

SATISH MISHRA & CO.

Ramlaxmi

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

Re: All that piece or parcel of land or ground situate, lying and being at 16th Road, Khar in the Registration Sub-District of Bandra, bearing Plot No.527A of the Suburban Scheme No.VII containing by admeasurement 907.2 square meters or thereabouts and bearing New City Survey No.E/49 assessed by Municipal Corporation of Greater Mumbai under H Ward No.4662(4) together with building known as Ram Laxmi standing thereon

Khar Ram Laxmi Co-op. Housing Society Ltd. .. **Society**

And

Ekta Shelters Private Limited .. **Developers**

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Under instructions from M/s. Ekta Shelters 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, being the Developers herein, 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 22nd February, 1979 executed by and between [1] Batukbhai Chaganlal Desai [2] Priyamvada Batukbhai Desai (therein referred to as 'the Vendors') of the One Part and Khar Ram Laxmi Co-operative Housing Society, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under No.

BOM/GEN/1225 of 1979, having its registered address at Plot No. 527A, 16th Road, Khar, Mumbai 400 052 (therein referred to as "the Purchaser" and hereinafter referred to as "**the Society**"), of the Other Part and registered with the office of the Joint Sub-Registrar IV, Bombay, Bandra under serial No. 297 of 1979, the Vendors granted, conveyed, transferred and assured unto the Society the said Property on the terms, conditions and covenants therein contained;

- b) The building 'Ram Laxmi Niwas' comprise of ground plus 6 floors, containing in all 17 residential flats.
- c) The Property Registered Card in respect of the said property bearing C.T.S No. E/49 admeasuring 907.2 sq. mts. stands in the name of the Society as the holder thereof.

(2) By a Development Agreement dated 14th July, 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 Ram Laxmi Niwas, for the consideration and on the terms and conditions more particularly referred to therein. The aforesaid Development Agreement is duly registered under Sr.No.BDR-1/5607/2014. We have verified the original Development Agreement dated 14th July, 2014.



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(3) The society has in pursuance of the Development Agreement dated 14th July, 2014 also executed a Power of Attorney of even date in favour of the nominees of the Developers, inter alia, authorizing them to do various acts, deeds and things in relation to the redevelopment of the said property. The aforesaid Power of Attorney is duly registered under Sr.No.BDR-1/5608/2014. We have verified the original Power of Attorney dated 14th July, 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 recorded in the Development Agreement dated 14th July, 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 or parcel of land or ground situate, lying and being at 16th Road, Khar in the Registration Sub-District of Bandra, bearing Plot No.527A of the Suburban Scheme No.VII containing by admeasurement 907.2 square meters or thereabouts and bearing New City Survey No.E/49 assessed by Municipal Corporation of Greater Mumbai under H Ward No. 4662(4) together with building known as Ram Laxmi Niwas standing thereon and bounded as follows: -

ON or towards the North : Plot No. 527-B

ON or towards the South : Partly by Plot No. 506 and partly by Plot
No. 528

ON or towards the East : 16th Road

ON or towards the West : Plot No. 505

Dated this 6th day of August, 2014.

For SATISH MISHRA & CO.


Advocates

