

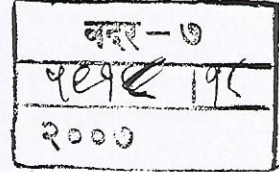
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ANNEXURE "A"

Office :
6, Vakharla Bhuvan, Prashant Apts.,
Ground Floor, Joshi Lane,
Ghatkopar (E), Mumbai - 400 077
Phone : (0) 514 51 50 • (R) 512 95 11

Jayanti K. Gada
Advocate - High Court
NOTARY PUBLIC

To,
M/s. La-Maison Constructions Pvt. Ltd.



*Re. :- Land Bearing CTS No. 115A admeasuring
6127.3 sq.mts. of Village Hariyali, Taluka Kurla.*

At your request we have investigated your Title in respect of the above property.

1. Municipal Corporation of Greater Bombay put up for auction sale land bearing CTS No. 115 of Village Hariyali, admeasuring 30,021.38 sq.mts. or thereabout (hereinafter referred to as "the said Larger property") of which land bearing CTS No. 115A is part.
2. One M/s. Neelkanth Developers and Mr. Zakaria Aghadi (hereinafter referred to as "the Promoters") were declared as Auction Purchasers of the said Larger Property. The said Promoters have purchased the said Larger Property in their capacity as promoters of the proposed company M/s. La-Maison Constructions Pvt. Ltd. i.e. yourselves.
3. You alongwith the Promoters have filled a Suit being Suit No. 1194 of 1987 in the High Court of Judicature at Bombay against the Municipal Corporation of Greater Bombay for Certificate of Sale wherein the Promoters have confirmed that they have purchased the said Larger Property in their capacity as promoters and on your behalf.
4. In the said Suit consent Terms came to the filed whereby Municipal Corporation of Greater Bombay agreed to issue the Certificate of Sale. Though the said property is purchased by the promoters on your behalf in the property card and Revenue Records the same still stands in the name of the promoters which is required to be corrected.
5. The Layout of the said Larger Property has been submitted which has been duly sanctioned by the Corporation whereby the said Larger Property was given diverse CTS Nos. namely 115A.
6. The above property bearing CTS No. 115A admeasuring 6127.30 sq.mts. is declared to be surplus vacant land in accordance with the provisions of Urban Land (Ceiling & Regulations) Act, 1976. By an Order dated 29.08.1989 Office of the Additional Collector and Competent Authority granted exemption u/s. 20 of the ULC Act in respect of the said property upon the terms and conditions therein contained.
7. By an Order dated 12.04.1990 passed by Housing and Special Assistant Department, State of Maharashtra deleted Conditions nos. 12 & 19 of the Order dated 29.04.1989 passed by the office of the Additional Collector and Competent Authority.
8. By an Order dated 15.10.1996 as modified by corrigendum dated 30.09.1999 the exemption u/s. 20 for development of the above property was revised on the terms and conditions therein contained.

Subject to what is stated hereinabove and also subject to compliance of the terms and conditions on which the Exemption u/s. 20 was granted your Promoters Title in respect of the above property is clear and marketable free from all reasonable doubts.

Dated this 20th day of January, 2003

Sd/-
JAYANTI K. GADA
(Advocate & Notary)

ANNEXURE "B"

मालमत्ता पत्रक

क्षेत्र/मोजे -- हरीयाली

तालुका/न. भु. मा. का. -- चाटकोपर



नगर मूनाफा क्रमांक	क्षेत्र चौ. मी.	धारणाधिकार	वि.शे. सारा र.रु. ३४५.७ दि. १.८.८९ पासून
११५अ	६१२७.३	क	
सुविधाधिकार	--		
हक्कचा मुळ धारक	--		
हजेतार	--		
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दिनांक	खावहार	खंड क्रमांक	नविन घरक (धा) पट्टेदार (पा) किंवा भात (भा)
१३/२/१९८५	S.I. न.भु.क्र. ११५अ प्रमाण	--	(H) श्री. झफेरीया आघाडी व मो. निळफळ डेक्कलपस
६/७/१९९१	बिनशेती सान्याची नोंद	S.I. मा.जि.नि.पु अ. तथा न. पु.अ.क्र. ७ मूळ मुंबई यांचा दि. ६.७.९१ चा आदेश.	मा. अप्पर गिल्हाधिकारी मु.उ.जि. वाचेकडल बिनशेती आदेश क्र. LND/VII-A/NAp/SR-११६ दि. १०.५.१० अन्वये न.भु.क्र. ११५अ क्षेत्र ६१२७.३ चौ.मी. क्षेत्राची ५६६३.५ चौ.मी. क्षेत्रास निवासीसाठी व ४६३.८ चौ.मी. क्षेत्रास व्यापारीसाठी बिनशेती सान्याची नोंद घेतली.
१४/९/१९९८	मा. अधिकाक मुमि अभिलेख मुंबई ज.न.जि. यांचे कडलीन क्र.न.भु.स/ चाटकोपर/ मिळकत पत्रिका पुनर्लेख/१८ बांद्रा दि. ३०.६.९८ अन्वये व न.भु. अ. चाटकोपर यांचेकडलीन आदेश दि. १४.९.९८ अन्वये न.भु.क्र. ११५अ ची मिळकत पत्रिकेचे पुनर्लेखन करून यशान्त यमडे नं. ५२९१ न.भु.क्र. ११५अ ची नविन मिळकत पत्रिका उघडली व म.क्र.नं. ५२६१ वरील सर्व नोंदी म.क्र.नं. ५२९१ वर घेऊन म.क्र.नं. ५२६१ ची मिळकत पत्रिका रद्द केली असे.		



अर्ज क्रमांक [5/118/2002] अर्ज ब्याल्याची तारीख १.११.२००२
नवकलेचा मुल्य २००० तयार तारीख २६/११/२००२

तपासणी करपारा खरा नयकल - नवकलेची प्रतिवार तयारपत्रकसमंतर
तपासणी मुल्य तपासणीपत्रक तयारपत्रक निल्ला
नवकल मुल्य २००० नवकल दिल्याची तारीख २६/११/०२
नवकल मुल्य २००० खरी प्रत
नगर प्रशासन अधिकारी
चाटकोपर