

Anexure - F

AK LEGAL PARTNERS

510, Sai Chambers, Santacruz Station (East), Mumbai 400055.
Ph/fax : 26141892, 66787556, 66915040.

To :

M/s Saptashree - Sky Heights Constructions Pvt Ltd
Mumbai

Dear Sirs,

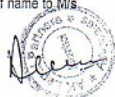
Description of Property : All those pieces and parcels of Agricultural land being land admeasuring about 10970 square metres consisting of land bearing Survey No 59/1A, 60/1, 60/2/A, 61/1, 61/3, 61/5, 65/1 & 67 of Village Padle situate at Taluka & Dist Thane (hereinafter referred to as 'the said Property')

Owned by : M/s Sky Heights Constructions Pvt Ltd

Description of the Documents produced before us for Scrutiny to enable us to give opinion

We have examined the following documents received -

- I. Copy of 7/12 Extract in the name of Mr Ganpat Atmaram Patil (For Survey No 59/1A, 60/1, 60/2/A, 61/1, 61/3, 61/5, 65/1 & 67 of Village Padle)
- II. Copy of duly stamped & registered Development Agreement dated 29/05/2008 executed between Mr Ganpat Atmaram Patil and M/s Strategic Nirman Pvt Ltd
- III. Copy of POA executed by Mr Ganpat Atmaram Patil in favour of M/s Strategic Nirman Pvt Ltd
- IV. Copy of duly stamped & registered Deed of Rectification dated 22/07/2010 executed between Mr Ganpat Atmaram Patil and M/s Strategic Nirman Pvt Ltd
- V. Copy of duly stamped & registered Right of Way Agreement dated 22/07/2010 executed between Mr Ganpat Atmaram Patil and M/s Strategic Nirman Pvt Ltd
- VI. Copy of duly stamped & registered Supplementary Agreement dated 30/12/2010 executed between executed between Mr Ganpat Atmaram Patil and M/s Strategic Nirman Pvt Ltd
- VII. Copy of duly stamped & registered Indenture of Conveyance dated 27/05/2011 executed between M/s Strategic Nirman Pvt Ltd and M/s Sky Heights Constructions Pvt Ltd (For Survey No. Survey No 66 Hissa No 2B)
- VIII. Copy of duly stamped & registered Agreement of Development rights dated 23/05/2012 executed between M/s Strategic Nirman Pvt Ltd and M/s Sky Heights Constructions Pvt Ltd
- IX. Copy of POA executed by M/s Strategic Nirman Pvt Ltd in favour of M/s Sky Heights Constructions Pvt Ltd.
- X. Copy of duly stamped & registered Supplementary Agreement dated 16/10/2012 executed between Mr Ganpat Atmaram Patil ; M/s Strategic Nirman Pvt Ltd and M/s Sky Heights Constructions Pvt Ltd
- XI. Copy of 7/12 Extract in the name of M/s Strategic Nirman Pvt Ltd (Survey No 66 Hissa No 2B)
- XII. Copy of Form 6 Extract with regards Survey No 59/1A, 60/1, 60/2/A, 61/1, 61/3, 61/5, 65/1 & 67
- XIII. Copy of Certificate of Incorporation of M/s Sky Heights Constructions Pvt Ltd for change of name to M/s Saptashree - Sky Heights Constructions Pvt Ltd



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History of ownership/Tracing of Title

- a. One Mr Nathu Babu Mhatre was seized and possessed or otherwise sufficiently entitled to all pieces and parcels of agricultural lands or grounds bearing Survey Nos 66/2B admeasuring 6300 sq meters situate, lying and being at Village Padle, Tal. & Dist. Thane (*hereinafter referred to as 'the said Land A'*)
- b. Mr Nathu Babu Mhatre died leaving behind his son Mr Chintaman Nathu Mhatre as his sole surviving heirs and legal representatives according to the Indian Succession Act, 1956 by which he was governed at the time of his death. The said Land A has been mutated into the names of the aforesaid heirs vide Mutation Entry No.281 dated 08/12/1960
- c. Subsequently in the year 1977 the said Land A was been transferred in the name of Mr Govardhan Maruti Mhatre and the same was recorded vide Entry No 383 on 08/03/1977 in the Form No 6 maintained with the Talathi, District Thane.
- d. Vide a Deed of Conveyance dated 23/10/2008 executed by Mr Govardhan Maruti Mhatre in favour of M/s Strategic Nirman Pvt Ltd, the latter acquired a part of the said Land A being the said Property on the terms and conditions stated therein. The said Property has been mutated in the name of M/s Strategic Nirman Pvt Ltd by the land authorities and the 7/12 Extract provided bears the name of M/s Strategic Nirman Pvt Ltd as the holder of the said Property.
- e. Vide an Indenture of Conveyance dated 27/05/2011 executed between M/s Strategic Nirman Pvt Ltd and M/s Sky Heights Constructions Pvt Ltd, the latter acquired the said Land A on the terms and conditions stated therein. The agreement was registered with the Office of the Sub Registrar of Assurances vide registration TNN2-05928-2011 on 27/05/2011. The said Land has not yet been mutated in the name of M/s Sky Heights Constructions Pvt Ltd
- f. Mr Ganpat Atmaram Patil was seized and possessed or otherwise sufficiently entitled to all pieces and parcels of agricultural lands or grounds bearing Survey Nos 59/1A, 60/1, 60/2A, 61/1, 61/3, 61/5, 65/1 & 67, Survey No 66 Hissa No 2B & 66/2C admeasuring 10970 & 350 sq meters situate, lying and being at Village Padle, Tal. & Dist. Thane (*hereinafter referred to as 'the said Larger Land'*)
- g. Vide a Development Agreement dated 29/05/2008 executed between Mr Ganpat Atmaram Patil and M/s Strategic Nirman Pvt Ltd, the latter acquired development rights a part of the said Larger Land being the said Property on the terms and conditions stated therein. The Development Agreement was registered with the Office of the Sub Registrar of Assurances vide registration TNN2-05705-2008 on 24/06/2008.
- h. Vide a Deed of Rectification dated 22/07/2010 executed between Mr Ganpat Atmaram Patil and M/s Strategic Nirman Pvt Ltd, the parties to the deed of rectification deleted the part of the land from the schedule of the said larger land i.e. Survey no. 66/2C mentioned in the Development Agreement dated 29/05/2008 on the terms and conditions stated therein. The Deed of Rectification was registered with the Office of the Sub Registrar of Assurances vide registration TNN9-08952-2010 on 22/07/2010.
- i. Vide a Right of Way Agreement dated 22/07/2010 executed between Mr Ganpat Atmaram Patil and M/s Strategic Nirman Pvt Ltd, the latter acquired the right of way in respect of the said Land A on the terms and conditions stated therein. The Right of Way Agreement was registered with the Office of the Sub Registrar of Assurances vide registration TNN9-08951-2010 on 22/07/2010



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- j. Vide a Supplementary Agreement dated 30/12/2010 executed between executed between Mr Ganpat Almamam Patil and M/s Strategic Nirman Pvt Ltd , the latter agreed to allot consturcted built up area against the utilization of the FSI of the said larger land on the terms and condition stated therein . The Supplementary Agreement was registered with the Office of the Sub Registrar of Assurances vide registration TNN2-01948-2011 on 24/02/2011 .
- k. The rights of M/s Strategic Nirman Pvt Ltd to develop the said land has been recorded vide vide Entry No 657 on 08/09/2010 in the Form No 6 maintained with the Talathi, District Thane.
- l. Vide a Agreement of Development rights dated 23/05/2012 executed between M/s Strategic Nirman Pvt Ltd and M/s Sky Heights Constructions Pvt Ltd , the latter acquired the developemnt rights in respect of the said larger land on the terms and condition stated . The Agreement of Development rights was registered with the Office of the Sub Registrar of Assurances vide registration TNN9-01930-2012 on 23/05/2012
- m. Vide a Supplementary Agreement dated 16/10/2012 executed between Mr Ganpat Almamam Patil ; M/s Strategic Nirman Pvt Ltd and M/s Sky Heights Constructions Pvt Ltd the latter agreed to allot 50% of the constructed premises on the said lager land on the terms and condition stated therein . The Agreement of Supplementary Agreement was registered with the Office of the Sub Registrar of Assurances vide registration TNN9-004224-2012 on 16/10/2012
- n. We have caused a Public Notice inviting objections to be issued in the issues of 'Free Press Journal', 'Navshakti' on 11/01/2013 & 'Thane Vaidhava' on 14/01/2013 in respect of the property and we have not received any claims from any person regarding the aforesaid property

Conclusion / Recommendation

Based on the abovementioned documents perused, search caused, public notice issued and information provided, and subject to the aforesaid and receipt of the above mentioned documents, we are of the opinion that the title of M/s M/s Saptashree - Sky Heights Constructions Pvt Ltd to the said property is clear and marketable.

For AK LEGAL PARTNERS

Ms. Anarjit Katar
(Partner)

Place : Mumbai

Date : 29/01/2013