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Mrs. S. M. Thakkar

Mr. M. S. Parekh

Mrs. A. J. Jasani

## PUERNANAND & CO.

(REGD.)

ADVOCATES & SOLICITORS

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To,  
M/s. Key Land Developers,  
Mumbai.

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Sub: Land bearing Final Plot No. 353/3 and  
C.T.S.No.5743/3 of Village Ghatkopar – Kirol  
admeasuring 4068 sq. mtrs.

Dear Sirs,

At your request, we have investigated title of Shri Anantnathji Maharaj Jain Temple and it's Sadharan Fund (hereinafter referred to as the "Owners") in respect of above Property.

We have perused the title deeds and also caused search to be taken with Office of Sub-Registrar of Assurances Mumbai, Bandra and Kurla.

The Owners are Public Charitable Trust, duly registered with the Office of Charity Commissioner under PTR No.A-619.

There were five fully tenanted buildings comprising of ground and four upper floors, known as "Anant Chhaya", apart from the same, there was a Jain Temple thereon.

The Board of Trustees of the Owner have decided to sell the said property and invited offers. Offer submitted by you was highest and was accepted.

The Owner being a Charitable Trust, in accordance with the Provisions of Bombay Public Trust At 1950, the Owner can sell or transfer immovable property with the permission of Hon'ble Charity Commissioner.

The then Trustees of the Owner, applied for permission as contemplated u/s 36(1)(a), of the Bombay Public Trust Act, 1950, which is duly granted by the Hon'ble Charity Commissioner, by its Order dated 31<sup>st</sup> January 2013 on the terms and conditions therein contained. As per the said order you are required to pay a sum of Rs.45 crore and also to provide one Jain Temple admeasuring 1000 sq. ft. (carpet) and one Upashreya admeasuring 500 sq. ft.

(carpet) on part of the said property by way of Perpetual Lease in favour of the Owner.

Two of the beneficiaries of the Owner have challenged Order dated 31<sup>st</sup> January 2013 passed by the Hon'ble Charity Commissioner sanctioning Sale of the above property in your favour by filing two separate Writ Petitions, being Writ Petition No. 2891 of 2014 and Writ Petition No. 2948 of 2013. By a Common Order dated 4<sup>th</sup> July 2013, the Hon'ble Court upheld the Order passed by the Hon'ble Charity Commissioner, granting permission to sell the said property and rejected both the Writ Petitions.

The Petitioner in Writ Petition No. 2891 of 2013 filed a Review Petition bearing Stamp No. 21244 of 2013 for review of order dated 4<sup>th</sup> July 2013. By an Order dated 10<sup>th</sup> July 2014, the Hon'ble Court rejected the said Review Petition.

In the meantime by an Agreement for Sale dated 20<sup>th</sup> March 2013, duly registered with the Office of Sub-Registrar – Kurla No.4 under S.No.3146 of 2013, the Owner have agreed to sell the said property to you on the terms and conditions therein contained and also put you into possession of the same in Part Performance of the Agreement.

You have settled with the tenants, who agreed to co-operate with you in redevelopment of the said property and hand over quiet, vacant and peaceful possession to you on you agreeing to provide permanent alternative accommodation and paying rent/compensation for acquiring temporary alternative accommodations.

We are informed that all the tenants have vacated their respective premises and handed over possession and thereupon, you have demolished the said buildings are redeveloping the said property in accordance with the plans sanctioned /to be sanctioned by the Concerned Authorities from time to time.

We are further informed that 6 tenants from one family, though having voluntarily consented for redevelopment and vacated their premises, have subsequently alleged that you have forcibly removed them from their premises and have filed a Suit in the Hon'ble Small Causes Court, being RAD Suit Nos.173 of 2015, 174 of 2015, 175 of 2015, 176 of 2015, 177 of 2015 and 178 of 2015. However, no relief has been granted to them till date.

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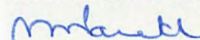
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Subject to what is stated hereinabove, in our opinion title of Owner, in respect of the above property, is clear and marketable and you as Purchasers are entitled to develop and deal with the same, subject to your accommodating the existing tenants in accordance with the Agreement entered with them and construct one Jain Temple admeasuring 1000 sq. ft. (carpet) and one Upashreya admeasuring 500 sq. ft. (carpet) for the Owner and execute perpetual Lease in favour of the Owner, simultaneously upon execution of Conveyance of said property by the Owner in your favour or in favour of your nominee.

Dated this 8<sup>th</sup> day of July 2015

Yours faithfully,  
For Purnanand & Co.



Partner