

KANTILAL V. CHHEDA  
JAYA K. CHHEDA

Ref. No.: 131/06

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Date : 01/09/2006

Re: Property bearing Original Plot No.20A & B of Tejpal Scheme Road No.2, bearing Survey No.54, Hissa No.s. 1 and 2 corresponding to CTS Nos. 428, 428B and 428/34B to 428/38B admeasuring 794 sq. mtrs or thereabouts with building standing thereon known as "Vikas" Village Vile Parle-East, situate at Tejpal Scheme Road No.2, Vile Parle-East Mumbai 400 057, in the Registration District and sub-District of Bombay City and Bombay Suburban.

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ARCHITECT

Reg. No. CA/2001/28190

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that we have investigated title of Vijay Pandurang Bhat and Sharad Pandurang Bhat to the above property which is more particularly described in the schedule hereunder written and subject to the rights of the Tenants occupying the tenements in the said Building, we have found the title of the above property as marketable and free from reasonable doubts and claims.

We may state that by Conveyance dated 28th June, 1960 made between Smt. Leela W. Narvekar and Smt. Vimal R. Narvekar as the Vendors and the said Vijay Pandurang Bhat as the Purchaser the said Leela W. Narvekar and Another sold the said property to the said Vijay Pandurang Bhat at or for

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the price and on the terms and conditions therein recorded. Though the said property stands in the name of Vijay Pandurang Bhat in the Revenue, City Survey and Municipal records, the said Vijay Pandurang Bhat had leased out the terrace on the building standing on the said property to the said Sharad Pandurang Bhat for constructing an additional upper story at his own costs and for his exclusive possession on the terms and conditions recorded in the Agreement dated 27th August 1960. In the circumstances the said Vijay Pandurang Bhat and Sharad Pandurang Bhat mutually agreed that they shall hold the said property jointly, each of them having one-half undivided share therein.

We had issued Public Notices in the daily editions of Mumbai Samachar and Free Press Journal, inviting claims; if any, in respect of the said property.

Pursuant to the said notices we had received two claims as under:

One Mr. Jagdish Jayanand Vyas owner of the property adjoining the said property through his advocates Mehta & Co. in their letter dated 21st April 2006 made certain claims in

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respect of the said property. While denying the wrongful claims made by the said Jagdish Jayanand Vyas, our clients had requested the said Advocates to furnish the documentary proof to substantiate the alleged claims of the said Jagdish Jayanand Vyas. However, the said Advocates have not furnished any such proof so far.

One Mr. Sandip Vasudeo Pawaskar had by his letter dated 17-4-2006 allegedly claimed that the above property was purchased by his grand father Pandurang N Bhat and that he had a share in the said property and further alleging that the said owners had given the power to him to develop the above property and that he had allegedly paid a sum of Rs.5,00,000/- to the Owners. However, on instructions from the said Vijay P Bhat, we by our letter dated 22nd May 2006 informed the said Pawaskar that the above property was purchased by the said Vijay P. Bhat and he is the sole and absolute owner of the said property and that the said Pawaskar as the grand son of Pandurang N Bhat had no right, title or interest in the above property, further informing the said Pawaskar that the said Vijay P. Bhat had denied that he

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has received Rs.5,00,000/- or any other amount from the said Pawaskar or that he has executed /granted any power to the said Pawaskar to develop the said property and called upon him to furnish the documents witnessing any power given by the said Owners. However the said Sandeep Pawaskar has not furnished any document nor has he replied to our said letter.

We also had the searches taken at the concerned Public Offices, namely concerned Sub-registrar of Assurances at Mumbai and Bandra, however no encumbrance has been found <sup>in</sup> respect of the above property.

Subject to what is stated hereinabove we have found that the title of the said Property is free from reasonable doubts and claims.

**THE SCHEDULE ABOVE REFERRED TO:**

All that piece and parcel of land admeasuring 949.72 sq.yds equivalent to 794 sq. mtrs or thereabouts with a ground plus one upper structure known as "Vikas", bearing original Plot Nos. 20A and B of Tejpal Scheme Road No.2 bearing Survey No.54, Hissa No.s. 1 and 2 (part) and corresponding to CTS Nos. 428, 428B and 428/34B to 428/38B of Village Vile Parle-East in BMC K (East) Ward No.1654 in the Registration

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District and sub-District of Mumbai City and Mumbai Suburban situate at Tejpal Scheme Road No.2, Vile Parle-East Mumbai 400 057.

On the North Property of Late Smt. Surajben Manilal

On the South Sarita CHS Limited

On the West Property of Late Smt. Surajben Manilal

On the East Property of Tejpal Scheme Road No.2

Dated this 1<sup>st</sup> day of September 2006.

For K.V.CHHEDA & CO.

*K. V. Chheda*

Partner

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*Premal Gogri*

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