

TO WHOMSOEVER IT MAY CONCERN

1 By a Deed of Assignment dated 18th April 1982 registered under no BOM-1056 of 1982 on 24th December 1986 with the Sub-Registrar at Mumbai (1) Rakhmabai Pandharinath Dhume (2) Chandrakant Pandharinath Dhume (3) Uma Chandrakant Dhume (4) Sunil Chandrakant Dhume (minor) (5) Kunal Chandrakant Dhume (minor) (6) Nandkumar Pandharinath Dhume (7) Shashikant Pandharinath Dhume (8) Nisha Shashikant Dhume (9) Amish Shashikant Dhume (minor) (10) Ashish Shashikant Dhume (minor) and (11) Sulochana Pandharinath Dhume (being the members of Pandharinath Dadabhai Dhume HUF) assigned and transferred and (1) Bankimchandra Padamsi Khona (2) Chandraprabha Bankimchandra Khona (3) Gordhandas Shivchandrai Garodia (4) Maheshkumar Gordhandas Garodia and (5) Parmeshwaridevi Gordhandas Garodia confirmed the same unto (1) Tulsidas Govindji Parekh and (2) Hasmukhlal Manilal Sheth their respective leasehold right title and interest in the leasehold plot of land presently situate at Hindu Colony Road No 2 Dadar (East) Mumbai 400 014, within the limits of Greater Mumbai in the district and registration sub district of Mumbai City and Mumbai Suburban bearing Plot No 71 of the Dadar Matunga (South) Estate and bearing CS No 69/10 of Matunga Division and admeasuring about 539 sq yds ie 450.67 sq mts ('Plot') with the building of ground and upper floors known as 'Ganesh Bhuvan' assessed to Municipal taxes under 'F North' Ward No 77206(1) 773 and Road No 2 ('Building') under the Deed of Lease dated 19th February 1936. The Plot with the Building thereon shall hereinafter collectively be referred to as the 'Property'.

2 By a Deed of Assignment dated 27th April 1987 registered under no BOM-1021 of 1987 on 20th September 1988 with the Sub Registrar at Mumbai (1) Tulsidas Govindji Parekh and (2) Hasmukhlal Manilal Sheth assigned and transferred unto (1) Ranjan Harakhchand Shah and (2) Jasmine Anil Shah their respective leasehold right title and interest in the Property.

3 By a Deed of Assignment dated 12th April 2003 registered under no BOM-3333 of 2005 on same day with the Sub-Registrar at Mumbai Ranjan Harakhchand Shah assigned and transferred unto Hemal Anil Shah her undivided half (1/2) share right title and interest in the Property and Jasmine Anil Shah confirmed the same.

4 By a Development Agreement dated 28th October 2011 readwith Deed of Rectification dated 26th December 2011 registered under no BBE-1/ 11000 of 2011 on same day with Sub Registrar at Mumbai readwith Supplementary Agreement dated 27th August 2014 registered under No BBE-5/2733 of 2014 on the same day with the Sub Registrar at Mumbai -5 (1) Jasmine Anil Shah and (2) Hemal Anil Shah ('Lessees') granted unto Brightshine Builders LLP (**Promoters**) the rights to develop the Property.

5 We caused the public notices to be issued in the 29th December 2016 issue of the 'Free Press Journal' and 'Navshakti (Marathi) -Mumbai Edition newspaper inviting claims/objections to the Property. We caused the searches to be taken by Mr Raghunath S Okate in the records of the competent Sub Registrar at Mumbai in respect of the Property for the years from 1968 to 2016 who has submitted his Report dated 6th January 2017. We caused the original title deeds and documents of the Property to be inspected. We have investigated the title of the Lessees to the Property and the rights of the Promoters to develop the same and state that in our opinion the same is clear and free from all encumbrances beyond reasonable doubts and as such marketable. The photocopies of the: (i) two (2) public notices dated 29th December 2016 and (ii) Search Report of Mr Raghunath Okate dated 6th January 2017 are annexed hereto as Annexures '1A' & '1B'

Mumbai, Dated this 16th day of June 2017

For L D Shah & Company



Partner
Advocates & Solicitors