

FROM :

FAX NO. :

ANNEXURE : A

SUNIL R. MORE
S.COM., LL.B.
ADVOCATE, HIGH COURT
Mumbai

COURT:
High Court, Mumbai,
Adv. Assoc. of Western India
R. No. 36, 1st Floor, Fountain,
Mumbai - 40.
Tel. : 2267 3517 / 3072.

OFFICE:
S.P.C. 12, Gresham Assurance House,
1, Sir P.M. Rd., 3rd Floor,
(above Sid. Chartered Bank),
Fort, Mumbai - 1.
Tel. : 2267 7203.

TITLE CLEARANCE CERTIFICATE

TO ALL TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that we have investigated the title in respect of properties bearing Survey Numbers and Hissa Numbers as under :

<u>Old Survey Nos.</u>	<u>New Survey Nos.</u>	<u>Hissa Nos.</u>
208	46	2, 3, 4/A, 4/B, 4/C, 4/D.
209	44	1, 2/A, 2/B.
210	45	1/A, 1/B, 2 to 8.
211	46	1, 2, 3/A, 3/B, 4 to 16 & 17/A.
212	47	2 to 5 & 7.
214	49	3 to 6 & 9.
215	50	1 & 2.
216	51	1 to 5, 6/A, 6/B, 7 to 15.
217	52	1 to 3.
218	53	1 to 3.
219	54	1 to 4, 5/A to 5/D, 5/G, 6 & 8/A.
220	55	1/A, 1/B & 2.
221	56	1 to 6.

situate, lying and being at Village Bakum in Registration Sub-District and District Thane, in the office of the Sub-Registrar, Thane as well as in the office of the Sub-Registrar, Kalvan for the last more than 30 years and have found the title of M/s. Dhruva Woolen Mills Private Limited in respect of above-mentioned properties, are clear and marketable and are free from all encumbrances of whatsoever nature.

FROM :

SUNIL R. MORE

B.COM., LL.B.

ADVOCATE, HIGH COURT
Mumbai

FAX NO. :

May. 19 2005 05:03PM P.

COURT:

High Court, Mumbai,
Adv. Assoc. of Western India,
R. No. 38, 1st Floor, Fountain,
Mumbai - 400 032.
Tel.: 2267 5617 / 3073.

OFFICE:

S.P.O. 12, Graham Assurance House,
1, Sir P.M. Rd., 3rd Floor,
(above Sd. Chartered Bank),
Fort, Mumbai - 400 001.
Tel.: 2267 7283

- 2 -

WHEREAS M/s. Dhruva Woollen Mills Private Limited, a Company registered under the Companies Act is the absolute owner in respect of the aforesaid properties, purchased by them in the year 1981 and onwards, under various Agreements for sale/conveyances from different persons.

AND WHEREAS M/s. Dhruva Woollen Mills Private Limited, are the absolute owners of the said properties and are in possession of the same. The said conveyances are duly registered with the Sub-Registrar of Assurances on different dates.

AND WHEREAS their title in respect of the same are clear and marketable and are free from all encumbrances of whatsoever nature.

AND WHEREAS we have gone through and inspected documents pertaining to the property such as (1) Conveyance, (2) Declaration/Joint Declarations, (3) Record of Rights, (4) 7/12 Extracts, (5) Certificate of Purchase under Section 32 of M/BT & AL Act 1948, with payment receipts and all other relevant documents pertaining to the said properties and have satisfied ourselves with the marketability of the title.

AND WHEREAS there are no impediments for creating the mortgage and the title deeds are clear and marketable and fit for accepting as security by way of equitable mortgage.

AND WHEREAS we hereby further certify that the title in respect of the aforesaid properties are clear and marketable and are free from all encumbrances of whatsoever nature.

MUMBAI

DATED THIS 19TH DAY OF MAY, 2005


SUNIL R. MORE

B.COM., LL.B.
ADVOCATE, HIGH COURT
Ch. Shivaji Complex, MHADA,
Bldg. No. 24/207-308, 3rd Floor,
Charlop, Kundivail (W), Mumbai-47

SUNIL R. MORE

B.COM., LL.B.

ADVOCATE, HIGH COURT
Mumbai

COURT :
High Court, Mumbai,
Adv. Assoc. of Western India,
R. No. 36, 1st Floor, Fountain,
Mumbai - 32.
Tel. : 2267 3617 / 3072.

OFFICE :
304, Dol Bin Shir Building,
3rd Floor, 69 - 71,
Janmabhoomi Marg,
Fort, Mumbai - 1.
Tel. : 2282 1546.

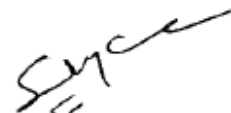
SUPPLEMENTARY TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

This is to certify and state on record that I have investigated the title of the property owned by M/s Dhruva Woollen Mills Pvt. Ltd., having their registered office at Runwal Chambers, 1st Road, Chembur, Mumbai-400 071 (hereinafter referred to as the Owners) which is more particularly described in the scheduled mentioned hereunder.

I have perused the copy of my own title certificate dated 19th day of May 2005 and also the copy of the Search Report dated 26th September 2008 conducted by Mr. Raghunath S. Okte (Search Clerk) recently and thereby I have not found any encumbrances, charges or lien of any nature on the scheduled property or part thereof.

This certificate is Supplementary to the title certificate dated 19th day of May 2005 already issued by myself.

In view of the aforesaid circumstances, I hereby certify that the scheduled property as mentioned hereunder is having clear and marketable title free from all charges and encumbrances.


SUNIL R. MORE
B.COM., LL.B.
ADVOCATE, HIGH COURT
Ch. Shivaji Complex, MHADA,
Bldg. No. 20/307-308, 3rd Floor,
Charkop, Kandivall (W), Mumbai-57

SUNIL R. MORE

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ADVOCATE, HIGH COURT
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Adv. Assoc. of Western India,
R. No. 36, 1st Floor, Fountain,
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304, Dol Bin Shir Building,
3rd Floor, 69 - 71,
Janmabhoomi Marg,
Fort, Mumbai - 1.
Tel. : 2282 1546.

:2:

THE SCHEDULE ABOVE REFERRED TO :

The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to all those piece or parcel of Land/Property admeasuring about 1,10,600 sq. mtrs. (about 27 Acres) of land/property situated at being S. No. 208 (P) To 212(P), S.N. 214, S.N. 215(P), To, 221 and New S.N. 43, H. No.2, 3, 4A, 4B, 4C, 4D, S.N. 44, H. No.1, 2A, 2B, S.N. 45, H. No.1A, 1B & 2 To 8, S No. 46, H.S No. 1,2,3 A, 3B, 4 To, 17A, S. No. 47, H. No. 2 To 5 & 7, S. No. 49, H No. 3 To 6 & 9, S. NO. 50, H. No. 1 & 2, S. No. 51, H. No.1 To 5,6A & 6B, 7 to 15, S. No. 52, H. No.1To 3, S. No. 53, H. NO. 1 To 3, S. No. 54, H. No. 1 To 4, 5A, To 6, 5B, 5C, 5G, 5D, & 8A S No. 55, H. No. 1A,1B, & 2, S. No. 56, H. No. 1 To, 6 at Village Balkum in the Registration District and Sub-District Thane

Dated this 23rd day of December 2008


SUNIL R. MORE
ADVOCATE, HIGH COURT
MUMBAI

Encl: 1. Copy of title certificate dated 19.05.2005
2. Copy of Search Report dated 26.09.2008

SUNIL R. MORE
B.COM., LL.B.
ADVOCATE, HIGH COURT
Ch. Shivali Complex, MHADA,
Bldg. No. 20/307-308, 3rd Floor,
Charkop, Kandivli (W), M-