein, the land admeasuring approximately 85.40 sq.mtrs. equivalent to 920 sq.ft., forming part of the captioned property, together with the structure standing thereon.
3. It appears that M/s. Shiv Sabari Developers have purchased the captioned property by a Deed of Conveyance dated 31<sup>st</sup> March 2006, whereby the vendor therein being (1) Fatema Alibhai Sutarwala, (2) Shakeel Alibhai Sutarwala, (3) Mehereunisa Sharafatali Sutarwala, (4) Selina Abbas Vagh, (5) Kulsum Abid Lokmanji, (6) Abbas S. Sutarwala and (7) Nisrin Abdeali Poonawala sold transferred and assigned the captioned property then admeasuring 17,181.3 sq.mtrs. along with the structures standing thereon and the existing tenancy thereon in favour of M/s. Shiv Sabari Developers.
4. By an order of the Collector dated 25/2/2008, the area of CTS No. 619/21B from the captioned property has been surveyed and rectified to admeasure 8738.26 sq.mtrs. instead of 7433.26 sq.mtrs. thereby aggregating the captioned property to 18,486.3 sq.mtrs. An appeal against the said order has been filed by one M/s. Natraj Realcon before the Addl. Konkan Commissioner in the year 2013. However no orders have been passed therein till date and the same is still pending.
5. By a Deed of Rectification dated 5/10/2013 duly registered with the Sub Registrar of assurances under Sr. No. KRL-1/8627/2013 the Deed of Conveyance has been rectified to include the survey nos. and correct the CTS Nos. mentioned therein.

6. Thus, in the circumstances aforementioned, M/s Shiv Sabari Developers are owners of the captioned property admeasuring 18,486.3 sq.mtrs. along with the rights of Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa to the extent of their respective portions being 1001.3 sq.mtrs and 159.8 sq.mtrs respectively and aggregating to 12,499 sq.ft. equivalent to 1161 sq.mtrs.

In the circumstances, relying upon the aforesaid documents, we say that the Title of M/s. Shiv Sabari Developers in respect of the captioned property is clear and marketable and free from encumbrances along with the rights of Nirmal Gagubhai Chhadwa and Mrs. Leena Nirmal Chhadwa in respect of their respective portions as aforesaid.

Yours faithfully,

For M/s. J Law Associates



Adv. Deepa Pohuja



General Disclaimer:

- a. This Certificate is issued solely on the basis of the documents provided by you as mentioned hereinabove and is intended for the purpose for which it has been issued only.
- b. We are not qualified to and have not independently verified the area of the said property. We have referred to and retained the admeasurements in sq. meters, as we have found them in various documents.
- c. We have not verified issues relating to acquisition and / or reservation of the said property or any portion thereof by Governmental Authorities.

Ref No : JLaw/13-14/DP/077

Date: 23<sup>rd</sup> September 2014

To,

M/s. Shiv Sabari Developers

Chembur, Mumbai.

Sir,

Re: All that piece and parcel of land bearing

CTS Nos. 619/14, admeasuring 260.6 sq.mtrs

CTS NO. 619/15, admeasuring 2738.1 sq.mtrs

CTS NO. 619/21A admeasuring 6749.44 sq.mtrs

CTS NO. 619/21B admeasuring 8738.26 sq.mtrs.

Totally admeasuring 18486.3 sq.mtrs

All of village Borla, forming part of Survey No. 83, Hissa No. 1B, 2, 3, 4/1, 4/2, 5B and 6 situate at Moti Baug, Slon Trombay Road, Chembur, Mumbai 400071.

We refer to our Report on Title bearing Ref No. JLaw/13-14/DP/023 dated 11/11/2013 in respect of the captioned property ("said report"). The said report has a typographical error which stands rectified as under:

Clause 7 on page 2 of the said report reads as

"Deed of Conveyance dated 31<sup>st</sup> March 2006 duly registered with the Sub Registrar of Assurances under Sr. No. BDR-3/2620/2006 ....."



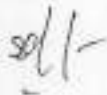
Stand rectified as :

"Deed of Conveyance dated 31<sup>st</sup> March 2006 duly registered with the  
Sub Registrar of Assurances under Sr. No. BDR-3/2619/2006 ....."

These presents shall be read as a part and parcel of the said report. All other  
contents of the said Report shall remain unaltered, save and except as  
aforesaid.

Yours faithfully,

For M/s. J Law Associates



Adv. Deepa Pohuja