

KANTILAL UNDERKAT & CO.
ADVOCATES & SOLICITORS

To: Mr. BOMAN RANI.

UNADKAT TERRACE, 1ST FLOOR,
27, ANJU SHOPPING CENTRE,
TILAK ROAD, SANTACRUZ (W),
MUMBAI 400 054.

TEL. : 2605 2459 / 2605 2460
FAX : 2605 4009
E-mail: kantilal_underkat@rediffmail.com

K. G. Underkat

Ref. No. _____

FURTHER TITLE CERTIFICATE

Date _____

KGU/NCB-117/ 465 /2008

19th July, 2008

Kapstone Constructions Private Limited,
Ideal Farm,
Dahisar (W),
Mumbai - 400 068.

Dear Sirs,

Re: ALL THOSE piece or parcels of land or ground situated lying and being at Mouje Majiwada Village in Taluka North Salsette, District Thane and in the Registration Sub-District and District Thane and more particularly written in the Schedule hereunder written.

1. In the above matter we had issued our Title Certificate dated 10th July, 2006 bearing Ref No.KGU/NCB-117/480/2006.

2. In para 7 of the said Title Certificate at the end through oversight we had mentioned that they have filed the said Suit No.65/87. However the same is filed by you. You have informed us that the Consent Terms have been tendered to the Court but the Order has remained pending in terms thereof.

"They have filed a Suit No. 65/87 in Court of Joint Civil Judge, S.D. Thane and the same is also settled."

3. In para 6 of the said Title Certificate we have referred to the claim of Smt. Sushila Mahavirsingh Bhardwaj, Sarita Devi w/o.

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FORT OFFICE :

84, JANMABHOOMI MARG, 1ST FLOOR, FORT, MUMBAI 400 001. • TEL. : 2204 5739
Correspondence, Communication, Services only at Santacruz Office

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Continuation Sheet

Karam Singh, Sangita devi W/o. Shri Jasvinder Singh, Yaspal Sing, Kirtipal Singh, Parvatibai Rajasingh Varma, Pramila Abhaysingh and Anita Mangatram Rana . You have informed us that you had filed Suit against them being Special Suit No.204 of 2006 in the Court of Civil Judge (S.D.) Thane at Thane. You have also informed us that the same is decreed with cost by an Order dated 3rd March, 2008. You have produced the Order dated 14th March, 2008 for our perusal.

4. Subject to the aforesaid, in our view title of the above property is clear, marketable and free from all encumbrances.

The Schedule Above Referred To

ALL THOSE piece or parcels of land or ground situated lying and being at Mouje Majiwada Village in Taluka North Salsette, District Thane and in the Registration Sub-District and District Thane bearing the following Survey Numbers and Hissa Numbers assessment and area as under

Survey No.	Hissa No.	Area in Sq. Mtrs.
12	1	
12	2	
12	3	
12	4	
	Total	12670
13	1	
13	2	
13	3	
	Total	2170
15	1	
15	2	
15	3	
15	4	

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Continuation Sheet

Survey No.	Hissa No.	Area in Sq. Mtrs.
15	5	
	Total	11630
16	1pt	
16	2pt	
16	3	
16	4	
16	5	
16	6	
	Total	10140
17	3	
17	4pt	
17	5	
17	6pt	
	Total	10520
18	3pt	
18	4pt	
18	6pt	
	Total	6980
19	1pt	
19	2pt	
19	3pt	
19	4pt	
19	5pt	
	Total	11460
20	1	
20	2	
20	3	
20	4	
	Total	6680
22	NIL	2380
35	1	
35	2	
35	3	
35	4	
35	5	

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Continuation Sheet

Survey No.	Hissa No.	Area in Sq. Mtrs.
35	6	
35	7	
35	8	
	Total	11150
36	1	
36	2	
36	3	
36	4	
36	5	
36	6	
36	7	
	Total	10850
37	1	
37	2	
37	3	
37	4	
37	5pt	
37	6	
37	7pt	
37	9pt	
	Total	20210
38	1pt	
38	2	
	Total	3440
41	1	
41	2	
41	3	
41	4	
41	5	
41	6	
41	7	
41	8	
41	9	
	Total	29390
42	1	
42	2	
42	3	

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Continuation Sheet

Survey No.	Hissa No.	Area in Sq. Mtrs.
42	4	
42	5	
42	6	
42	7	
	Total	9890
43	1	
43	2	
43	3	
43	4	
43	5	
43	6	
43	7	
43	8	
43	9	
43	10	
43	11	
43	12	
	Total	19270
44	1	
44	2	
44	3	
44	4	
44	5	
44	6	
	Total	10370
45	1	
45	2pt	
45	3	
45	4pt	
45	5pt	
45	7pt	
45	8pt	
45	9	
45	10	
	Total	23770
46	1pt	
46	2	
46	3pt	

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Continuation Sheet

Survey No.	Hissa No.	Area in Sq. Mtrs.
46	4pt	
46	6pt	
46	7pt	
46	8	
	Total	14090
47	1pt	
47	3pt	
47	4	
47	5	
47	6	
47	7	
47	8	
	Total	14750
48	1	
48	2	
48	3	
48	4	
48	5	
48	6	
48	7	
48	8	
	Total	11860
49	1	
49	2	
49	3	
	Total	2330
50	1	
50	2	
50	3	
	Total	8900
51	1	
51	2	
51	3	
51	4	
51	5	
51	6	
51	7	

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Continuation Sheet

Survey No.	Hissa No.	Area in Sq. Mtrs.
51	8	
51	9	
	Total	31130
54	1	
54	2	
54	3	
54	4	
	Total	8700
55	1	
55	2	
55	3	
55	4	
55	5	
	Total	5240
84pt		3410
89		3160
327	2/1	
327	2/2	
327	2/3	
327	2/4	
327	2/5	
327	2/6	
327	2/7	
327	2/8	
327	2/9	
327	C	
	Total	36830
328	3/1	
328	3/2	
328	3/3	
328	3/4	
328	3/5	
328	3/6	
328	3/7	
328	3/8	
328	3/9	

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Continuation Sheet

Survey No.	Hissa No.	Area in Sq. Mtrs.
	Total	27190
329	1/1	
329	2	
329	3	
329	4	
329	5pt	
329	6pt	
	Total	19680
345	1	
345	2	
345	3	
345	4	
345	5	
345	6	
345	7	
345	8	
345	9	
345	10	
345	11	
345	12	
345	13	
345	14	
345	15	
345	16	
345	17	
	Total	35690
423 A	1	
423 A	2	
423 A	3	
423 A	4	
423 A	5	
423 A	6	
423 A	7	
423 A	8	
423 A	C	
(423)	Total	28270
424A	1	
424A	2	

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Continuation Sheet

Survey No.	Hissa No.	Area in Sq. Mtrs.
424A	3	
424A	4	
424A	C	
(424)	Total	26670
383		24410
	Grant Total	515280
Less Area under Reservation		46000
Net Area available for Development		469000

For M/s. Kantilal Underkat & Co.
Advocates and Solicitors

J. G. Underkat

Proprietor