

ANNEXURE-3

F. L. Alimchandani

B.A., LL.B.,

ADVOCATE HIGH COURT

Resl. :
F/11, Kripa Nagar, Irla,
Vile Parle (West),
Mumbai - 400 056.
Phone : 821 2640.

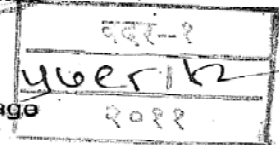
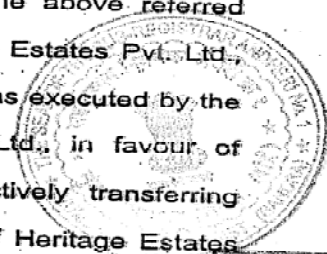
F. L. ALIMCHANDANI
GITA ALIMCHANDANI
ADVOCATES HIGH COURT
F/11, Kripa Nagar, Irla,
Vile Parle (W), BOMBAY - 400 056.
☎ 26712640

Office :
Advocates Room, 1st Floor,
Esplanade Court,
Mahatma Jyoti Bhausaheb Marg,
Mumbai - 400 001.
Phone : 262 0847.

TO WHOMSOEVER IT MAY CONCERN

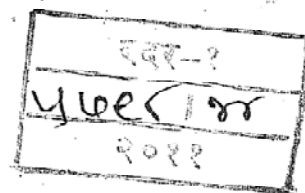
Ref: Plot of land bearing GTS No. 720/1 to 31 and 737 (part) bearing Survey No. 47 & 48, Hissa No. 4 respectively admeasuring about 415.3 sq. mtrs. and 7770.8 sq. mtrs. aggregating to 8186.8 sq. mtrs. being lying and situate at village: Oshiwara Taluka Andheri, Mumbai Suburban District.

1. Byramjee Jeejeebhoy Pvt. Ltd., a Company incorporated under the companies Act was fully seized and possessed of and or otherwise well and sufficiently entitled to have and hold vast piece of land inter alia the above referred plots of land.
2. By the writing dated 1st November, 1975 the said Byramjee Jeejeebhoy Pvt. Ltd., agreed to transfer all its rights, title and interest and benefits in respect of various plots of land inter alia the above referred plots of land in favour of Heritage Estates Pvt. Ltd., but no formal documents/deeds was executed by the said Byramjee Jeejeebhoy Pvt. Ltd., in favour of Heritage Estates Pvt. Ltd., effectively transferring and vesting the same in favour of Heritage Estates Pvt. Ltd.
3. On or about 27th November, 2002, the said Heritage Estates Pvt. Ltd., agreed to let out the above referred plots of land to Mr. George Albert D'Cruz & Mr. Peter



Gabriel Almedia for a term of 99 years with effect from 1st April, 2002 at yearly rent/of Rs. 24,000/-.

4. By the registered indenture of conveyance dated 18th July, 2005 read with Deed of Rectification dated 22nd November, 2005 executed by Byramjee Jeejeebhoy Pvt. Ltd., (therein referred to as the owners) of the first part and Heritage Estates Pvt. Ltd., (therein referred to as the vendors) of the second part and Shree Ganesh Enterprises (therein referred to as the Purchasers) of the Third Party, the said owners with the confirmation of the said vendors sold, transferred and conveyed the above referred plots of land in favour of the purchasers on 'as is where is basis" subject to the Tenancy created in favour of Mr. George Albert D'Cruz & Mr. Peter Gabriel Almedia and the reservation of D.P. Road, garden and the area/occupied by the encroachers.
5. By the Registered Agreement dated 21st December, 2005 executed between M/s. Shree Ganesh Enterprises (therein referred to as owner/Landlord) of the first part and Mr. George Albert D'Cruz & Mr. Peter Gabriel Almedia (therein referred to as the Tenants/Lessees) the said Tenants/Lessees have surrendered the tenancy rights obtained from



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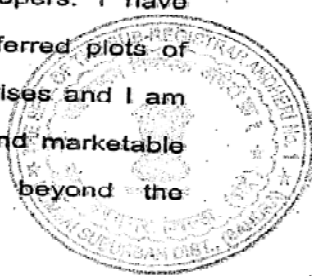
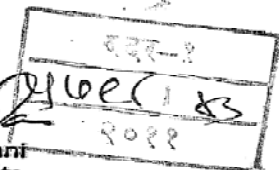
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Heritages Estates Pvt. Ltd., at the consideration mentioned therein.

6. By the Registered Joint Venture Agreement dated 6th December, 2005 executed between Shree Ganesh Enterprises of the first part and Evershine Developers, a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and carrying on business at 215, Veena Beena Shopping Centre Surunanak Road, Bandra (W), Mumbai - 400 050, the second part both the parties have jointly agreed to develop the plots of land bearing CTS No. 737 (part) admeasuring about 7770.8 sq. mtrs. at the consideration and upon certain terms and conditions incorporated therein.
7. At the instance of Evershine Developers. I have investigated the title of the above referred plots of land owned by Shree Ganesh Enterprises and I am of the opinion that the title is clear and marketable free from all encumbrances and beyond the reasonable doubts.

Dated this 31st day of October, 2006



F. L. Alimchandani
Advocate
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