

Annexure 'A'**KIRIT N. DAMANIA & CO.***Advocates and Solicitors***Kirit N. Damania.**

L.L.B. Solicitor.

Resi:

Flat No.113,11th Floor,

Rewa Apartments,

T.B. Pavillion Compound,

Bhulabhai Desai Road,

Bombay 400 026.

Telephone:

Off: 225965 223317

Off:

Unit No.1113,11th Floor,

Raheja Centre,

Free Press Journal Road,

Nariman Point, Bombay 400 021.

TO WHOMSOEVER IT MAY CONCERN

Ref.: Property being land bearing Survey Nos. 45/9 Part (CTS No. 431), Survey No. 435/9 Part, (CTS No. 506), Survey No. 47/2 (CTS No. 502), Survey No. 47/3 (CTS No. 504), Survey No. 47/4 (CTS No. 505), Survey No. 46/3 (CTS No. 511), Survey No. 46/5, (CTS No. 509) situate lying and being at Kondivita, Taluka Andheri (East) in Greater Bombay in the Registration District and Sub-District of Bombay City and Suburban containing by admeasurement 10,206.7 sq. mts. or therabouts belonging to (1) Muktaben Harish Waghela, (2) Smt. Rameben Ratilal Rathod and (3) Smt. Anjuben Hargovindas Rathod.

THIS IS TO CERTIFY that we have investigated the title of the abovenamed Owners (1) Muktaben Harish Waghela, (2) Smt. Ramaben Ratilal Rathod and (3) Smt. Anjuben Hargovindas Rathod to the above Property and have found the same to be clear and marketable.

2. By 3 separate Orders made by the Competent Authority under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 each owner is declared entitled to hold 500 sq.mtrs. (i.e. 1500 sq. mtrs. in the aggregate by all the Owners) from out of the above land as being within Ceiling Limits) and the area of 8761.5 sq.mtrs is declared as surplus vacant land. The necessary order of the State Government under Section 20 of the aforesaid act for enabling the Owners to hold the said surplus vacant land admeasuring 8761.5 sq.mtrs. for construction of houses for members of Co-operative Housing Society is duly obtained.

3. By and under a Development Agreement dated 5th October 1984 the aforesaid Owners (1) Muktaben Harish Wagala, (2) Smt. Ramaben Ratilal Rathod and (3) Smt. Anjuben Hargovindas Rathod have granted development rights in respect of the above Property to Mistry Lalji Narsi Development Corporation (herein referred to as "the Developers").
4. We certify that the abovenamed Developers are entitled to develop the said Property in accordance with the provisions of the aforesaid Orders obtained from the Competent Authority and State Government in respect of the above Property under the provisions of the Urban Land (Ceiling & Regulation) Act 1976 and to sell flats and premises in the structures to be constructed thereon on what is known as on ownership basis.
5. In respect of land bearing Survey No. 47, Hissa No.2 (CTS No. 502) there is a claim of one Tony Correa and litigation in respect thereof is pending. The Developers are not to take any development work in respect of the said land bearing CTS No. 502 till the pendency of the litigation. Substantial portion of Survey No.47, Hissa No.2 (CTS No. 502) is reserved for garden.

Bombay, Dated this 9th Day of July, 1993.

For KIRIT N.DAMANIA & CO.,

Sd/-

Proprietor

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