

Raksha D. Tanna

B.A. LL. B.

ADVOCATE & SOLICITOR

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To Whomsoever It May Concern

M/S. Heritage Realtors has produced before me the following documents, concerning piece and parcel of land admeasuring 534 square meters together with the ground plus two upper floors building structure thereon situated lying and being at Chembur in Greater Mumbai in Registration District and Sub-District of Mumbai City and Mumbai suburban District, bearing Plot No. 538, CTS No. 1458, 1458/1 to 1458/8 situated lying and being at Bishen Bharti, Plot No. 538, 11th Road, Chembur, Mumbai 400 071, Taluka-Kurla, Village Chembur and the property is in the limits of Greater Mumbai under "M" Ward, (herein after referred to as "the said Property") for giving my legal opinion concerning the title of M/s. Heritage Realtors, in respect of the said Property.

Particulars of the Documents

1. Copy of registered Development Agreement, dated 9th April 2008, executed between Mr. Vinod Shankarnath Khanna & another, as Owners and M/s. Heritage Realtors, as Developers therein.
2. Copy of registered Irrevocable General Power of Attorney, dated 9th April, 2008, executed by Mr. Vinod Shankarnath Khanna & another, as Owners and M/s. Heritage Realtors, as Developers therein.

I have gone through the aforesaid documents.

As per registered Development Agreement, 9th April 2008, executed between Mr. Vinod Shankarnath Khanna & another, as Owners and M/s. Heritage Realtors, as Developers therein, the

has been registered on 15th July 2008, with Sub-Registrar, Kurla 1 under document no. BDR-3/5659 of 2008.

As per registered Irrevocable General Power of Attorney, dated 9th April 2008, executed by 9th April 2008, executed between Mr. Vinod Shankarnath Khanna & another, as Owners and M/s. Heritage Realtors, as Developers and as their Attorney and given various powers to them in respect of the Development of the said Property. The Developers have paid stamp duty of Rs. 300/- on the said Irrevocable Power of Attorney and the same has been registered on 15th July, 2008, with Sub-Registrar, Kurla 1 under document no. BDR-3/5660 of 2008.

From the scrutiny of the aforesaid documents, it is clear that M/s. Heritage Realtors, has been appointed as Developers in respect of the said Property by the said Owners and M/s. Heritage Realtors is absolute Developers in respect of the said Property and possess and entitled for the area by the Developers as provided in the above mentioned Development Agreement, dated, 9th April 2008 and also have clear and marketable title of the aforesaid area by M/s. Heritage Realtors, as provided herein above in the Development Agreement, dated 9th April 2008.

I am of the opinion that M/s. Heritage Realtors has a clear and marketable title in respect of the said Property as Developers to develop the said Property.

Dated this 6th day of August, 2014.

R. D. Tanna

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Advocate & Solicitor