Memo

DSK Legal
True Value, True Values

To	Landmark Heights Private Limited
From	DSK Legal
Date	January 16, 2019
Subject	Memo on title in respect of the property situate at Village Majas

Mumbai

1203, One Indiabulls Centre
Tower 2, Floor 12 B
841, Senapati Bapat Marg
Elphinstone Road
Mumbai - 400 013
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Upon your instructions, we have investigated your ownership rights in respect of the property more particularly described in the Schedule of this Memo based on the documents provided to us and have to state as follows:

For the purposes of this Memo:

A. We have perused the title documents as set out in **Annexure "A"** hereto. We have not inspected the original documents.

B. We have caused searches to be conducted in respect of the property mentioned herein and have relied upon the Search Report dated December 22, 2018 issued by Mr. Ashish Javeri, Title Investigator, who has certified that there are no adverse entries in respect of the title to the property.

C. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the property nor have commented on the zoning and development aspects etc., of the property.

D. We have not issued any Public Notice inviting objections / claims in respect of the property.

E. Since verifying pending litigations in respect of property becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the property is subject matter of any litigation. However, the search report issued by Mr. Ashish Javeri, Title Investigator has not revealed any *lis pendens*.

F. We have assumed that:

- the persons executing the documents have the necessary authority to execute the same;
- all documents/records submitted to us as photocopies conform to the originals and all such originals are authentic and complete;
- all signatures and seals on any documents/records submitted to us are genuine; and
- the legal capacity of all natural persons are as they purport it to be.

Based on the aforesaid, we have to report as under:

- By and under Indenture dated January 5, 1953 registered with the office of the Sub-registrar of Bandra under Serial No. 29 of 1953, Gomtibai Ramanlal sold, transferred, conveyed and assigned property bearing all that piece and parcel of land or ground admeasuring 1162 square yards or thereabouts and bearing Plot No. 36/1 (part) of Jogeshwari Scheme and bearing Survey No. 10 Hissa No. 12 (part) situate at Village Majas near Jogeshwari within the limits of Greater Bombay in the registration sub-district of Bandra in favour of Gomtibai Chunnilal Bhansali on the terms and conditions more particularly contained therein.

- Upon the implementation of the city survey scheme, the various survey numbers were allotted CTS. Numbers. Accordingly, the property acquired by Gomtibai Chunnilal Bhansali were allotted CTS. Nos. 169, 169/1, 169/2, 169/3 and 169/4 admeasuring in aggregate 880.9 square meters and the property register cards in respect of the aforesaid CTS Nos. were recorded in the name of Gomtibai Chunnilal Bhansali.

- It appears that the said Gomtibai Chunnilal Bhansali constructed a building / structure on the property known as "Jamna Niwas" comprising of ground plus 1 (one) upper floor.

- The said Gomtibai Chunnilal Bhansali died intestate on October 27, 2001 and was survived by Pankaj Chunnilal Bhansali as her only legal heir and representative in accordance with the law she was governed at the time of her death. Accordingly, the name of Pankaj Chunnilal Bhansali came to be recorded as the holder of the property on the property register cards.

- By and under Indenture of Conveyance dated October 13, 2005 and registered with the office of the Sub-registrar of Assurances under Serial No. 10253 of 2005, the said Pankaj Chunnilal Bhansali, sold, transferred, conveyed and assigned property bearing CTS. Nos. 169, 169/1, 169/2, 169/3 and 169/4 admeasuring in aggregate 880.9 square meters situate at Village Majas, Jogeshwari (East), Taluka Borivali along with the building / structure known as "Jamna Niwas" standing thereon in favour of Landmark Heights Private Limited, on the terms and conditions more particularly contained therein.

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- Pursuant to the execution of the Indenture of Conveyance dated October 13, 2005, the name of Landmark Heights Private Limited has been recorded as the holder of the property on the property register cards.

SCHEDULE

All that piece or parcel of land and ground situate lying and being at Village Majas, Jogeshwari (East), Taluka Borivali, being Plot No. 36/1 (part) and bearing Survey No. 10 Hissa No. 12 (part) corresponding CTS. Nos. 169, 169/1, 169/2, 169/3 and 169/4 admeasuring in aggergate 880.9 square meters as per the property register cards within the Registration Distrcit and Sub-distrcit of Mumbai City and Mumbai Suburban.

Our View:

Subject to the aforesaid in our view, Landmark Heights Private Limited has a clear and marketable right to the property.

Our Memo is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Memo.

This Memo is issued only and solely for the specific purpose of compliance as pre-requisite, for consideration of development proposal of the property under reference by the Municipal Corporation of Greater Mumbai, as per the prevailing policy.

DSK Legal

Annexure "A"
List of Documents

1. Indenture dated January 5, 1953 registered with the office of the Sub-registrar of Bandra under Serial No. 29 of 1953.

2. Indenture of Conveyance dated October 13, 2005 and registered with the office of the Sub-registrar of Assurances under Serial No. 10253 of 2005.