

TO WHOM IT MAY CONCERN

1. One Mr. Harilal Vallabhdas Goragandhi deceased, owned various properties including his property situated at N.M. Joshi Marg, Lower Parel, Mumbai and more particularly set out in the Schedule hereunder written. The said Harilal Vallabhdas Goragandhi expired on or around 24.7.1940 in Mumbai leaving behind his widow Bai Jayantibai Harilal Goragandhi and two sons i.e. Mr. Ranjit Harilal Goragandhi and Mr. Dhanesh Harilal Goragandhi who partitioned various pieces and parcels of land under the said Family Arrangement dated 10.9.1970 registered with the Sub-Registrar, Mumbai under scrip No. 3667/1970 and under the said Deed the said Property more particularly described in the Schedule hereunder written, came to be allotted to the said Bai Jayantibai Harilal Goragandhi.

2. After the death of late Jayantibai Harilal Goragandhi who expired in Bombay in or around 11.1.57 the heirs of late Harilal Goragandhi and Jayantibai Harilal Goragandhi executed a Deed of Partition dated 17.3.1977 which was executed between Ranjit Harilal Goragandhi, Dhanesh Harilal Goragandhi and the married daughter Bhagwantiben Harikant Ganjawala by virtue of which various properties vested in late Bai Jayantibai Harilal Goragandhi came to be allotted and shared between the parties thereto.
3. By the said Deed of Partition dated 17.3.1977 the said property which is more particularly set out herein came to be allocated to the said Ranjit Harilal Goragandhi. The said Indenture of Partition has since been registered with the Sub-Registrar of Assurances at Bombay under serial no 504/1977.

4. The said Mr. Ranjit Harilal Goragandhi (who executed his Last Will and Testament dated 2.12.2002) whereby the said late Ranjit Harilal Goragandhi bequeathed the said property which is set out in the Schedule hereunder written to his two sons Nitin Harilal Goragandhi and Sunil Harilal Goragandhi. The said Ranjit Harilal Goragandhi expired in Bombay in or around 23rd May 2008, after which a Petition being Petition No.117 of 2008 was filed in the Bombay High Court under its Testamentary and Intestate Jurisdiction seeking probate of the Last Will and Testament of late Ranjit Harilal Goragandhi dated 7.1.2009.
5. On 7th January 2009, the Hon'ble Bombay High Court granted Probate of the Last Will and Testament dated 2.12.2002 of late Ranjit Harilal Goragandhi by virtue

of which Nilan and Sunil Ranjit Goragandhi each own an undivided share and are well satisfied and contented with the property more particularly set out in the Schedule hereunder written.

6. The said property has been conveyed to the said Purchasers i.e. *M/s Ecostruk Infra Private limited* by Mr. Nilan Ranjit Goragandhi, Mr. Sunil Ranjit Goragandhi and Mrs. Rekha Hemant Chavda who is the sister of Nilan and Sunil Ranjit Goragandhi. The said Mrs. Rekha Hemant Chavda was shown as a Vendor so as to complete the title in respect of the property more particularly described in the Schedule hereunder written as per the Deed of Conveyance dated 11th May, 2010. The Deed of Conveyance has since been duly stamped and registered with the Sub-

Registrar of Assurances in Bombay under No. 1000/3/4554 of 2010.

7. In the aforesaid circumstances and in our view, the title of *M/s. Ecostrak Infra Private Limited* as Owners of the property is marketable and free from encumbrances.

SCHEDULE OF THE PROPERTY

All that piece or parcel of freehold land together with the mesuage tenement or building standing thereon situated at the Eastern Side of Delisle Road now known as N.M. Joshi Marg, in the City of Bombay in the Registration Sub-District Bombay City containing

by an area of 1,118 sq. ft. or 595.39 square meters or thereabouts bearing City Survey No. 201 of Lower Panel Division and New Survey No. 2/267^a and the building known thereon are assessed by the MCGB under G/South Ward No 2404(2 and 3) and street Nos. 191-193 195 and bounded on or towards the East by the property bearing City Survey No. 232 belonging to Governor of Maharashtra (in charge of Govt. in UDPH and H. department) on or towards the West by Delisle Road now known as N.M. Joshi Marg on or towards the North by the property bearing City Survey No. 196 belonging to Thacker Motiandas Dhanji and

VIVEK KANTAWALA & CO.,

Mufi Desai, Advocate of Bar Bench,
Madhyji on road towards the Khera
property bearing City Survey No. 203
belonging to Mumbai Housing and
Area Development Board, Ardeshir
Irani.

Dated this day of February, 2013.

VIVEK KANTAWALA & CO.,

Proprietor

Advocates & Solicitors.