

To,
Flying Earth LLP,
1 & 2 Parmar CHS Ltd,
Paranjape B Scheme Road No.2,
Vile Parle (East),
Mumbai 400 057.

Re : All that piece and parcel of land or ground admeasuring about 619 sq. meters as per actual measurement (639.9 sq. Mtrs. as per property card) bearing CTS No. 264, 264/1 to 8 in Village - Vile Parle (East), Taluka - Andheri, Dist. - Mumbai Suburban alongwith building known as 'SHANTADEEP' consisting of two wings i.e. Wing 'A' consisting of 7 flats having Ground + 3 upper floors and Wing 'B' consisting of 8 flats having Ground + 4 upper floors having totally 15 Flats totally admeasuring 6455 sq. ft. carpet situated at Tejpal Scheme Road No.2, Vile Parle (East), Mumbai- 400 057, in the Registration Sub-District Mumbai and Mumbai Suburban (Bandra), Mumbai Suburban District

I have perused the documents forwarded to me in respect of the abovecaptioned property and have to observe as follows: -

1. It appears that by and under a Deed of Unilateral Deemed Conveyance dated 06/12/2013, executed by and between Shri. Subhash Patil, the Competent Authority, u/s. 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 and on account of the defaulting Owners/Builders/Developers Mr. Avinash Purushottam Bal and Mr. Sameer Ramesh Gupte, partners of M/s. Shanta Deep Developers, the Vendors therein with the said Shantadeep Co-operative Housing Society Ltd. , therein referred to as the



otherwise well and sufficiently entitled to the said property and more particularly described in the Schedule hereunder written.

3. It appears that by a Redevelopment Agreement Dt. 17/07/2018 executed by and between the Shantadeep Co-operative Housing Society Limited as the Society therein of the One Part Mrs. Bharati M Mehta and 14 others as the members therein of the Second Part and Flying Earth LLP as the Developers therein of the Other Part, the Society has granted to the Developers, development rights in respect of the said property for valuable consideration and on the terms and conditions as recorded in the said Redevelopment Agreement. The said Redevelopment Agreement Dated 17/07/2018 is duly registered with Sub-Registrar of Assurance, Andheri Taluka, Andheri-7, on 23/01/2019 under Sr. No. BDR-18/639/2019.
4. It appears that pursuant to the said Redevelopment Agreement, the Society has also executed a Power of Attorney dated 18/01/2019 in favour of the Developers for development of the said property. The said Power of Attorney is duly registered under No.BDR-18/640/2019 dated 18/01/2019.
5. I have also issued a Public Notice in Business Standard & Nav Shakti both dated 30th May 2018 inviting claims from the public in respect of the said property. However, till date I have not received any claim.



THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land or ground admeasuring about 619 sq. meters as per actual measurement (639.9 sq. Mtrs. as per property card) bearing CTS No. 264, 264/1 to 8 in Village – Vile Parle (East), Taluka – Andheri, Dist. – Mumbai Suburban alongwith building known as 'SHANTADEEP' consisting of two wings i.e. Wing 'A' consisting of 7 flats having Ground + 3 upper floors and Wing 'B' consisting of 8 flats having Ground + 4 upper floors having totally 15 Flats totally admeasuring 6455 sq. ft. carpet situated at Tejpal Scheme Road No.2, Vile Parle (East), Mumbai- 400 057, in the Registration Sub-District Mumbai and Mumbai Suburban (Bandra), Mumbai Suburban District and bounded as follows:

On or towards East : By Tejpal Scheme Road No.2

On or towards West : By Aradhana CHS Ltd. & Udyan Prabha

On or towards North : By Udyan Vikas CHS Ltd.

On or towards South : By Vallabh Darshan CHS Ltd.

Dated this 08th day of March 2019.

Yours truly,

ADVOCATE