

R. K. JHA & Associates

Advocate High court & Legal Consultants

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Ref-RKJ/ Legal opinion / Future Retail Limited /20-21/ Bill No. 6216

To,
The Manager/Director

M/s. Future Retail Limited,

Having Office at 4th floor, Tower C, LBS Marg, Vikroli, Mumbai-400083

Dear Sir

Memo of Cost

A/c. M/s. Future Retail Limited,

Re- All that piece and parcel of Layout bearing Brooksville Country Homes, Phase III, Plot bearing No. 76, adm. 248 Sq. Mts. bearing New Survey No. 20, situated at Village Mankivali Taluka Karjat, Registration Sub- District of Karjat, District and Registration District of Raigad

Particular

Amount (In Rs.)

Being cost for Legal Opinion , search report, search receipt, clerkage etc,

Total Rs. 8,500/-

Kindly credit the bill amount in CBI Chembur S.B. A/c No. 1115312594 with bill no. under advice to us at the earliest.

Enclosure as Above

Yours Faithfully
For R.K. JHA. & Associates
Advocates

Dated 29/8/2020

R. K. JHA & Associates

Advocate High court & Legal Consultants

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LEGAL OPINION

1.Name of title holders : M/s. Future Retail Limited,

2. Description of the property :

All that piece and parcel of Layout bearing Brooksville Country Homes, Phase III, Plot bearing No. 76, adm. 248 Sq. Mts. bearing New Survey No. 20, situated at Village Mankivali Taluka Karjat, Registration Sub- District of Karjat, District and Registration District of Raigad

3. Particulars of all documents Scrutinized:

1). Copy of Deed of Conveyance dtd-27/5/2019 between M/s. Brooksville a proprietorship concern of Mr. Gautam Krishna Chakravarthy referred as Vendor and M/s. Future Retail Limited, referred as Purchaser registered under serial No.KAJ-1747/2019 along with stamp duty paid and registration receipt. which consist copy of

a) Search Report issued by issued by Shailesh Dattatray Pawar, Advocate dtd-8/8/2015 certified the right of Mr. Gautam Krishna Chakravarthy

b) N.A. Order issued by Collector of Raigad dtd-7/3/2011

c) Village form 7/12 showing the Name of Mr. Gautam Krishna Chakravarthy

2) Copy of Village form 7/12 showing the Name of M/s. Future Retail Limited,

4. Tracing of Title:

Search Report issued by issued by Shailesh Dattatray Pawar, Advocate dtd-8/8/2015 certified the right of Mr. Gautam Krishna Chakravarthi

It is observed that said Larger Property was agricultural land on the application of the Vendor to the District Collector Raigad at Alibaug, for conversation of the said Larger Property” from agricultural to non-Agricultural use The Collector has vide its Order No. MASHA/L/N/A1 (B) SR 76/2010 dtd-7/3/2011 granted permission to use of the said Larger property for non-agricultural purpose and for sub-division of the said Larger Property into 333Non-Agricultural Plots as per the approved layout plan of the Town Planning Department , Raigad on the terms and conditions mentioned therein.

It is observed that due to conversion of the said Larger Property into non-agricultural land vide Collector Order No. MASHA/L/N/A1(B) SR 76/2010 dtd-7/3/2011, the Talathi of Village Mankivali and Poh. Taluka Karjat vide Extract No. 6, has cancelled all the old Surveys Nos. and given New Survey No. 20, bearing Plot No. 1 to 333.

It is observed that Mr. Gautam Krishna Chakravarthi is absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece and parcel of vacant non-agricultural plot , lying being All that piece and parcel of Layout bearing Brooksville Country Homes, Phase III, Plot bearing No. 76, adm. 248 Sq. Mts. bearing New Survey No. 20, situated at Village Mankivali Taluka Karjat, Registration Sub- District of Karjat, District and Registration District of Raigad. (said plot)

It is observed that Deed of Conveyance dtd-27/5/2019 between M/s. Brooksville a proprietorship concern of Mr. Gautam Krishna Chakravarthi referred as Vendor and M/s. Future Retail Limited,

referred as Purchaser registered under serial No.KAJ-1747/2019 at the terms and conditions described therein, purchaser acquired the said plot .7/12 extract shows Mutations on favour of M/s. Future Retail Limited,

5. Liabilities or Encumbrances:

Search was carried out in the office of Sub – Registrar of Assurances, **Karjat** for the period of 15 years from **2006 – 2020** and based on the said search report of my representative I am of the opinion that there are no charges of whatsoever nature found registered against the said property and therefore the same is totally free from encumbrances, which is reflected in the Search report enclosed herewith.

6. Application of Ceiling Acts:

ULC Act is not applicable.

7. Additional documents:

- a.)Latest property tax paid receipt.
- b) Layout of the plot.

8. Final Certificate:

In our opinion, based on the documents furnished to us and in view of our above observation, and search report of Index-II with Sub Registrar of Assurances **M/s. Future Retail Limited**, have valid , clear, marketable title over the said property.

Place: Mumbai.

Date: 29/8/2020

For **R. K. JHA & Associates**





Future Detail



CHALLAN
MTR Form Number-6

GRN	MH003762025202021E	BARCODE			Date	29/08/2020-14:30:20	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)			
Office Name	KJT_KARJAT SUB REGISTRAR			PAN No.(If Applicable)			
Location	RAIGAD			Full Name	R K Jha		
Year	2020-2021 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE		375.00	Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			Survey No 20 Plot No 76 Mankivali 15 Years				
			Amount In	Three Hundred Seventy Five Rupees Only			
Total		375.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK			Bank CIN	Ref. No.	03006172020082900216	222934142	
Cheque-DD Details			Bank Date	RBI Date	29/08/2020-14:30:56	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		PUNJAB NATIONAL BANK		
Name of Bank			Scroll No. , Date		Not Verified with Scroll		
Name of Branch							

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9820385991

Search Report

To
R. K. Jha
Advocate, High Court

Date 29/8/2020

Re- Search report of property being All that piece and parcel of Layout bearing Brooksville Country Homes, Phase III, Plot bearing No. 76, adm. 248 Sq. Mts. bearing New Survey No. 20, situated at Village Mankivali Taluka Karjat, Registration Sub- District of Karjat, District and Registration District of Raigad

Name of Party : M/s. Future Retail Limited,

Dear Sir,

As per your instruction I have taken Search in respect of abovementioned property at the office of Sub-registrar **Karjat** from 2006-2020 (15, years) I have found the followings during the period of Search

2006-2009-Nil

2010-2014-Nil

2015-2018-Nil

2019-Entry

Deed of Conveyance dtd-27/5/2019 between M/s. Brooksville a proprietorship concern of Mr. Gautam Krishna Chakravarthy referred as Vendor and M/s. Future Retail Limited, referred as Purchaser registered under serial No.KAJ-1747/2019

2020-till 24/8/2020 -Nil

Enclosure : Search receipt

Search Clerk

Shailendra Kumar