

SATISH MISHRA & CO.

Advocates, High Court

4-A, Vijay Kunj, Gr. Floor, Jn. of Subway & Old Nagardas Road, Andheri (E), Mumbai - 400 069.
Tel.: 2820 4056 ● Mobile : 9322658994

TO WHOMSOEVER IT MAY CONCERN

Ref: All that piece or parcel of land or ground situate at Santacruz, Village Danda in the Registration Sub-District of Bandra, District Mumbai Suburban bearing Plot No.K/84 of Guzdar Private Scheme at Santacruz and being part or portion of land bearing Plot No.K, Survey No.370 corresponding C.T.S No.G/625/1 admeasuring 1034 square yards equivalent to 859.6 square metres or thereabouts together with the building standing thereon known as CORNELL situate, lying and being at Santacruz, Mumbai, belonging to Cornell Co-op. Housing Society Ltd.

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Under instructions from **CORNELL CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered under the Maharashtra Co-operative Societies Act, 1960, having its office at 18th Road, Main Avenue Corner, Khar (West), Mumbai-400 052 (said society), we have investigated the title of the captioned property (said property).

(I) We have perused the documents furnished to us and it is observed that:

- a) Prior to 1972, (1) Shri Navinchandra Chandulal Shah and (2) Shri Dhirajlal Naranji Patel (said Owners) were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground situate at Santacruz, Village Danda in the Registration Sub-District of Bandra, District Mumbai Suburban bearing Plot No.K/84 of Guzdar Private Scheme at Santacruz and being part or portion of land bearing Plot No.K, Survey No.370 corresponding C.T.S No.G/625/1 admeasuring 1034 square yards equivalent to 859.6 square metres or thereabouts situated at Santacruz, Village Danda, Mumbai.
- b) The said Owners along with (i) Shri Shantilal Naranji Patel, (ii) Shri Mohanlal Kalyanji Patel and (iii) Shri Pramodchandra Chandulal Parikh, constituted a Partnership Firm called M/s.New Age Construction



Company and constructed a building known as "Cornell" consisting of ground and two upper floors (hereinafter referred to as "the said Building") comprising of 12 flats and 2 garages in accordance with the plans approved and sanctioned by the Municipal Corporation of Greater Mumbai.

- c) The various acquirers of premises in the said Building formed and registered a Co-operative Housing Society known as Cornell Co-operative Housing Society Ltd., being the said Society under No.BOM/HSG/2189 dated 8/10/1969.
- d) By an Indenture dated 23rd October, 1972, made between the said Owners (therein referred to as 'the Vendors') of the First Part, (i) Shri Navinchandra Chandulal Shah, (ii) Shri Dhirajlal Naranji Patel, (iii) Shri Shantilal Naranji Patel, (iv) Shri Mohanlal Kalyanji Patel and (v) Shri Pramodchandra Chandulal Parikh, all of them being the partners of M/s.New Age Construction Company (therein referred to as 'the Confirming Parties') of the Second Part and the said Society (therein referred to as 'the Purchasers') of the Third Part and registered with the Office of the Sub-Registrar of Assurances at Mumbai under Sr.No.R/6669 of 1972, the said Owners with the consent and confirmation of the said Confirming Parties did thereby grant, convey transfer and assure unto the said Society, the said property more particularly described in the Schedule thereunder written which is same as described in the Schedule hereunder written, on the terms, conditions and covenants therein contained.

- (2) We have been informed that the name of the said society is yet to be brought on record and that the society is in the process of getting its name entered in the concerned City Survey records.



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By virtue of the aforesaid Conveyance and subject to what is stated herein, Cornell Co-operative Housing Society Ltd., being the said Society, has a clear and marketable title to the said Property.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground situate at Santacruz, Village Danda in the Registration Sub-District of Bandra, District Mumbai Suburban bearing Plot No.K/84 of Guzdar Private Scheme at Santacruz and being part or portion of land bearing Plot No.K, Survey No.370 corresponding C.T.S No.G/625/1 admeasuring 1034 square yards equivalent to 859.6 square metres or thereabouts together with the building standing thereon known as CORNELL situate, lying and being at Santacruz, Mumbai.

Mumbai, dated this 12th day of June, 2012.

For SATISH MISHRA & CO.


Advocates

