

Kiran U. Kapadia

M.Sc., LL.M.

ADVOCATE HIGH COURT

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece or parcel of Pension and Tax land or ground (cess of which has been subsequently redeemed) together with the messuage, tenements or dwelling house standing thereon situate lying and being at Panjrapole Street in the Town and Island and Registration Sub-District of Bombay Containing by admeasurement 632 square yards (544.41 sq. mts) according to the last Conveyance but 667 square yards according to the Cadastral Survey Register or thereabouts and registered in the Books of the Collector of Land Revenue under Old No. 47 New No. 368 and New Survey No. 632 and Cadastral Survey No. 2869 of Bhuleshwar Division.

Owner : M/s. Deekay Developers

1. I have caused the search to be taken with the office of the Sub-Registrar of Assurances at Mumbai for the period 1943 to 2008 and with the Office Sub-Registrar of Assurances at Bandra for the period 1973 to 1994. I have also caused search of the City Survey Records. I have perused and considered certificate issued by Advocate Mrs. Manisha Kapadia who had invited claims by inserting Public Notices in Mumbai Samachar and Free Press Journal both dated 3rd March, 2008 wherein she has certified that she has received no claims. I have also perused the Originals and certified copies of the title deeds as are produced before me for my perusal and have to report as under:

- a) By an Indenture of Conveyance dated 8/5/1943 duly registered in the office of Sub-Registrar of Bombay under Serial No. BOM-3950-1943 executed between Dattatraya Madhavrao Chiplunkar and Vishwasrao Madhavrao Chiplunkar therein referred to as the "Vendors" and Keshurdas Karsondas Mohra and his wife Bai Bhagitalibai therein referred to as the "Purchasers" the vendors therein conveyed the property more particularly described in the **FIRST SCHEDULE** thereunder written which property is the same more particularly described in the **SCHEDULE** hereunder written.

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(b) The Purchasers therein Shri Keshurdas K. Mehta and his wife Bai Bhagirathibai were thereby seized and entitled to property more particularly described in the Schedule hereunder written.

(c) The said Shri Keshurdas K. Mehta and his wife Bai Bhagirathibai had no issue and therefore by Deed of Adoption dated 28th June 1965 registered at Bombay under SR No. BOM-3108 of 1965 adopted a Male named Hasmukh Mohanlal Mehta who was thereafter named as Harshad Keshurdas Mehta and was so known ever after.

(d) The said Shri Keshurdas K. Mehta expired intestate on 22nd January 1966 leaving behind him his widow Smt. Bhagirathi Keshurdas Mehta and his son Shri. Harshad Keshurdas Mehta as his only legal heirs/representatives by the law by which he was governed at the time of his death.

(e) Thereafter the said Smt. Bhagirathi K. Mehta also expired intestate at Bombay on 29th September 1993 leaving behind her son Shri Harshad Keshurdas Mehta as her only legal heir and representatives by the law by which she was governed at the time of her death.

(f) In the premises the said Shri Harshad Keshurdas Mehta became absolutely seized and possessed of another vacant well and officially entitled to the piece or parcel of Pension and Tax land on ground (since released) containing by admeasuring 634 sq. yds. according to the last Conveyance but 667 sq. yds. according to the Cadastral Survey Register together with buildings hereditaments known as "Bhagirathi Building" also known as a Chiplonkar Building and property lying being and situate at Panjrapole Street and more particularly described in the Schedule hereunder written.

(g) By a Deed of Conveyance dated 16th April, 2009 registered with the office of Sub-Registrar of Assurances at Mumbai under SA No. BBH1/3080/2009 on 7th May, 2009 executed between Shri Harshad Keshurdas Mehta therein referred to as the Vendor and M/s. Deckay Developers therein referred to as the Purchaser, the Vendor therein transferred and conveyed unto

Kiran U. Kapadia

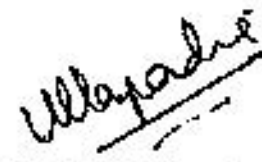
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the Purchaser on "as is where is basis" the captioned property which is also described in the Schedule hereunder written along with the structure standing thereon and known as "Bhagirathi Building", thereby making M/s. Deekay Developers the owners of the said property.

2. Subject to what is stated hereinabove, I am of the opinion that the title of M/s. Deekay Developers in respect of the captioned property is clear, marketable, free from encumbrances and beyond reasonable doubt.

Dated this 25th day of April, 2009


Mr. Kiran U. Kapadia
Advocate

THE SCHEDULE REFERRED TO HEREIN ABOVE

All that piece or parcel of Persion and Tax land or ground (cess of which has been subsequently redeemed) together with the messuage, tenements or dwelling house standing thereon situate lying and being at Panjrapole Street in the Town and Island and Registration Sub-District of Bombay Containing by admeasurement 632 square yards (344.41 sq. mts) according to the last Conveyance but 667 square yards according to the Cadastral Survey Register or thereabouts and registered in the Books of the Collector of land Revenue under Old No. 47 New No.368 and New Survey No. 632 and Cadastral Survey No. 2869 of Bhuleshwar Division and in the Books of the Collector of Municipal Rates and Taxes formerly under C Ward Nos. 5650, 5651 (1), 5651(2) and 5652 and Street No. 6, 7, 8A, 18-10 and present (C) Ward No.5650 and 5651 (1-2) and 5652 and Street No.11 @ 18 and bounded as follows:- this to- say on or towards East, West and South by the property of Bombay Mahajan Panjrapole and on the North by the Panjrapole Street.