

'Q', 2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan - 421 301. Tele. : 2327447, 2322526.

Date : 20.02.2009

To,
M/s. **Akshay Corporation**,
GBS-18/20, Chandnani Mansion,
Thane (East), 400603
through its Sole Proprietor
Shri Dinesh Shyamlal Chandnani,

Sir,

Under your instructions I have investigated the title of Tilak Nagar Akshay Co-operative Housing Society Limited, Building No. 62, Tilak Nagar, Chembur, Mumbai 400089 to the property bearing CTS No. 35 (pt), Surrvey No. 14 (pt) land admeasuring 1275.33 sq. metres situate at village Chembur, Tilak Nagar, Chembur, Mumbai - 400 089 in the Registration Sub-District of Chembur, Mumbai Suburban District more particularly described in the schedule hereunder written.

For the said purpose I have gone through the Sale Deed dated 11th August, 2004 executed by Maharashtra Housing and Area Development Authority in favour of the said society in respect of building No. 62 consisting of ground and two upper floors with 36 tenements standing on the said plot of land in favour of the society. The said Sale Deed has been duly registered under No. BDR-3/7485/2004 with the office of the Sub-Registrar of Assurances, Kurla - I.

I have also gone through the Lease Deed dated 11th August, 2004 executed by Maharashtra Housing and Area Development Authority in favour of the said society in respect of said property which is duly registered under No. BDR-3/7486/2004 within the office of Sub-Registrar of Assurances, Kurla - I.

It appears that the said society under the Development Agreement dated 28.08.2006 which is duly registered under No. BDR-3/7331/2006 within the office of Sub-Registrar of Assurances, Kurla - III and the power of attorney dated 28.08.2006 which is duly registered under No. BDR-3/ 7332/2006 within the office of Sub-Registrar of Assurances, Kurla - III, granted the development rights in respect of the said property to you.

It further appears that the Maharashtra Housing and Area Development Authority has granted the No objection Certificate for re-construction of building No.62 under its letter bearing No. CO/MB/ARCH/NOC/F-869/7126/07 dated 10.08.2007.

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