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Ref. No. B25/16

Date _____

To,

M/S. NANDIVARDHAN CONSTRUCTIONS PVT LTD.

Re: Leasehold Property bearing C.S. No.152/10 of Matunga Division situate at 160, Hindu Colony, Dadar, Mumbai together with structure standing thereon known as Sitaram Bhuvan.

MR. VIJAY SITARAM KOLHATKAR & 6 ORS
... OWNERS/LESSEES/ASSIGNORS
AND
M/S. NANDIVARDHAN CONSTRUCTIONS PVT LTD.
... ASSIGNEES

Under instructions of you, **M/S. NANDIVARDHAN CONSTRUCTIONS PVT LTD.,** we have investigated the title to the above captioned property more particularly described in the Schedule hereunder written and report as under:

1. (I) By an Indenture dated 6th November 1940, registered with the Sub-Registrar of Mumbai under Serial No 5324 and made between the Municipal Corporation of the City of Mumbai as the Lessors, Mr Mansen Damodar Bhansali, as the Commissioner for the City of Bombay, Bai Yamuna Bai, widow of Vishwanath Narayan Bapat, as the Confirming Party, and Shankar Sitaram Kolhatkar, Sitaram Shankar Kolhatkar and Yeshwant Shankar Kolhatkar as the Lessees, (hereinafter referred to as the said "Indenture of Lease") the said Corporation and the Confirming Party did thereby demise unto the Lessees therein, in perpetuity and as joint tenants, the property being Plot No.160 of the Dadar Matunga Estate bearing C.S No.152/10, situate at 160, Hindu Colony, Dadar, Mumbai 400014, admeasuring 1120 sq yards or thereabouts equivalent to 936.46 sq. mtrs or thereabouts, together with the structure standing thereon known as "SITARAM BHUVAN" and more particularly described in the Schedule thereunder written

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which corresponds with the Schedule hereunder written and is hereinafter referred to as **'the said property'**.

(ii) In the premises the said Shankar Sitaram Kolhatkar, Sitaram Shankar Kolhatkar and Yashwant Shankar Kolhatkar, as joint tenants became seized and possessed of or well and sufficiently entitled to all that piece and parcel of leasehold land being Plot No.160 of the Dadar Matunga Estate bearing C.S No 152/10, situate at 160, Hindu Colony, Dadar, Mumbai 400014, admeasuring 1120 sq yards or thereabouts equivalent to 936.46 sq. mtrs or thereabouts, together with the structure standing thereon and known as "SITARAM BHUVAN" and more particularly described in the Schedule hereunder written,

(iii) The said Shankar Sitaram Kolhatkar died on 11th December 1943 leaving behind his two sons Sitaram and Yashwant being the surviving joint tenants who became entitled to the said property described in the Schedule hereunder written;

(iv) Subsequently the said (1) Sitaram Shankar Kolhatkar and (2) Yeshwant Shankar Kolhatkar by a Writing dated 4th April, 1980 mutually agreed that notwithstanding anything to the contrary set out in the said Indenture of Lease they shall hold the said property as tenants in common and not as joint tenants and further that upon the demise of either of them, the legal heirs of each of them would be entitled to an one half undivided share, right, title and interest of the said Sitaram or the said Yeshwant as the case may be in the said property;

(v) The said Sitaram Shankar Kolhatkar died on 27th May 2005 leaving behind his son 1] Mr Vijay Sitaram Kolhatkar and married daughter 2] Mrs Asha Ravi Joshi as his only

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heirs and legal representatives in accordance with the law by which he was governed,

- (vi) The said Yashwant Shankar Kolhatkar died on 23rd January 2006 leaving behind his widow, [1] Smt. Mangala Yashwant Kolhatkar, his married daughters [2] Mrs. Vaishali Ketan Gokhale and [3] Mrs. Gauri Avinash Bhosle and three sons [4] Mr Vivek Yashwant Kolhatkar, [5] Mr Anil Yashwant Kolhatkar, and [6] Mr Jayant Yashwant Kolhatkar as his only heirs and legal representatives in accordance with the law by which he was governed. The said Gauri Avinash Bhosle by a duly registered Release Deed dated 18th November, 2006 and registered under Serial No.HVL-16/08058 of 2006 has released and relinquished all her right, title, interest in the said property in favour of her brothers Vivek, Anil and Jayant.

- (vii) In the premises, the said 1] Mr Vijay Sitaram Kolhatkar, 2] Mrs Asha Ravi Joshi, 3] Smt Mangala Yashwant Kolhatkar, 4] Mrs. Vaishali Ketan Gokhale, 5] Mr Vivek Yashwant Kolhatkar, 6] Mr Anil Yashwant Kolhatkar, 7] Mr Jayant Yashwant Kolhatkar, being the surviving heirs of the said Sitaram Shankar Kolhatkar and Yashwant Shankar Kolhatkar became seized and possessed of or well and sufficiently entitled to the property being Plot No.160 of the Dadar Matunga Estate bearing C.S No 152/10 more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property" with each of them holding an undivided share, right, title, interest in the said property as hereunder set out:

Share

- | | |
|------------------------------------|--------------------|
| 1) Vijay Sitaram Kolhatkar | 9/36 th |
| 2) Mrs. Asha Ravi Joshi | 9/36 th |
| 3) Smt. Mangala Yashwant Kolhatkar | 3/36 th |

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