

Jasvant P. Patel

B. A. LL.B
ADVOCATE HIGH COURT

Office : 20, Dahanukar Building, 1st Floor, New Silk Bazar, 480, Kalbadevi Road, Mumbai - 400 002. ● Tel : 206 3728
Resi : Block No. 9, "Shiv Sadan", Mogal Lane, Mahim, Mumbai - 400 016. ● Tel : 430 9638

Date _____ 200

TO WHOMSOEVER IT MAY CONCERN

Re :- All that piece or parcel of land together with structures standing thereon occupied by tenants and occupants at C.T.S. No.82, 82(1 to 49), admeasuring 2215.2 sq.mtrs situate lying at Revenue Village Kurla-4, Taluka Kurla, Mumbai Suburban District, which is falling within the locals limits of "L" ward of Mumbai Corporation.

THIS IS TO CERTIFY that under the instructions of M/s. Shreeji Properties, a partnership firm duly registered with the Registrar of Firms under the Indian Partnership Act, having it's registered office at Aminabai Chawl, Shop No.8, Near Vakola Masjid, I.J. Nehru Road, Opp. Shaheen Manzil, Santacruz (east), Mumbai-400055, I have perused the documents and title deeds in respect of the property viz. all that piece or parcel of land bearing C.T.S. No.82, 82(1 to 49), admeasuring 2215.2 sq.mtrs situate at Revenue Village Kurla-4, Taluka Kurla, Mumbai Suburban District, which is falling within the locals limits of "L" ward of Mumbai Corporation. The said property occupied by tenants and occupants and was known as 'AISHABI RANGARI CHAWL'.

1. By virtue of Deed of Conveyance dated 12/1/1944 made by and between one Abdul as Vendor of the One Part and Late Smt. Aayesha Bai Maniar as the Purchaser of the Other Part became the Sole Owner in respect of land bearing C.T.S. No.82, 82(1 to 49), admeasuring 2215.2 sq.mtrs (The Deed of Conveyance dated 12/1/1944 is not available. However the name of Smt. Aayesha Bai Maniar name appears in the property card).

2. The said Smt. Aayesha Bai Maniar expired intestate on 24/02/1989 at Mumbai leaving behind (1) Shri Mohammad Salim Mohammad Maniar, (2) Shri Anwar Mohammad Maniar, (3) Shri Riyaz Ahmad Mohammad Maniar, (4) Amir Hamza Mohammad Maniar and (5) Smt. Razia Mohammad Basir Giga as her heirs and legal representatives on whom the said property and ownership devolved and they became the joint owners of the said property under the Sharit Law or the Law which they are governed at the time of the death of the said Smt. Aayesha Bai Maniar. The aforesaid each heir became entitled to and inherited 20% share, right, title and interest in respect of the said property.
3. All the aforesaid heirs have sold, assigned and transferred their respective shares in respect of the said property in favour of M/s. Shreeji Properties as per the following details :-
 - (i) By Sale Deed dated 2nd May 2013 executed between Shri Anwar Mohammad Maniar therein referred to as the Vendor and M/s. Shreeji Properties therein referred to as the Purchaser, he sold assigned and transferred his 20% share by a registered Sale Deed under Registration No.KRL-1/3880/2013 dated 2nd May 2013 duly registered before the Sub-Registrar of Assurances at Kurla, Mumbai.
 - (ii) By Sale Deed dated 10th November 2013 executed between Mrs. Razia Basir Giga alias Razia Mohammad Maniar therein referred to as the Vendor and M/s. Shreeji Properties therein referred to as the Purchaser, she sold assigned and transferred her 20% share by a registered Sale Deed under Registration No.KRL-1/2587/2014 dated 28th March 2014 duly registered before the Sub-Registrar of Assurances at Kurla, Mumbai.
 - (iii) By Deed of Conveyance dated 18th January 2017 executed between Shri Riyaz Ahmed Mohammed Maniar therein referred to as the Vendor and M/s. Shreeji Properties therein referred to as the Purchaser, he sold assigned and transferred his 20% share by a registered Sale Deed under Registration No.KRL-1/577/2018 dated 16th January 2018 duly registered before the Sub-Registrar of Assurances at Kurla, Mumbai.

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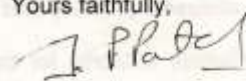
Date _____ 200

- (iv) By Deed of Conveyance dated 10th June 2018 executed between Smt. Taiyaba Amir Hamza Mohammad Maniar w/o Amir Hamza Mohammad Maniar and Mr. Hamudual Hasan s/o Amir Hamza Mohammad Maniar the heirs and legal representative of Mr. Amir Hamza Mohammad Maniar who expired on 12/2/2007, therein referred to as the Vendors and M/s. Shreeji Properties therein referred to as Purchasers, they sold, assigned and transferred their 20% share by a registered Deed of Conveyance under Registration No.KRL-4/10022/2018 dated 10th August 2018 duly registered before the Sub-Registrar of Assurances at Kurla, Mumbai.
- (v) By Deed of Conveyance dated 11th October 2019 executed between Shri Mohammed Salim Mohammad Maniar therein referred as the Vendor and M/s. Shreeji Properties therein referred to as the Purchaser, he sold, assigned and transferred their 20% share by a registered Deed of Conveyance under Registration No.KRL-4/13085/2019 dated 11th October 2019 duly registered under before the Sub-Registrar of Assurances at Kurla, Mumbai.
4. Pursuant to the aforesaid documents M/s. Shreeji Properties became the owners of the aforesaid property and Index II is issued in their name. They have applied to the City Survey authority for transfer of the said property in their name on the basis of the aforesaid documents which is so far not received.
5. The aforesaid property was fully occupied by the tenants and occupants and the said property was declared Slum under Section 3 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 by the Deputy Chief Executive Officer and Competent Authority, Maharashtra Slum Improvement Board, Bombay vide Notification No. SLM.1077/5280/G and the same was notified in the Government Gazette dated 30th June 1977.

6. Since the aforesaid property was declared Slum, M/s. Shreeji Properties applied to the Slum Rehabilitation Authority for redevelopment of the said property under D.C.R. 33(10) and 33(11) with the consent of the tenants and occupants and the Annexure II has been issued by the Competent Authority and Slum Rehabilitation Authority approved the S.R. Scheme on the said property for "Ashtavinayak CHS (prop)" and issued the Letter of Intent vide letter dated 24th April 2019 bearing Reference No.SRA/ENG/2904/L/PL/LOI and Intimation of Approval is issued by Slum Rehabilitation Authority vide dated 2nd May 2019 bearing reference No.L/PVT/0074/20170120/AP and the Commencement Certificate is issued vide letter dated 3rd October 2019 to commence the construction work on the aforesaid property. M/s. Shreeji Properties are redeveloping the said property as per the SRA Scheme and on the basis of the approved plan by the Competent Authority.
7. On the perusal of the aforesaid documents referred hereinabove, according to me, the title of M/s. Shreeji Properties in respect of the aforesaid property appears to be clear and marketable.

Dated this 25th day of October, 2019.

Yours faithfully,



Advocate High Court

