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TO WHOMSOEVER IT MAY CONCERN

Subject: Investigation of Title of all that piece and parcel of a plot of land bearing C.T.S. No. 519 and 519/1 & 2, admeasuring 306.20 sq. Mtrs., of Village Malad North, Malad West and Taluka Borivali, in the Registration District of Mumbai City and Mumbai Suburban District, which is situated, lying and being at Aadarsh Dugdhalaya Lane, Off Marve Road, Malad (W), Mumbai 400064.

On the request of my client MR. SAMIR N. BHALANI and MRS. KASHMIRA P. MEHTA, herein after referred to as "the OWNERS", I have caused investigation of title in respect of all that piece and parcel of a plot of land bearing C.T.S. No. 519 and 519/1 & 2, admeasuring 306.20 sq. Mtrs., of Village Malad North, Malad West and Taluka Borivali, in the Registration District of Mumbai City and Mumbai Suburban District, which is situated, lying and being at Aadarsh Dugdhalaya Lane, Off Marve Road, Malad (West), Mumbai 400064, hereinafter referred to as "**the said Plot**", more particularly described in Schedule I hereunder, and I have to report as follows:

[a] That one SHRI KRISHNAKUMAR DAMODAR PANDYA was the OWNER of all that piece and parcel of a plot of land bearing C.T.S. No.



519 and 519/1 & 2, admeasuring 306.20 sq. Mtrs., of Village Malad North, Malad West and Taluka Borivali, in the Registration District of Mumbai City and Mumbai Suburban District, which is situated, lying and being at Aadarsh Dugdhalaya Lane, Off Marve Road, Malad (West), Mumbai 400064, hereinafter referred to as **"the said Plot"**.

[b] That SHRI KRISHNAKUMAR DAMODAR PANDYA died intestate leaving behind [1] **CHANDRAMANI KRISHNAKANT PANDYA**, [2] **NARENDRA KRISHNAKANT PANDYA** [3] **VIJAY KRISHNAKANT PANDYA** [4] **ASHOK KRISHNAKANT PANDYA**, as his only heirs and legal representatives to the said property holding their names on Registered Property Card 19/02/1985. The legal heirs namely [1] CHANDRAMANI KRISHNAKANT PANDYA, [2] VIJAY KRISHNAKANT PANDYA [3] ASHOK KRISHNAKANT PANDYA has been deleted and name of only NARENDRA KRISHNAKANT PANDYA kept recorded on Registered Property Cards as holder dated 26/10/1993 as per Application, Statements, and Family Agreements dated 26/10/1993, since then SHRI NARENDRA KRISHNAKANT PANDYA was absolutely owned, seized and possessed or otherwise well and sufficiently entitled to the said plot. Hereinafter referred to as **"the then OWNER"**

[c] That the OWNER was in legal possession of a building on the said plot and the said plot and building standing on the said plot; The said Building was then occupied by 4 monthly tenants and part was self-

RM

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occupied. The said plot of land along with the existing building thereon is hereinafter referred to as "**the said Property**".

[d] The said OWNER agreed and sold the said Property to the [1] **SHRI SAMIR N. BHALANI** [2] **SMT. KASHMIRA P. MEHTA**, therein referred to as "**the PURCHASER/ THE DEVELOPER**", on terms and conditions therein mentioned, and in pursuance of the said Agreement for Sale dated 10/10/2013, Registered with Sub-Registrar of Borivali-8 under serial no. BRL-8/5652/2013 dated 10/10/2013. The OWNER executed Deed of Conveyance dated 10/03/2015 in favour of the PURCHASER/DEVELOPER, Registered with Sub-Registrar of Borivali - 8 under serial no. BRL-8/1826/2015 dated 10/03/2015. In pursuance 'the OWNER' handed over the legal possession of the said Property and attorned the tenants therein.

[e] The plans for development of 'the said Property' are approved by Municipal Corporation of Greater Mumbai under File No. CHE/WSII/3472/P/N/337[NEW] dated 23.02.2018, and have issued Pre-Commencement Certificate i.e. I.O.D. on 23.02.2018, and have issued Commencement Certificate on 13.11.2018.

PM

[f] In the premises aforesaid, I am of the opinion that the title of the said Plot more particularly described in the schedule hereunder written is clear and marketable and free from all encumbrances and claims and that the said [1] **SHRI SAMIR N. BHALANI** [2] **SMT. KASHMIRA P. MEHTA** are entitled to develop 'the said Property'.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of a land, bearing C.T.S. No.519, 519/1 & 2, admeasuring 306.20 sq. Mtrs. Or thereabout along with structures and hereditaments called 'VANDANA', lying being and situated at Village Malad (N), Malad West and Taluka Borivali, in the Registration District of Mumbai City and Mumbai Suburban District and surrounded as follows:

North: C.T.S. No. 518;

East: C.T.S. No. 522;

West: Public Road Known as Adarsh Dughdalaya;

South: C.T.S. No. 520.

Today 14th day of June, 2019.



[PIYUSH N. SHAH]

Advocate, Advocate High Court.