

LEENA M. PRADHAN

ADVOCATE HIGH COURT

"Satkarma", Plot No. 17, Middle Class Housing Society, Near
Little Angle's School, Panvel Dist. Raigad

Date: - 26th May, 2010

TITLE CERTIFICATE

DESCRIPTION OF PROPERTY

All the part and parcel of land, ground and hereditaments situated lying, being at village – Kon, Taluka Panvel and registration and sub-district, Panvel, District and registration Dist of Raigad within the limits of Panvel Panchayat Samiti and Raigad Zilla Parishad bearing survey no's 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/2 and 91/5 total area admeasuring 9.55.70 Hectare (hereinafter referred to as the "Said Lands") which are bounded as under:

On or towards East	:	Kon Savle Road
On or towards West	:	Konkan Railway Line
On or towards South	:	Boundry of Village Arivali
On or towards North	:	Abutting Survey Nos. 82, 83/6, 83/5A, 87, 89, 91/1, 91/2

This is to certify that I have investigated the Title of LUCINA LAND DEVELOPMENT LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at: F-60, Malhotra Building, II Floor, Connaught Place, New Delhi – 110 001, hereinafter referred to as the "Said Company", in over and upon the Said Lands described hereinabove. While investigating the Title, I have perused, inspected and verified the following documents to my satisfaction:

- 1) Deed of conveyance dated 23-07-2009 registered under Sr. No. 4458/2009 with Sub-Registrar of Assurances, Panvel on 24-07-2009; hereinafter referred to as "FIRST CONVEYANCE".

- 2) Deed of conveyance dated 23-07-2009 registered under Sr. No. 4459/2009 with Sub-Registrar of Assurances, Panvel on 24-07-2009; hereinafter referred to as "SECOND CONVEYANCE".
- 3) 7/12 extracts, 17 in Nos., in respect of the Said Lands.
- 4) Certified copy of M. E. No. 1959
- 5) Certified copy of M. E. No. 1960
- 6) Certified copy of M. E. No. 1964
- 7) Declaration-cum-Indemnity bond executed by Rohan Siddhi Logistics Pvt. Ltd. thro' its Director Shri. Vilas Madanlal Kothari dated 23-07-2009.
- 8) Certified copy of the order passed by the Sub-Divisional Officer, Panvel in R. T. S. appeal no. 218/2009 dated 25-11-2009.
- 9) Order passed by Collector, Raigad dated 16-02-2010 bearing no. Masha/L.N.A.1 (B)/S.R.333/2009 regarding the conversion of use of land from agricultural to non-agricultural land.
- 10) Certified copy of M. E. No. 1982
- 11) 8A extract of said company.
- 12) Search Report dated 13-07-2009.
- 13) Public Notice published in Ratnagiri Times; Raigad edition and Mumbai Sakal dated 23-06-2009 and Business Standard dated 24-06-2009.
- 14) Certificate of Incorporation and Memorandum of Association of said company.

After perusal of the above-referred documents and after verifying the contents therein, I hereby submit my report on the title of Lucina Land Development as under:-

a) It appears that, by and under the above referred First Conveyance and Second conveyance, the Said Company purchased and acquired all that landed property totally admeasuring 9.55.70 Hectare situated at village Kon, Tal. Panvel, District Raigad. The said first and second conveyance has been duly registered with concerned Sub Registrar of Assurances and pursuant to the said Registered Document; M. E. No. 1959, 1960 and 1964 were certified in the records of rights of said village and accordingly the Said Lands were mutated in the name of Lucina Land Development Ltd.

b) I have gone through the contents of Indemnity Bond-cum-Declaration executed by erstwhile owner Rohan Siddhi Logistics Pvt. Ltd. thro' its Director Shri. Vilas Madanlal Kothari in favour of Said Company.

c) It appears that, the mutation entry bearing no. 1959 and 1960 were confirmed vide order passed by the Sub-Divisional Officer, Panvel in R.T.S. appeal no. 218/2009 dated 25-11-2009.

d) It further appears that, by the order dated 16-02-2010 bearing no. Masha/L.N.A.1(B)/S.R.333/2009 passed by Collector, Raigad the permission was granted for the conversion of use of Said Lands from agricultural to non-agricultural one and pursuant to the said order; M. E. No. 1982 was certified in the records of rights of said village.

e) I have also perused the 8A extract issued by Talathi Saja Palaspe which reflects the account-holder of the Said Lands as Lucina Land Development Ltd. having account no. 248.

f) With view to investigate the title of the Lucina Land Development Ltd., I have caused a public notice to be published in Ratnagiri Times; Raigad edition and Mumbai Sakal dated 23-06-2009 and Business Standard dated 24-06-2009 interalia, inviting thereby objections from the public at large for any transaction in respect of Said Lands. I hereby certify

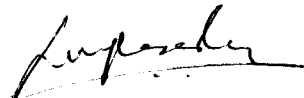
that in response to the said Public Notice, I have not received any objections from any person within the period prescribed in the said Notice and thereafter till today.

g) I have also caused a search to be taken in the office of Sub-Registrar, Panvel pertaining to the Said Lands. However, nothing adverse is found in the said search.

h) I have also seen the Memorandum of Association and the Certificate of Incorporation of the said company.

After perusal of all the above-mentioned documents and investigation of the Title there from I have formed an opinion that the title of **LUCINA LAND DEVELOPMENT LIMITED;** in, over and upon the above referred Said Lands is **Clear and Marketable and free from any encumbrance.**

Hence, This Title Certificate.



Adv. Leena M. Pradhan