

SATISH MISHRA & CO.

Neel Kamal

Advocates, Solicitors & Notary

4-A, Vijay Kunj, Gr.Floor, Jn. of Subway & Old Nagardas Road, Andheri (E), Mumbai – 400 069.
Tel: 28204056 Mobile: 9322658994 - 9323651498

TO WHOMSOEVER IT MAY CONCERN

Re: ALL THAT piece and parcel of land bearing Survey No. 254 [formed out of portion of plot nos. 5, 8,9,10 and 14 of Survey No. 60 and portion of Plot nos. 10 and 14 of Survey No. 62 of Danda (now Bandra)] and bearing New C.T.S. No. H/399 of Village Bandra in the Registration District of Mumbai City and Sub-District of Mumbai Suburban containing by admeasurement 3331 sq. yards or thereabouts together with the building NEEL KAMAL and other structures standing thereon, situate, lying and being at 2nd Hasnabad Lane, Santacruz (West), Mumbai – 400 054

Neel Kamal Co-op. Housing Society Ltd. .. Society
And
Ekta Housing Private Limited .. Developers
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Under instructions from M/s. Ekta Housing Private Limited, a Private Limited Company incorporated under the Companies Act, 1956, having its Registered Office at 401, Hallmark Business Plaza, Kalanagar, Bandra (East), Mumbai 400 051, we have investigated the title of the captioned property and more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said property').

(1) On perusal of the documents furnished to us, it is observed that:

- a) By an Indenture dated 28th May 1963 executed by and between (1) Lachhmandas Sewaram (2) Rukmani Kishinchand (3) Kishore Lachhmandas (4) Gopichand Udharam and (5) Ramesh Girdharidas (therein referred to as 'the Vendors') of the First Part, Kumar Kishinchand (therein referred to as 'the Confirming Party') of the Second Part and

Received
S.M.

Neel Kamal Co-op. Housing Society Ltd. a society registered under the provisions of the Maharashtra Co-operative Societies Act 1960, under No. BOM/HSG/308 of 1963, having its registered office at 254, 2nd Hasnabad Lane, Santacruz (West), Mumbai - 400 054 (therein referred to as 'the Purchasers' and being the Society herein) of the Third Part and registered with the office of the Sub-Registrar at Bandra under serial No.BDR/1988 of 1963, the Vendors with the consent and confirmation of the Confirming Party therein, granted, conveyed, transferred and assured unto the Society the said property on the terms, conditions and covenants therein contained.

- b) The building 'Neel Kamal' is having 5 wings (namely wings A, B, C, D, and E), each wing comprising of ground and three upper floors, containing in all 46 residential flats and 4 enclosed garages.
- c) The Property Registered Card in respect of the said property bearing C.T.S No.H/399 admeasuring 3331 square yards equivalent to 2785.1 sq. mts. stand in the name of the Society as the holder thereof.

(2) By a Development Agreement dated 6th May, 2014 made and executed between the Society of the First Part, the Existing Members of the Society of the Second Part and the Developers of the Third Part, the Society and its existing members granted development rights in respect of the said property in favour of the Developers, for constructing a new building, by demolishing the existing building and other structures, for the consideration and on

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the terms and conditions more particularly referred to therein. The aforesaid Development Agreement is duly registered under Sr.No.BDR-1/3839/2014. We have verified the original Development Agreement dated 6th May, 2014.

(3) The society has in pursuance of the Development Agreement dated 6th May, 2014 also executed a Power of Attorney dated 6th May, 2014 in favour of the nominees of the Developers, inter alia, authorizing them to do various acts, deeds and things in relation to the development of the said property. The aforesaid Power of Attorney is duly registered under Sr.No.BDR-1/3844/2014. We have verified the original Power of Attorney dated 6th May, 2014.

(4) The Society having acquired the said property prior to commencement of The Urban Land (Ceiling and Regulation) Act, 1976 (now repeal Act), the said Property is exempted under Section 19(i)(v) of the Act and the provisions of Chapter 3 are also not attracted.

In view of above, we are of the opinion that subject to the development rights granted by the Society and its existing members in favour of the Developers in respect of the said property, the title of the Society to the said property appears to be clear and marketable and free from reasonable doubts and the Developers are fully entitled to develop the said property subject to the terms and conditions stipulated in the Development Agreement dated 6th May, 2014 and subject to the plans that may be approved and sanctioned by the Municipal Corporation of Greater Mumbai.



THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land bearing Survey No. 254 [formed out of portion of plot nos.5, 8,9,10 and 14 of Survey No. 60 and portion of Plot nos. 10 and 14 of Survey No. 62 of Danda (now Bandra)] and bearing New C.T.S. No. H/399 of Village Bandra in the Registration District of Mumbai City and Sub-District of Mumbai Suburban containing by admeasurement 3331 sq. yards or thereabouts together with the building NEEL KAMAL and other structures standing thereon, situate lying and being at 2nd Hasnabad Lane, Santacruz (West), Mumbai - 400 054 and bounded as follows:-

- On or towards North : By the Property bearing non-agricultural Survey No.280;
- On or towards South : Partly by the Property bearing non-agricultural Survey No.336 and Partly by the Property bearing non-agricultural Survey No.287;
- On or towards East : By the 2nd Hasanabad Lane and beyond that by the property bearing Non-agricultural Survey No.185;
- On or towards West : By the Property bearing non-agricultural Survey No.253.

Dated this 29th day of May, 2014.



For SATISH MISHRA & CO.


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