

MAHENDRA PATEL & ASSOCIATES

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

Re: Property situate at Villages Kopari & Chandivali

M/S. DILIP ESTATE & TOWN PLANNERS PVT. LTD., having its office at 203, Maker Tower, A- Wing, Cuffe Parade, Colaba, Mumbai-400 005, through its Managing Director Mr. Dilip Kapoor resident of 203, Maker Tower, A- Wing, Cuffe Parade, Colaba, Mumbai-400 005 has called upon us to investigate their title to all those pieces or parcels of land or ground situate lying and being at Village Kopari bearing Survey No. 2 (Part) and C. T. S. No.1/9(pt.) admeasuring 4290 Sq. yards and Village Chandivali bearing Survey No. 6(Part), C. T. S. No.6(pt), 7(pt) and 9(pt) admeasuring 423 Sq. yards in the aggregate admeasuring 4713 Sq. yards or thereabouts in the Registration District and Sub- District of Mumbai Suburban, Mumbai and bounded as under:

On or towards the East by : CTS No. 1/11, Zil Darshan Building.

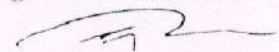
On or towards the West by : CTS No. 1/4, Canara Bank Tower.

On or towards the South by : Part of Survey No.6(part), Chandivali.

On or towards the North by : Powai Road.

The copies of the following documents have been furnished to us for the said purpose.

- a) Sale Deed dated 20th April, 2007 made between Ram Ashram Trust, Public Trust registered under the Bombay Public Trust Act, 1950 bearing Registration No. A-3000 through its Trustees Mrs. Neeru Grover and six others having the registered office at



- Ram Ashram Trust, Rambaug, Opp. Scout Pavillion, Powai, Mumbai-400 076, as the Vendors of the one part and M/s. Dilip Estate & Town Planners Pvt. Ltd., as the Purchasers of the other part and which is duly registered vide Deed of Confirmation dated 16th July, 2008 under registration No. BDR/14/5953/2008 dated 15th September, 2008;
- b) Index No. II issued by Sub-Registrar kurla -4, Mumbai Suburban District (Bandra) dated 29th September, 2008 indicating the registration of the document referred to in (a) above;
- c) Order dated 5th April, 2007 by the Charity Commissioner Maharashtra State, Mumbai passed in Application No. J-4/Misc/31/2007 u/s. 36(1) (a) of the Bombay Public Trusts Act, 1950;
- d) Consent Decree dated 25th July, 2006 of His Lordship Mr. Justice S.C. Dharmadhikari passed on Consent Terms dated 24th July, 2006 in Bombay High Court Suit No. 2395/1998 between Ram Ashram Trust and Buildforce Properties Pvt. Ltd. and Dilip Kapoor;
- e) Plan issued by the Addl. Dist. Dy. Collector, B. S. D., Andheri showing boundary of Chandivali and Kopari Village bearing respectively S. No. 6 pt and 2 pt. known as 'Ved Mandir' Ramasharam Trust;

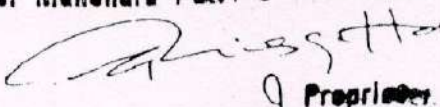
On the basis of the above documents, we have investigated the title of M/s. Dilip Estate & Town Planners Pvt. Ltd. in respect of the said property described hereinabove, having purchased the same vide Sale Deed dated 20th April, 2007 which is duly registered by Deed of Confirmation dated 16th July, 2008 under



registration No. BDR/14/5953/2008 dated 15th September, 2008 in pursuance of Consent Decree dated 25th July, 2006 passed on Consent Terms dated 24th July, 2006 in High Court Suit No. 2395/1998 referred to herein above. The sanctions from the concerned authorities including the Charity Commissioner and Registrar of Companies have been obtained in respect of the said Sale.

Taking into consideration the above refereed documents, we are of the opinion that the title of **M/S. DILIP ESTATE & TOWN PLANNERS PVT. LTD.**, to the said property referred to hereinabove is clear and marketable.

Dated this 15th day of June, 2010.

Yours truly,
For Mahendra Patel & Associates

Proprietor