

**R. K. TALSANIA**  
Solicitor

Residence / Office :

Flat No. 22, 4th Floor, "Ratnavli", (Near Surang Shopping Centre), 1st Gauthan Lane, Santacruz (West), Mumbai - 400 054.

Date \_\_\_\_\_

To

Gold Ghar Construction Pvt.Ltd.,  
C/101 / 103 ,C.S.T. Road,  
Opp. Kapadia Nagar,  
Kurla (West),  
Mumbai 400 070.

Re: Plot of a land admeasuring about 2200 Sq.Yds. along with Buildings, Structures thereon, bearing Survey No.313, Hissa No.2, C.T.S. Nos.4891 A, 4891 A/1 to 4 and 4894, 4894/1 to 44 at Village Kole Kalyan , Taluka Andheri, Mumbai Suburban District.

Sir,

1. By virtue of a Gift Deed Dated 17<sup>th</sup> November 1967, Registered in an Office of Sub Registrar of Assurances, at Bombay under its Serial No.4655 /1967 , one Annie Widow of Mathew Pereira therein called the Donor , made a Gift of the above property, which as per present C.T.S. Records is having an Area of about 2200 Sq.Yds., along with Structures thereon , at Village Kole Kalyan, Taluka Andheri, Mumbai Suburban District , to Mr.Richard Elias D'Souza ( hereinafter referred to as Mr. Richard Elias D'Souza).
2. There are number of Tenants and/or Occupants, on the above property.
3. Under a Deed of Conveyance Dated 17<sup>th</sup> February 2005, Registered in an Office of Sub Registrar of Assurances at Bandra, under its Serial No. 1432/05 the said Mr. Richard Elias D'Souza sold, transferred and convey the above property, on " as is where is basis" to Gold Ghar Constructions Pvt.Ltd.
4. As per Maharashtra Government Gazette Dated 15<sup>th</sup> February 2007, the above property is declared as a " slum".
5. In property Cards , name of Mr.Richard Elias D'Souza is appearing.
6. Subject to what is stated hereinabove, by virtue of the said Deed of Conveyance Dated 17<sup>th</sup> February 2005, Gold Construction Pvt.Ltd. are an Owners of the above property.

Dated this 18<sup>th</sup> day of May 2007.

Yours faithfully,

*R K Talsania*  
(R. K. Talsania)

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Date \_\_\_\_\_

To

Gold Ghar Construction Pvt.Ltd.,  
C/101 / 103 ,C.S.T. Road,  
Opp. Kapadia Nagar,  
Kurla (West),  
Mumbai 400 070.

Re: Property admeasuring about **123** Sq.Yds. along with  
Buildings, Structures thereon, bearing Survey No.313 , Hissa No.2  
(part) C.T.S. No. 4891B, 4891 B/1 to 5 at Village Kole Kalyan ,  
Taluka Andheri, Mumbai Suburban District.

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Sir,

1. In the above matter, you have forwarded Development Agreement Dated 11<sup>th</sup> January 2005 Registered in an Office of Sub Registrar of Assurances, at Bandra, under its Serial No. 270/05, which gives the following particulars:-

- (a) Prior to the year 1989 Mrs. Sophia D'Souza Wife of late John Alex D'Souza , was an Owner of the above property.
- (b) There are number of Tenants and/or Occupants, on the above property, which is fully occupied by the Tenants.
- (c) Under a Deed of Conveyance Dated 26<sup>th</sup> April 1989, the said Mrs. Sophia D'Souza, sold, transferred and convey the above property , on " as is where is basis", to Qubba Enterprises a Partnership Firm, (hereinafter referred to as the said Firm) consist of only Partners (1) Mr. Mr. Munir Ahmed Mohammed Buden (hereinafter referred to as the said Mr. Munir) and (2) Mr. Mr. Mohamed Issaque Babu Ramzan ( hereinafter referred to as the said Mr. Mohamed Issaque).
- (d) The said Mr.Munir and Mr. Mohamed Issaque being the only Partners ,decided to Dissolve the said Firm . Accordingly a Deed of Dissolution Dated 18<sup>th</sup> December 1989 was executed between the said Mr. Munir and Mr. Mohamed Issaque , wherein , Mr. Munir

acquired rights, in the above property, with an authority, to do construction, on the above property.

(e) The said Mr. Munir died on 6<sup>th</sup> October 2002, leaving behind, his Wife Mrs. Parveen Munir Patel, as his only legal heir and representative, and on whose death, she being only legal heir and representative, of the said Deceased, acquired rights in the above property, including in a said Deed of Conveyance.

(f) In Property Cards, the name of Mrs. Sophia D'Souza is appearing.

2. Subject to the aforesaid and by virtue of the said Deed of Conveyance Dated 26<sup>th</sup> April 1989, Qubba Enterprises were an Owners of the above property and by virtue of the said Development Agreement Dated 11<sup>th</sup> January 2005, M/s.Gold Ghar Construction Pvt.Ltd. are having Development Rights, of the above property.

Dated this 18<sup>th</sup> day of May 2007.

Yours faithfully,

*R.K.Talsania*

( R.K.Talsania)

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