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H. D. NANAVATI
B. H. ANTIA
B. S. BHESANIA (Dr.)
S. J. THACKER
Y. P. DANDIWALA
D. J. KAKALIA
H. S. R. VAKIL
J. N. MISTRY
S. B. JIJINA
H. N. VAKIL
R. H. KHAN (Mrs.)
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MULLA & MULLA AND CRAIGIE BLUNT & CAROE

(REGISTERED)
ESTABLISHED 1895

Advocates, Solicitors and Notaries

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OUR REF.

BHA/HNV/ 1887

TITLE CERTIFICATE

Re: Property situated at Village Mira, Taluka Thane, District Thane, bearing CTS Nos. 1214, 1215, 1259, 1260, 1261, 1262, 1291, 1292, 1293, 1294, 1309, 1310, 1311, 1335, 1336, 1337, 1338, 1389, 1390, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1489(part) , 1490 admeasuring in the aggregate 13,585.77 sq. mtrs. owned by M/s Steelfab Engineering Corporation ("said property").

1. M.G. Industries Pvt. Ltd., were the original owners of the a property admeasuring 26370 sq. mts., situate, lying and being in the village of Mira, Taluka Thane and District Thane, in registration district and sub-district Thane and now within the limits of the Mira-Bhayander Municipal Corporation more particularly described in the First Schedule hereunder and hereinafter referred to as "the larger property". The said M.G. Industries Pvt. Ltd. had mortgaged the said larger property to United Bank of India (hereinafter referred to as "the Bank") against the loan advanced by the Bank to M.G. Industries Pvt. Ltd. and T.T. Investment and Trade Pvt. Ltd. As M.G. Industries Pvt. And T.T. Investment and Trade Pvt. Ltd. failed and neglected to repay the loan amount. The Bank filed a Suit being No. 814 of 1971 in the High Court of Judicature at Bombay against the aforesaid parties. The Hon'ble High Court was pleased to appoint a Court Receiver to take charge of the larger property. On 18th June 1981 the Hon'ble High Court was pleased to allow the Court Receiver to auction the said larger property. On 25th June 1983, M/s. Steelfab Engineering Corporation purchased the said larger

property from the Court Receiver, High Court, Bombay, in the public auction. The Court Receiver, High Court, Bombay was pleased to issue a certificate on 12th August 1988 certifying that the said larger property was purchased by M/s. Steelfab Engineering Corporation. On 25th June 1983 the Court Receiver, High Court, Bombay handed over possession of the said larger property to M/s. Steelfab Engineering Corporation. Out of the said larger property, a portion of land admeasuring 13585.77 sq. mts. more particularly described in the Second Schedule hereunder and hereinafter referred to as "the said property" is the subject matter of this Title Certificate.

2. We have perused the copy of the Sale Certificate issued by the Court Receiver, High Court, Bombay in Suit No. 814 of 1971 the name of M/s. Steelfab Engineering Corporation was recorded in the Property Card as owners. The Original Sale Certificate is not traceable and M/s. Steelfab Engineering Corporation has informed that they have not mortgaged or created any charge or deposited the Sale certificate with any person and necessary steps is being taken by M/s. Steelfab Engineering Corporation to search the Original Sale Certificate and/or obtaining copy of the same.

Thereafter certain portions of CTS No. 1489 (part) and 1645 has been alienated.

We have perused all the revenue records including Property Card and the property mentioned in the Second Schedule stands in the name of M/S. Steelfab Engineering Corporation.

3. We have also inserted advertisements dated 16th January, 2015 in the Newspapers Free Press Journal and Loksatta inviting claims but till date we have not received any claims.

We enclose herewith photocopies of the said Newspaper Publications.

4. We have also taken search in the office of the Sub-Registrar of Assurances for the last 30 years through our Title Investigator, Mr. Ashish Javeri and we enclose herewith two Search Reports. On perusing the same, we find no lien or encumbrance over the said property. Sale Certificate is an optionally registerable instrument u/sec 17 (2)(xii) of Indian Registration Act, 1908 and therefore the same was not registered.
5. We have perused the following documents:
 - a. Papers and proceedings of Suit No. 814 of 1971 filed in Hon'ble High Court by United Banks of India against MG Industries Private Ltd (In Liquidation) till date and we have not found any adverse order or directions affecting the said Property.
 - b. Photocopy of letter dated 8th July, 1983 addressed by Court Receiver High Court Bombay to M/s. Steelfab Engineering Corporation informing that the property sold to them as per particulars and conditions of sale sanctioned by Hon'ble High Court by orders dated 16th October, 1982, 27th October, 1982 and 22nd November, 1982 in favour of M/s. Steelfab Engineering Corporation.
 - c. Property Cards and zone certificate. The said property is not affected by CRZ restrictions.
 - d. Permissions
 - (i) Commencement Certificate dated 22nd October, 2013 issued by Mira Bhayander Municipal Corporation.

- (ii) FSI approval vide letter dated 23rd April, 2013.
 - (iii) Order passed by Collector, Thane dated 18th March, 2013 converting land to Non - Agricultural.
 - (iv) Commencement Certificate dated 22nd October 2013 in respect of two parcels of land bearing CTS no. 1489 (part) admeasuring 3130.23 sq. mts. and CTS No. 1645 admeasuring 2140.3 sq. mts. are inadvertently considered for approvals purpose and the same will be rectified by M/.s Steel Fab Engineering Corporation from the Authorities. At the time of purchase of said property from court receiver NOC from ULC authority was not required as it was an auction purchase of land by M/s. Steelfab Engineering Corporation, however by an order dated 17th November, 2011 issued by Competent Authority under Urban Land Ceiling that the land does not fall within the view of Urban Land Ceiling Act, 1976.
 - (v) The Commissioner of Labour issued a Labour NOC dated 25th October 2011 to Mira Bhayander Municipal Corporation stating that no dues is pending of the Labourers of Steelfab Engineering Corporation.
6. On the basis of the aforesaid documents, we hereby certify that the Title of the above property i.e situate, lying and being in the village of Mira, Taluka Thane and District Thane,

in registration district and sub-district Thane and now within the limits of the Mira-Bhayander Municipal Corporation, and more particularly described in the Second schedule hereto, is marketable and free from encumbrances and belongs to M/S. Steelfab Engineering Corporation.

THE FIRST SCHEDULE ABOVE REFERRED TO
(LARGER PROPERTY)

Property situated at Village Mira Taluka Thane, District Thane, admeasuring 26370 sq. mts. bearing the following Survey Nos:-

Sr .No	Old Survey No.	New Survey No
1	58/1	95/1
2	58/2	95/2
3	59/3	96/3
4	59/4	96/4
5	59/5	96/5
6	59/6	96/6
7	60/1	94/1
8	60/2	94/2
9	60/3	94/3
10	61/2	93/2
11	61/3	93/3
12	61/4	93/4
13	62/1	92/1
14	62/2	92/2

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THOSE pieces or parcels of land bearing C.S. No. 1214, 1215, 1259, 1260, 1261, 1262, 1291, 1292, 1293, 1294, 1309, 1310, 1311, 1335, 1336, 1337, 1338, 1389, 1390, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1489 (part) and 1490 admeasuring 13,585.77 square meters, at Village Mira, Taluka & District Thane, in Registration District and Sub- District Thane and now within the limits of the Mira Bhayander Municipal Corporation or thereabouts.

Bounded on North by - Western Express Highway

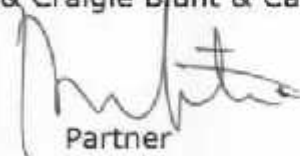
Bounded on South by - Sanjay Gandhi National Park

Bounded on East by - Honda Showroom

Bounded on West by - Kashmirira Police Station

Dated this 9th day of February, 2014.

Mulla & Mulla & Craigie Blunt & Caroe



Partner

Encl : As above .

MULLA & MULLA CRAIGIE BLUNT & CAROE,
ADVOCATES & SOLICITORS,
MUMBAI.
KIND ATTN. SRI. H.N. VAKIL,
ADVOCATE & SOLICITOR.

Re: Property Situated at Villages Mira,
Taluka Thane, District Thane, bearing
CTS Nos.1214, 1215, 1259, 1260, 1261,
1262, 1291, 1292, 1293, 1294, 1309,
1310, 1311, 1335, 1336, 1337, 1338,
1389, 1390, 1424, 1425, 1426, 1427,
1428, 1429, 1430, 1431, 1432, 1433,
1434, 1435, 1489, 1490, 1645.
Admeasuring:- 16856.30 Sq.mts.

Sir,

As per your instructions, I have taken the search of
abovementioned property at Mumbai, Thane, Mira-Road & Bhayander
Sub-Registrar Offices from year 1984 to 2013 (30 years).

While taking searches, I have not found any Document
Registered/Index therein (Please see inside page).

I have also taken the inspection of Property Register
Card of CTS No.1215, Admeasuring:- 51.00 Sq.mts., standing on the
name of M.G. Industries as Holder.

I have also taken the inspection of Property Register
Card of CTS No.1426, Admeasuring:- 94.00 Sq.mts., showing as an
Agricultural Land.

I have also taken the inspection of Property Register
Card of CTS No.1490, Admeasuring:- 4.00 Sq.mts., recorded as per
Record of Right.

I have also taken the inspection of Property Register Card of CTS No. 1214, 1259, 1260, 1261, 1262, 1291, 1292, 1293, 1294, 1309, 1310, 1311, 1335, 1336, 1337, 1338, 1389, 1390, 1424, 1425, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1489 & 1645, Admeasuring:- 3031.6 Sq.mts., 338.3 Sq.mts., 907.9 Sq.mts., 24.0 Sq.mts., 19.0 Sq.mts., 1220.3 Sq.mts., 467.9 Sq.mts., 64.9 Sq.mts., 126.0 Sq.mts., 561.2 Sq.mts., 244.9 Sq.mts., 4.4 Sq.mts., 816.6 Sq.mts., 59.5 Sq.mts., 85.0 Sq.mts., 682.2 Sq.mts., 829.7 Sq.mts., 140.2 Sq.mts., 1089.6 Sq.mts., 461.6 Sq.mts., 519.4 Sq.mts., 86.2 Sq.mts., 52.7 Sq.mts., 104.6 Sq.mts., 7.0 Sq.mts., 233.3 Sq.mts., 54.2 Sq.mts., 236.2 Sq.mts., 159.7 Sq.mts., 3938.9 Sq.mts. & 2140.3 Sq.mts. respectively, earlier standing on the name of M. G. Industries as Holder, thereafter name of said M. G. Industries has been deleted and name of M/s. Steelfab Engineering Corporation has been recorded as Holder on dated 03.06.2010, as per Honorable High Court Suit No.814/1974, whereas said M/s. Steelfab Engineering Corporation purchased this Property in Auction.

I also do not found any lien encumbrance over said Property.

ASHIS JAVERI
19th FEBRUARY, 2013.



ASHISH S. JAVERI

TITLE INVESTIGATOR

Office No.15, Ground floor,
Jai Raj Ratan, New Shastri Nagar,
M. G. Road, Goregaon (West),
Mumbai - 400 104.

To,

Date:

MULLA & MULLA CRAIGIE BLUNT & CAROE,
ADVOCATES & SOLICITORS,
MUMBAI.
KIND ATTN. SHRI. H.N. VAKIL,
ADVOCATE & SOLICITOR.

Subject : Investigation of Title in respect of

Re: Property Situated at Village Mira,
Taluka Thane, District Thane, bearing
CTS Nos.1214, 1215, 1259, 1260, 1261,
1262, 1291, 1292, 1293, 1294, 1309,
1310, 1311, 1335, 1336, 1337, 1338,
1389, 1390, 1424, 1425, 1426, 1427,
1428, 1429, 1430, 1431, 1432, 1433,
1434, 1435, 1489, 1490, 1645.
Admeasuring:- 18856.30 Sq.mts.

Sir,

As per your Instructions, I have taken the search of
abovementioned property at Mumbai, Thane, Mira-Road & Bhayander
Sub-Registrar Offices from year 2013 to 2014 (2 years).

While taking searches, I have found Document
Registered/Index therein (Please see inside page).

I also do not found any lien encumbrance over said
Property.

ASHISH JAVERI
23RD JANUARY, 2015.

