

Mahendra P. Bhatt

B.Com., LL.B.

ADVOCATE HIGH COURT

TELE. : OFF. 2265 40 67
RESI. 2894 80 07

6, CRESCENT CHAMBERS, 1ST FLOOR,
TAMARIND STREET, FORT, MUMBAI - 400 023.

Ref. _____

Date _____

TO WHOMSOEVER IT MAY CONCERN

Re: Property bearing C. S. No. 552 of Mahim Division,
F.P No 149 of T.P.S III, Mahim, situate at Tulsi
Pipe Road, Near Matunga Station, Mumbai

M/s. Sanghvi Realty Pvt. Ltd. Owners

1. Pursuant to the instructions of M/s Sanghvi Realty Pvt Ltd, I have investigated the title to the above referred property more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property".

2. The undermentioned property was originally held by PREM JIVAN PUBLIC CHARITABLE TRUST, as the Owners of the said property together with several structures thereon known as Manekbai Chawls occupied by monthly tenants. Pursuant to an Agreement made by the said Trust and Sanghvi Realty Pvt. Ltd. an Application was made to the Hon'ble Charity Commssioner, Mumbai under the provision for sale of the said property. By Order dated 19th December 2008 in Application No J-4/46/2008, the Charity Commissioner Mumbai granted its sanction for sale of the undermentioned property to Sanghvi Realty Pvt. Ltd.

3. Pursuant to the Order sanctioning the sale, by an Indenture of Conveyance dated 23rd April, 2009 and duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE/3258/3/2009 and made between one Mr. Bharat Merchant and four others being the Trustees of the aforesaid PREM JIVAN PUBLIC CHARITABLE TRUST, as the Vendors therein and Sanghvi Realty Pvt. Ltd. as the purchasers therein, the said Trustees did thereby sell transfer convey the undermentioned property to Sanghvi Realty Pvt. Ltd.

4. The Property Register Card is mutated in the name of Sanghvi Realty Pvt. Ltd.

5. I have perused the title deeds pertaining to the above referred property, the property and the revenue records as well as the search report in respect of searches taken with the Office of the Sub-Registrar of Assurances at Mumbai and Bandra and on the basis thereof I am of the opinion and Do Certify that subject of what is set out hereinabove M/s. Sanghvi Realty Pvt. Ltd. have a marketable title free of encumbrances and reasonable doubts to the said property described in the Schedule hereunder written and are entitled to develop the same on receipt of development permission from the Concerned Authorities.

THE SCHEDULE HEREINABOVE REFFERED TO:

All that piece and parcel of land together with messuages, buildings out houses and erections standing thereon situated at Tulsi Pipe Road near Matunga Station of the Bombay Baroda and Central Indian Railway without the Fort of Bombay, bearing C.S.No.552 of Mahim Division, F.P. No.149, T.P.S. III, Mahim Division, admeasuring 1435.6 sq. yards i.e. 1200.31 sq. mtrs. Or thereabouts registered in the Books of Collectors under Old Survey Nos.378-378, New Survey Nos.1/4124, 4131, New Survey Nos. A/1373 C.R.R. No. 1091 L.T.A. C.R.R. No. 186 and assessed by the Assessor and Collector of Municipal rates and taxes under "G" Ward Nos.3997 (3 and 4) and Street Nos.75, 75A, 358 (c) in the Registration District and Sub-District of Mumbai City.

Dated this 19th day of May, 2017.



(Mahendra P. Bhatt)
Advocate