

IN WITNESS WHEREOF the parties hereto have put their respective hands on the day and year first hereinabove mentioned.

दस्तावेज क्र 29009 / 2019

SIGNED, SEALED & DELIVERED

by the within-named OWNER/SELLER

Name: M/s. PANCHSHEEL PLASTICS PRIVATE LIMITED

Through, Mr. Kaushal Kumar Modi.

Authorised vide its Resolution passed by the Board of Directors in their meeting held on 10th December, 2019

PAN No. : AAACP 0521 C

Signature

For Panchsheel Plastic Private Limited.

Director

SIGNED, SEALED & DELIVERED

by the within-named FIRST CONFIRMING PARTY

Name: M/s. MAHAKALI PLASTI-WEAVE PRIVATE LIMITED

Through, Mr. Kaushal Kumar Modi.

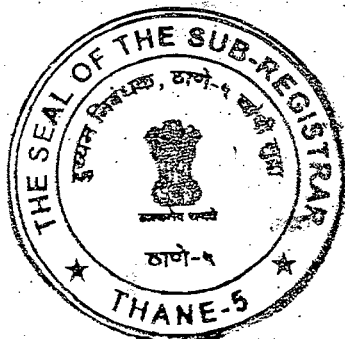
Authorised vide its Resolution passed by the Board of Directors in their meeting held on 10th December, 2019

PAN No. : AAACM 0671 L

Signature

For Mahakali Plasti-Weave Pvt. Ltd.

Director



SIGNED, SEALED & DELIVERED

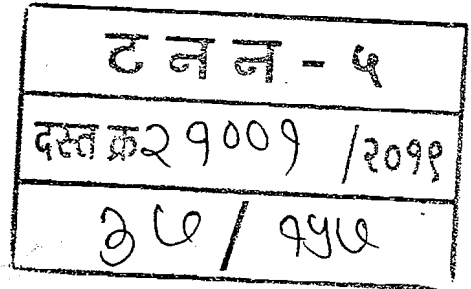
by the within-named SECOND CONFIRMING PARTY/
DEVELOPER

Name: M/s. OVERSEAS PACKAGING INDUSTRIES
PRIVATE LIMITED



Through, Mr. Kaushal Kumar Modi.
Authorised vide its Resolution passed by
the Board of Directors in their meeting
held on 10th December, 2019

PAN No. : AAACO 0576 G



Signature For OVERSEAS PACKAGING INDUSTRIES PVT. LTD.

Kaushal K. Modi
DIRECTOR

SIGNED, SEALED & DELIVERED

by the within-named THIRD CONFIRMING PARTY

Name: Kaushal Kumar Modi.

PAN No. : AFJPM 2298 G



Signature

Kaushal K. Modi

SIGNED & DELIVERED

by the within-named PURCHASERS

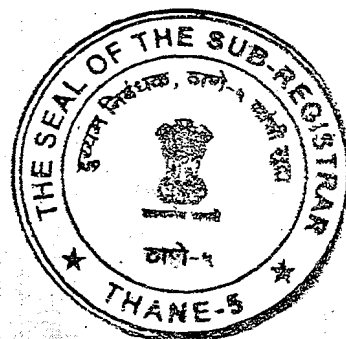
Name: MR. JIMISH PANKAJBHAI SHAH

PAN No.: APRPS 8527 E



Signature

Jimish P. Shah



SIGNED & DELIVERED

by the within-named PURCHASERS

Name: MRS. PURVI NIRA V SHAH

PAN No.: BKVPS 1458 J



P. Shah

Witness

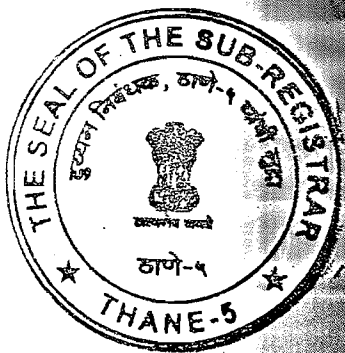
: 1.

[Signature]

2.

[Signature]

ट न न - ५
दस्त क्र २९००९ / ३९९
३८ / ७५८





Panchsheel Plastics Private Limited

Head Office : Citi Tower, 61, Dr. S.S. Rao. Road, Near M.G.M. Hospital,
Parel (E), Mumbai - 400 012. Telephone No. 22022118/ 24117061. 62/63/64
Fax No. 24117060/ 22855103 Email: mbc_mumbai@yahoo.co.in
Website : www.mbcspaces.com CIN NUMBER : U24300MH1970PTC014841

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY, AT THEIR MEETING HELD ON TUESDAY, 10TH DECEMBER 2013 ON 12.30 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT CIT TOWER, 61, DR. S.S. RAO ROAD, NEAR M.G.M. HOSPITAL PAREL (EAST) MUMBAI 400012.

पञ्चशील प्लॅस्टिक्स प्राइवेट लिमिटेड
दस्तावेज क्र 29009 / 2099
38 / 946

AUTHORITY TO SIGN, EXECUTE AND APPEAR BEFORE SUB REGISTRAR FOR SALE AGREEMENT

"RESOLVED THAT Mr. Kaushal Kumar Modi, Director of the Company be and is hereby authorized to make, sign, and execute Sale Agreement for Office Premises bearing No. A' having carpet area 4939.59 sq ft situated on 5th Floor, 'C' Building, MBC Park, Ghodbunder Road, Kasarwadavali, Thane (West) 400 615 with Mr. Jimish Pankajbhai Shah and Mrs. Purni Nirav Shah with all other relevant papers for the above said office.

RESOLVED FURTHER THAT Mr. Kaushal Kumar Modi, Director of the Company be and is hereby authorized to appear before the Registrar to comply with formalities of Registration of Sale Agreement and to sign and execute all such documents and necessary papers as may be required for this purpose."

CERTIFIED TRUE COPY

FOR PANCHSHEEL PLASTICS PRIVATE LIMITED

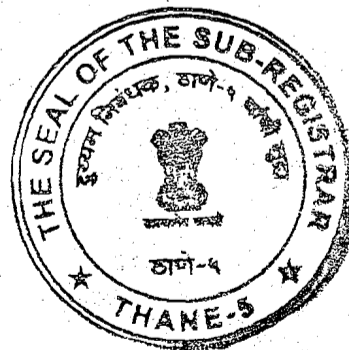
Director

DIRECTOR

Umashanker Shiwaprasad Modi

DIN: 00242651

Address: 17/A Manek, Nepeansea Road, L.D. Ruparel Marg, Mumbai- 400 006.



Parel (East), Mumbai - 400 012. Phone No. : 2411 7061 / 62 / 63 / 64
E-mail : mbc_mumbai@yahoo.co.in Website : www.mbcspaces.com
GST No.: 27AAACM0671L1ZE CIN No. U17285MH1971PTC015142

टनन - ५
दस्तावेज 29009 / 2019
१० / १५६

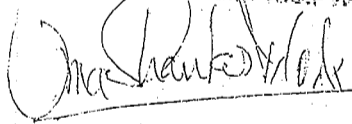
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY, AT THEIR MEETING HELD ON TUESDAY, 10TH DECEMBER 2019 ON 1.00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT CITI TOWER, 61, DR. S.S. RAO ROAD, NEAR M.G.M. HOSPITAL PAREL (EAST) MUMBAI - 400012.

AUTHORITY TO SIGN, EXECUTE AND APPEAR BEFORE SUB REGISTRAR FOR SALE AGREEMENT

"RESOLVED THAT Mr. Kaushal Kumar Modi, Director of the Company be and is hereby authorized to make, sign, and execute Sale Agreement for Office Premises bearing No. 'A' having carpet area 4939.59 sq ft situated on 5th Floor, 'C' Building MBC Park Ghodbunder Road, Kasarwadavali, Thane (West) 400 615 with Mr. Jimish Pankajbhai Shah and Mrs. Purvi Nirav Shah with all other relevant papers for the above said office.

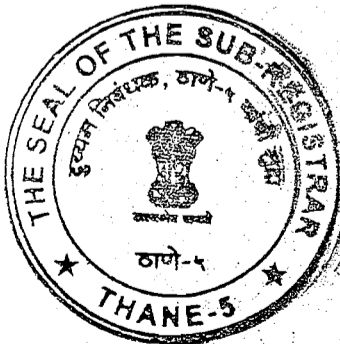
RESOLVED FURTHER THAT Mr. Kaushal Kumar Modi, Director of the Company be and is hereby authorized to appear before the Registrar to comply with formalities of Registration of Sale Agreement and to sign and execute all such documents and necessary papers as may be required for this purpose."

CERTIFIED TRUE COPY
FOR MAHAKALI PLASTI-WEAVE PRIVATE LIMITED



Director

DIRECTOR
Umashanker Shiwaprasad Modi
DIN: 00242651
Address: 17/A Manek, Nepeansea Road, L.D. Ruparel Marg, Mumbai- 400 006.





Overseas Packaging Industries Private Ltd.

Head Office : Citi Tower, 61, Dr. S. S. Rao Road, Near Gandhi Hospital,
Parel (East), Mumbai - 400 012. Phone No. : 2411 7061 / 62 / 63 / 64

E-mail : mbc_mumbai@yahoo.co.in Website : www.mbcspaces.com

GST No.: 27AAACO0576G2Z1 CIN No. U99999MH1974PTC058622

ट न न - ५
दस्ता क्र २१००९ / २०१९
४९ / १५४

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY, AT THEIR MEETING HELD ON TUESDAY, 10TH DECEMBER 2019 ON 12.00 NOON AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT CITI TOWER, 61, DR. S.S. RAO ROAD, NEAR M.G.M. HOSPITAL PAREL (EAST) MUMBAI - 400012.


AUTHORITY TO SIGN, EXECUTE AND APPEAR BEFORE SUB REGISTRAR FOR SALE AGREEMENT

"RESOLVED THAT Mr. Kaushal Kumar Modi, Director of the Company be and is hereby authorized to make, sign, and execute Sale Agreement for Office Premises bearing No. 'A' having carpet area 4939.59 sq ft situated on 5th Floor, 'C' Building, MBC Park, Ghodbunder Road, Kasarwadavali, Thane (West) 400 615 with Mr. Jimish Pankajbhai Shah and Mrs. Purvi Nirav Shah with all other relevant papers for the above said office.

RESOLVED FURTHER THAT Mr. Kaushal Kumar Modi, Director of the Company be and is hereby authorized to appear before the Registrar to comply with formalities of Registration of Sale Agreement and to sign and execute all such documents and necessary papers as may be required for this purpose."

CERTIFIED TRUE COPY

FOR OVERSEAS PACKAGING INDUSTRIES PRIVATE LIMITED


DIRECTOR

DIRECTOR

Umashanker Shiwaprasad Modi

DIN: 00242651

Address: 17/A Manek, Nepeansea Road, L.D. Ruparel Marg, Mumbai- 400 006.



Branch Office :

MBC Park, Ground Floor, Near Hyper City, Ghodbunder Road, Kasarwadavali, Thane (West) - 400 615.

Phone No. : 022 - 2597 0421 Fax No. : 022 - 2597 3757

143-A, Ghodbunder Road, Opp. Cine Wonder Cinema, Kapurbawadi, Thane (West) - 400 607.

ट न न - ५
दस्ता क्र २१००१ / २०११
४२ / १५७

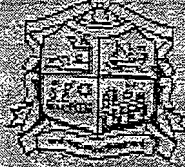


Annexure 'A - Colly'

टनन - ५
दस्तावेज १००९ / २०१९
४३१ / १५७

Certificate No.

002112



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. "१" - बेसमेंट (पार्ट) + स्टाईल + पोदीयम + १ ल मजला ते ५ वा मजला + इत्रा (पार्ट) मजला
कलव हाकम "१" व "२" - तळ + १ (पार्ट) मजला

V.P. No. २२०३ / ०८१

TMC/TDD/2215

Date: 29/5/2019

To, Shri / Smt. मे. मोलान एम. बंधी अॅण्ड असो. (Architect)

मे. चिंतामण सासावरी, वीर सावरकर पथ, ठाणे.

Shri मे. चरित्र मेटल अॅण्ड अलॉयस कॅम्पु. प्र. प्रालि. (Owners)

ए. आयस/अपव मेटल ट्रेडर्स प्रा. लि.

With reference to your application No. 9/20 dated 06.06.2018 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरीलमाण in village वसवली Sector No. ०६ Situated at Road / Street गोहवदा रोड S. No. / C. S. No. / T. P. No. ११, १६/१ ते १२, २९/१ ते ३०, ३१/१ ते ३२, ३३ ते ३४

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall ~~be~~ valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not exist in plan.
- ५) सुधारित मर्यादित / सी. सी. क्र. ठाणे/ सी. सी. क्र. २३ दिनांक १५/०३/२०१४ मधील संबंधित अटी व धनकारक राहिल.
- ६) भूखंडाच्या दर्शनी वामुस नियमानुसार सविस्तर माहिती फलक लावणे आवश्यक व वापरपरवान्यापूर्वी कायम ठेवणे आवश्यक राहिल.
- ७) जोत्यापुर्वी व वापरपरवान्यापूर्वी आर.सी.सी. तशाकडोल आय एस कोड नं. १८९३ व ४३३६ अन्वये गोरपना कल्याणे स्वरुपरल स्वीबिलिटी प्रमाणपत्र सादर करणे आवश्यक राहिल.
- ८) वापरपरवान्यापूर्वी वृक्ष, भाणी व मलनिस्सारण विभागाकडोत ना हरकत वाखले सादर करणे आवश्यक राहिल.

९) वापरपरवान्यापूर्वी उदनाहन अथ सालविषयाबाबतचे अनुज्ञप्ती वाखले सादर करणे आवश्यक राहिल.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS

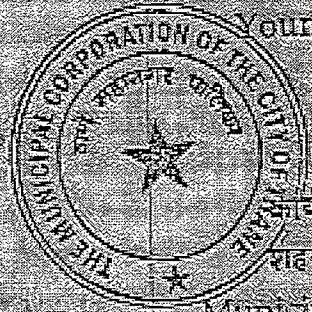


ट न न - ९

दस्त क्र २१००१ / २०१९

४४७ / १९८

- १.०) वापरपरवान्यापूर्वी रज वॉटर हारवेस्टिंग तंत्रानुसार आवश्यक राहिले व ती कार्यान्वित व सुस्थितीत ठेवणे बंधनकारक राहिले.
- १.१) वापरपरवान्यापूर्वी अनिशामत विभागाकडील अंतिम ना हरकत दाखला सादर करणे आवश्यक आहे.
- १.२) भूखंडाचे हद्दीबाबत व क्षेत्राबाबत काही वाद अथवा तक्रार आल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक / विकसकते यांची राहिले, त्यास ठा.म.पा. जबाबदार राहणार नाही.
- १.३) नियमानुसार आवश्यक शुल्कांचा भरणा वेळोवेळी करणे बंधनकारक राहिले.



Yours Faithfully,

WVC

जाचिकारी अभियंता,
साहय विकास विभाग,

Municipal Corporation of
the city of Thane

समूहघोषना

मिळवू शकलेल्या बाबत वाचकाने न कोणीही तक्रार
दिल्यास किंवा न कोणत्याही प्रकारे आक्षेप केला
परवापरवान्याच्या प्रस्तावनास वाचकाने मान्यता
मांदीशक व वाचक स्वतःच्या अधिकारांनुसार
अनुसार पर्यवेक्षण करणे त्याचाच उत्तरदायित्व
जाचिकारी अभियंता, साहय विकास विभाग

Office Stamp

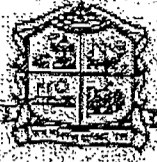
Date

Issued



ट न न - ५
 दस्त क्र २१००९ / २०१९
 ४५ / १५८

१६



Serial No. :- 1268

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 34)

Approval / Disapproval of Development Work upto plinth level.

इमारत क्र. "C" - चेसमेट(पाट) + स्टील + पोटॉयम + १मजला ते ५ मजला - ६(पाट) मजला फावत

V.P.No. २००३/०८१

TMC/TDD/१८

Date १८/०५/२०१५

To: मे. मोलाय एस. व्ही. वॉण्डअसो. (प्रा.वि.)
 इ. निवारा सासायटा, वीर सावरकर पथ,
 ठाणे (प.प.) ४००६०१

करिता, मे. बाबू मेटल अण्ड अलाईज मॅन्यु. कं. प्रा. लि.
 मे. आर्यन अण्ड मेटल ट्रेडर्स कं. प्रा. लि.

Sir



Please refer to your intimation No. _____ Dated _____ regarding the

completion of construction work upto plinth / Columns upto plinth level in building No. "C"

on S.NO. / P.T.S. No. / 5 No. १३/१५६/ ते १४/१५६/ १०/१६/१६/३३.

Sector No. ६ village/Town Planning schemes No.

बडवली

मिजादर रोड

Road / Street

Ward

you may/may not proceed with the further work as sanctioned plans / as the construction upto plinth

level does/does not conform to the sanctioned plans.

- १) इमारत क्र. "C" चे वापर परवान्यामुळे सुधारित आवेदन आदरा सादर करणे बंधनकारक राहिले.
- २) इमारत क्र. "C" चे वापर परवान्यापूर्वीचसुधारित आवेदन विभागाकडाले अतिमात्रा सरकते जाखला सादर करणे बंधनकारक राहिले.
- ३) सुधारित परवानगी / सी.सी. क्र. ठाणा/शा.नि.व/२२७ दिनांक २३/०५/२०१५ मधील सर्व अटी बंधनकारक राहिले.

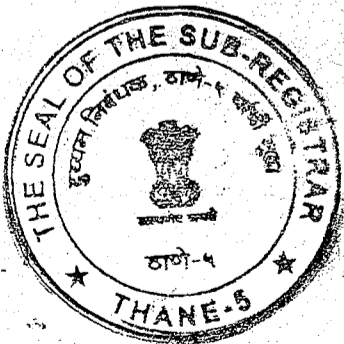
Yours faithfully

सहाय्यक उपचालक नगर उरजा,

Municipal Corporation
 of the City of Thane



ट न न - ५
दस्तावेज क्र २१००९ / २०१९
४६ / १५०





THANE MUNICIPAL CORPORATION, THANE न - ५

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

दस्तावेज क्र. 29009 / 2099

४० / १५०

इमारत क्र. "C" - बेसमेंट (पार्ट) + स्टील + प्योडीयम + १ला मजला ते ७वा मजला फक्त
इमारत क्र. "F" - बेसमेंट + तळ + १ला मजला + २रा मजला ते ४था मजला (पाकींग) फक्त (पश्चिमी बाजू)

V. P. No. २००३/०८३ TMC / TDD ६४ Date: २६/०६/१९

To, Shri / Smt. मे. मोलॉय एस. बक्षी अण्ड असो. (Architect)

३, निवारा सोसायटी, वीर सावरकर पथ, ठाणे.

Shri मे. बांबे मेटल अण्ड अलॉय मॅग्न. कं. प्रा. लि. (owners)

मे. आर्थन अण्ड मेटल ट्रेडर्स प्रा. लि. (मे. ओव्हर सीज पॅकेजिंग इंडस्ट्रीज प्रा. लि.)

With reference to your application No. १०६५३ dated २६/०३/२०१९ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरीलप्रमाणे in village वडवली Sector No. ०६ Situated at Road / Street गोडवंदर रोड S. No. / C.S.T. No. / T.P. No. १४, १५, १६/१ ते ४, २२/१ ते ५, ३०, ३१/१ ते ६, ३२, ३३ व ३४

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) भूखंडाच्या दर्शनी बाजूस नियमानुसार माहितीफलक लावणे व वापरपरवान्यापर्यंत कायम ठेवणे बंधनकारक राहिल.
- ६) सी.सी. पुर्वी झाडे तोडणेबाबत वृक्ष विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहिल.
- ७) सी.सी. पुर्वी स्टॉर्म वॉटर ड्रेनबाबत संबंधीत कन्सल्टंट यांचेकडील व ड्रेनचे डिझाईन सादर करणे आवश्यक राहिल.
- ८) सी.सी. पुर्वी आर.सी.सी. तज्ञांकडील Structural Stability Drawing (नकाशे) सादर करणे आवश्यक राहिल.
- ९) जोत्यापुर्वी व वापरपरवान्यापुर्वी आर.सी.सी. तज्ञांकडील आय.एस.कोड नं. ४७७ अन्वये संरचना केल्याचे स्वरुपरल स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक राहिल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE ORFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

कृ.मा.प.

Municipal Corporation of
the city of Thane.

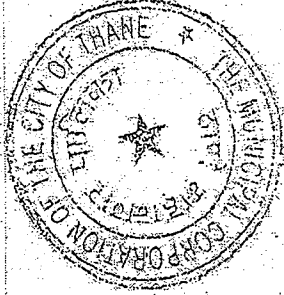
- १०) वापरपरवान्यापूर्वी वृक्ष, पाणी व मलनिस्सारण विभागाकडील ना हरकत दाखले सादर करणे आवश्यक राहिल.
- ११) वापरपरवान्यापूर्वी उद्वाहन यंत्र चालविण्याबाबतचे अनुज्ञप्ती दाखला सादर करणे आवश्यक राहिल.
- १२) वापरपरवान्यापूर्वी रेन वॉटर डारवेस्टींग तरतुद करणे आवश्यक राहिल तसेच बी कार्यान्वित व सुस्थितीत ठेवणे बंधनकारक राहिल.
- १३) वापरपरवान्यापूर्वी अग्निशमन विभागाकडील अंतिम ना हरकत दाखला सादर करणे आवश्यक राहिल.
- १४) वापरपरवान्यापूर्वी कार लिफ्ट बाबत संबंधीत विभागाचा ना हरकत दाखला सादर करणे आवश्यक राहिल.

१५) भूखंडाचे इन्दीबाबत व क्षेत्राबाबत काही वाद अथवा तक्रार आल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक / विकासकर्त्यांची राहिल, त्यास ठा.म.पा. जबाबदार राहणार नाही.

दस्त क्र २९००९/२०१९
४४/९५७

सावधान

"अजून नकाशातुम्हास बंधनकारक ना करणे तसेच विकास नियंत्रण विभागाबाबतच्या आवश्यक प्रथा पस्यारण्याच जेता बांधकाम वापर करणे, नकाशात प्रादेशिक व जगजग इत्या अघिनियमाचे कलम ५२ अनुसार बयबापात्र मुज्जा आहे. त्यासाठी जगजग जगस्त ३ वर्षे तैद व रु. ५०००/- दंड होऊ शकतो."



Yours Faithfully,

[Signature]

27.6.16

कार्यकारी अभियंता,
शहर विकास विभाग,

Municipal Corporation of
the city of Thane

Office No. _____

Office Stamp _____

Date _____

Issued _____





THANE MUNICIPAL CORPORATION - ५

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

दस्त क्र १००९ / २०१९

इमारत क्र. "C" - बेसमेंट (फ्लॉट) + स्टील + पॉझीचम + १ ला मजला ते १९ वा मजला / फक्त १५७
इमारत क्र. "F" - बेसमेंट + तळ + १ ला मजला + २ रा मजला ते ४ वा मजला (प्राकीप) फक्त (पदवानगी क)

V. P. No. २००३/०८९ TMC/TDD ६४ Date: २६/०६/१९

To, Shri/ Smt. मे. मोलॉय एस. बक्षी अॅण्ड असो. (Architect)

३, निवारा से साचटी, वीर सावरकर पथ, ठाणे.

Shri मे. बाँवे मेटल अॅण्ड अलार्इज मॅयु. कं. प्रा. (Owners)

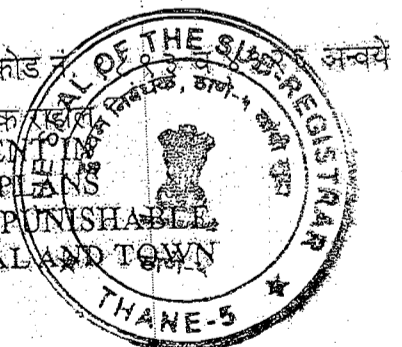
मे. आर्यन अॅण्ड मेटल ट्रेडर्स प्रा. लि. (मे. ओव्हरसीज प्रॅकेजींग इंडस्ट्रीज प्रा. लि.)

With reference to your application No. १०६५३ dated २६/०३/२०१९ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरीलप्रमाणे in village वडवली Sector No. ०६ Situated at Road / Street घोडबंदर रोड S. No. / C.S.T. No. / T.P. No. १४, १५, १६/१ ते ४, २९/१ ते ५, ३०, ३१/१ ते ६, ३२, ३३ व ३४

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) भूखंडाच्या दर्शनी बाजूस नियमानुसार माहितीफलक लावणे व वापरपरवान्यापर्यंत कायम ठेवणे बंधनकारक राहिल.
- ६) सी.सी. पुर्वी झाडे तोडणेबाबत वृक्ष विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहिल.
- ७) सी.सी. पुर्वी स्टॉर्म वॉटर ड्रेनबाबत संबंधीत कन्सल्टंट यांचेकडील व ड्रेनचे डिझाईन सादर करणे आवश्यक राहिल.
- ८) सी.सी. पुर्वी आर.सी.सी. तज्ञांकडील Structural Stability Drawing (तकाशी) सादर करणे आवश्यक राहिल.
- ९) जौत्यापुर्वी व वापरपरवान्यापुर्वी आर.सी.सी. तज्ञांकडील आव.एस.कोड व संरचना केल्याचे स्ट्रक्चरल स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक राहिल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE IS VALID ONLY ON THE CONDITION OF STRICT CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966



Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

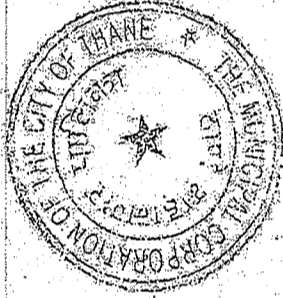
कु.मा.प.

Municipal Corporation of
the city of Thane.

- १०) वापरपरवान्यापूर्वी वृक्ष, पाणी व मलनिस्सारण विभागाकडील ना हरकत दाखले सादर करणे आवश्यक राहिल.
- ११) वापरपरवान्यापूर्वी उद्वहन वंत्र चालविण्याबाबतचे अनुज्ञप्ती दाखला सादर करणे आवश्यक राहिल.
- १२) वापरपरवान्यापूर्वी रेन वॉटर हारवेस्टिंग तरतुद करणे आवश्यक राहिल तसेच ती कार्याचित व सुस्थितीत ठेवणे बंधनकारक राहिल.
- १३) वापरपरवान्यापूर्वी अग्निशमन विभागाकडील अंतिम ना हरकत दाखला सादर करणे आवश्यक राहिल.
- १४) वापरपरवान्यापूर्वी कार लिफ्ट बाबत संबंधीत विभागाचा ना हरकत दाखला सादर करणे आवश्यक राहिल.
- १५) भूखंडाचे हद्दीबाबत व क्षेत्राबाबत काही वाद अथवा तक्रार आल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक/ विकासकर्त्याची राहिल, त्यास ठा.म.पा. जबाबदार राहणार नाही.

नवाबकारी मालक/ विकासकर्ता
दस्त क्र २९००९ / २०१९
५० / ९५७
सावधान

"मिऊर नकाशाद्वारे बांधकाम व करणे लेख विकास नियंत्रण विभागाकडील आवश्यक त्या पर्यायानुसार वेना बांधकाम वापर करणे, नकाशाद्वारे नकशेबाबत व उगम उद्योग अधिनियमाचे कलम १२ प्रमाणे बरेचदापात्र सुद्धा आहे. त्यासाठी जास्वीत मोस्ट ३ वर्षे काल व र. ५०००/- देऊ होऊ शकतो."



Yours Faithfully,

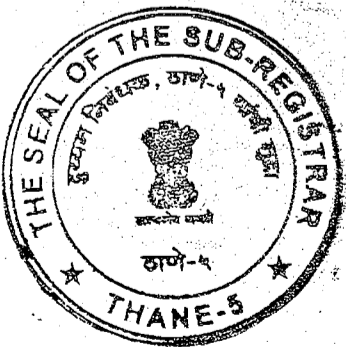
[Signature]

27.6.16.

कार्यकारी अभियंता,
शहर विकास विभाग,

Municipal Corporation of
the city of Thane

Office No. _____
Office Stamp _____
Date _____
Issued _____





Certificate No.:- 1274

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Part-Occupancy Certificate

इमारत क्र. "C" - (बेसमेंट(पार्ट) + स्टील + पोजीयम + १ मजला ते ४ मजले करिता)

V.P. No. २००३/०८९ TMC/TDD/ १२६ Date २८/१२/२०१७

To, मे. मोलाय एस. बशी अॅण्ड असो. (वा. वि.)
३, निवारा सोसायटी, चीर सावरकर चक, ठाणे (प.)
करिता, मे. बॉम्बे मेटल अॅण्ड अलाईज मॅन्यु. कं. प्रा. लि.
मे. आयन अॅण्ड मेटल ट्रेडर्स प्रा. लि.
मे. ओवरसीज पॅकेजिंग इंडस्ट्रीज प्रा. लि.

ट न न - ५
दस्त क्र २९००९ / २०१९
(खंडधारक) ५९ / १५७

Sub - वापर परवाना प्रमाणपत्र

Ref. V.P. No. २००३/०८९

Your Letter No.: आ. क्र. १३६५१ दिनांक १५.०२.२०१७

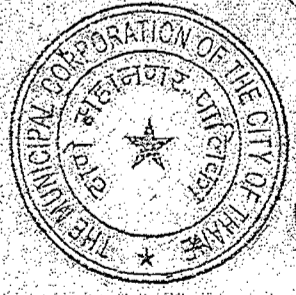
Sir,

The part/full development work/erection/re-erection alteration in // of building / part building no. वरीलप्रमाणे situated at वडवली Road / Street घोडबंदर रोड Ward No. ६ Sector ६ No. ६ S.No./C.T.S. No./F.P.No. ३०, ३१/१ ते ६, ३२, ३३ व ३४ Village वडवली under the supervision of श्री. मोलाय एस. बशी Licensed Surveyor/Engineer/ Structural Engineer/Supervisor/ Architect/Licence No. CA-८९/१२२७७ may be occupied on the following conditions.

- १. वृक्ष, पाणी व ड्रेनेज विभागाकडील ना हरकत दाखल्यातील सर्व अटी बंधनकारक राहतील.
- २. इमारत क्र. "C" करिता असलेल्या अग्निरामन विभागाकडील ना हरकत दाखल्यातील सर्व अटी बंधनकारक राहतील.
- ३. ठाणे महानगर पालिका उपलब्धतेनुसार फक्त पिण्यासाठी पाणी पुरवठा करील.

As set certificated completion plan is returned here with

Office No. १२६
Office Stamp
Date २८/१२/२०१७
"अंतर्गत कक्षातून प्राप्त झालेले व सर्व अटी बंधनकारक राहतील असे नोंद घेतले जाईल. त्या अटी बंधनकारक राहतील असे नोंद घेतले जाईल. महानगर पालिका व नगर स्वच्छता अधिकाऱ्यांचे कलम ५२ अन्वयेत द्यावयाचे गुन्हे अन्वयेत त्यासाठी घास्वीत जास्त ३ वर्षे देय व.न. ५०००/- रकम होऊ शकते."

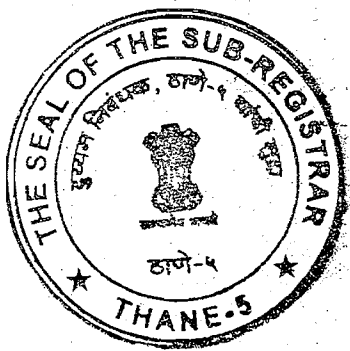


Yours faithfully,

कार्यकारी अभियंता,
शहर विकास विभाग
Municipal Corporation of
the city of Thane.

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mun. Commissioner
 - 3) E. E. (Water Works) TMC
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. T.D.D., TMC

टलज - ५
दस्तावेज २९००९ / २०१९
५२ ९५८





Certificate No.:- 1403

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)**Part Occupancy Certificate**

इमारत क्र. "C" - ५ मजले + ६ मजले करिता

V.P. No. 2003/69

TMC/TDD/38

Date 6/6/2021

To, मे. मोलॉय एस. बक्षी अण्ड असो. (वा. वि.)
 ३, निवाग सोमायटी, वीर सावरकर पथ, ठाणे (प.)
 करिता, मे. बॉम्बे मेटल अण्ड अलार्इज मॅन्यु. कं. प्रा. लि.
 मे. आर्यन अण्ड मेटल ट्रेडर्स प्रा. लि. (भूखंडधारक)
 मे. ओव्हरसीज पॅकेजिंग इंडस्ट्रीज प्रा. लि.

टनन-५

दस्त क्र 29009 / 2099

43/944

Sub - वापर परवाना प्रमाणपत्र

Ref. V.P. No. 2003/069

Your Letter No. आ. क्र. २६२९ दिनांक ०६.०६.२०१८

Sir,

The part/full development work/erection/re-erection alteration in/of building / part building no. वरीलप्रमाणे situated at वडवली Road / Street घोडवदर रोड Ward No. Sector No. ६ S No. CTS No. F.P. No. ३०, ३१/१ ते ६, ३३, ३३ व ३४ Village वडवली under the supervision of श्री. मोलॉय एस. बक्षी Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. A-68/22299 may be occupied on the following conditions.

- वृक्ष, पाणी व ड्रेनेज विभागाकडील ना. हक्क तो दाखवल्यातील सर्व अटी बंधनकारक राहतील.
- इमारत क्र. "C" कडिता असलेल्या अग्निशमन विभागाकडील ना. हक्क तो दाखवल्यातील सर्व अटी बंधनकारक राहतील.
- ठाणे महानगर पालिका उपलब्धतेनुसार फक्त पिण्यासाठी पाणी पुरवठा करे.
- सुधारित परवानगी/सी.सी. क्र. ठामपा/शवि/६४ दिनांक २७.०६.२०१६ मधील सुधारित अटी बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC



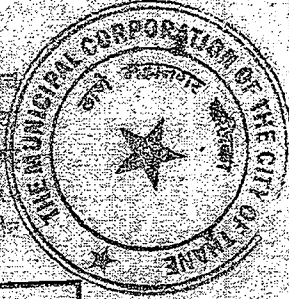
P.T.O.

Municipal Corporation of
the city of Thane.

५. पार्ठ वापर परवाना प्रमाणपत्र क्र. ठाणे/शक्ति/१२६ दिनांक २९.१२.२०१७ मधील संबंधित अटी बंधनकारक राहतील.
६. रॅन वॉटर हार्वेस्टिंग योजना कायमस्वरूपी सुस्थितीत ठेवण्याची तसेच कार्यान्वित ठेवण्याची जबाबदारी विकासक व तदनुंतर संस्थेची राहिल.
७. बांधण्यात आलेल्या बेसमेंटचा वापर फक्त पार्किंगसाठी करण्यात यावा.
८. अंतिम वापर परवानामुर्वी उर्वरित ५ उद्वाहन यंत्र कार्यान्वित करून त्याबाबतचे प्रमाणपत्र सादर करणे आवश्यक आहे.

सावधान

महानगरपालिका मध्ये बांधणी करणे व बांधणी करणेबाबतचे नियम विचारात घ्यावे. बांधणी करणेबाबतचे नियम विचारात घ्यावे. बांधणी करणेबाबतचे नियम विचारात घ्यावे. बांधणी करणेबाबतचे नियम विचारात घ्यावे.



(Signature)
 कार्यकारी अभियंता
 शहर विकास विभाग
 ठाणे महानगरपालिका, ठाणे.

ट न न - ५
दस्त क्र २९००९ / २०१९
५४ / १५०



UNISAN & Co.

ADVOCATES

Andheri : 6692 0818 / 19, 6697 0889,
2574 1650 / 51
Fort : 2267 5181 / 1485
Mobile : 98200 98691

FORT: 216, COMMERCE HOUSE, NAGINDAS MASTER RD., NEAR RHYTHM HOUSE, MUMBAI-23.

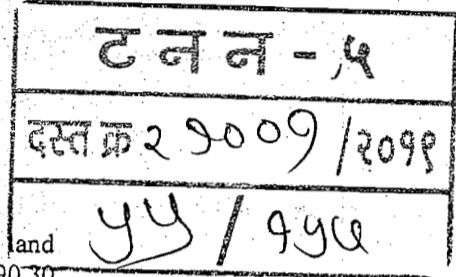
ANDHERI: 406, 4TH FLOOR, MORYA ESTATE, NEW LINK ROAD, OPP. INFINITY MALL, ANDHERI (W), MUMBAI-53

Website : www.unisan.co.in, E-mail : unisan.adv@gmail.com, contact@unisan.co.in

September 22, 2011

To,

Branch Manager,
Punjab National Bank
299, Common Wealth,
Bandra Linking Road,
Bandra (West),
Mumbai 400 050.



Dear Sir,

Re.: 40% undivided shares in Non-Agricultural and total adm. 5 Acres approx. equivalent to 19,990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane.

Purchased by OVERSEAS PACKAGING INDUSTRIES PVT. LTD. in the loan account of OVERSEAS PACKAGING INDUSTRIES PVT. LTD.

As desired, we have examined the following original title Deeds/ documents (including Link Deeds/ Parent Deeds) deposited for creation of the mortgage :

- Registered original Deed of Confirmation dtd. 2nd September, 2008 alongwith Deed of Conveyance dtd. 17th September, 2004 made between BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. AND OVERSEAS PACKAGING INDUSTRIES PVT. LTD.
- Original money receipt issued by Sub-Registrar of Assurances for the registration fee at the time of lodging the Original Agreement for registration
- Copy of Sanctioned Plan
- Latest Village Form No. VI, VII x XII extract.
- Copy of N. A. Permission.
- Latest tax paid receipt issued by concerned local authority.
- The bank should write a letter to Talathi, Ovale to mark the lien on the above described property as per enclosed draft.



We have gone through our "Special Report on Title" and "Certificate" both dtd. 21.09.2011.

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५६ / ९९०

UNISAN & Co.
ADVOCATES

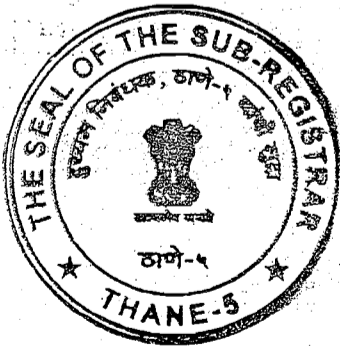
have again conducted the legal investigation of the title and made a search of records in the Registration Office and other Offices, as required in the matter. The Search Report of which is annexed hereto, conducted by our Search Clerk Mr. Sachin Kadam for the period from 1999 to 2019 which do not disclose any encumbrances/ disclose encumbrances, as stated therein.

We do not find any defect in the Title of the Mortgagor and the mortgage is legally valid and enforceable.

Yours faithfully,

UNISAN & CO.
ADVOCATES.

Subject: Search Report.



UNISAN & CO.

ADVOCATES

Andheri : 6692 0818 / 19, 6697 0889,
2674 1650 / 51
Fort : 2267 5181 / 1485
Mobile : 98200 93691

FORT : 216, COMMERCE HOUSE, NAGINDAS MASTER RD., NEAR RHYTHM HOUSE, MUMBAI-23.

ANDHERI : 406, 4TH FLOOR, MORYA ESTATE, NEW LINK ROAD, OPP. INFINITI MALL, ANDHERI (W), MUMBAI-53
Website : www.unisan.co.in, E-mail : unisan.adv@gmail.com, contact@unisan.co.in

ANNEXURE - I

SPECIAL REPORT ON TITLE

Re.: Property situate at ; 40% undivided shares in Non-Agricultural land total adm. 5 Acres approx. equivalent to 19,990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane.

ट न न - ५
दस्त क्र २९००९ / २०९९
५० / ९५०

Belonging to : OVERSEAS PACKAGING INDUSTRIES PVT. LTD.

Aspects to be considered	COUNSEL'S STATEMENT
A. PARTICULARS	OVERSEAS PACKAGING INDUSTRIES PVT. LTD.
1. Name of the Borrower with address :	49, Bajaj Bhavan, Nariman Point, Mumbai 400 021.
2. Name of the person offering Mortgage with percentage/ constitution and address	OVERSEAS PACKAGING INDUSTRIES PVT. LTD. 49, Bajaj Bhavan, Nariman Point, Mumbai 400 021.
3. Details of the property to be mortgaged : As per title deed - As per present position	40% undivided shares in Non-Agricultural land total adm. 5 Acres approx. equivalent to 19,990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane.
B. INVESTIGATION :	
1. Details of the title deeds/ documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)	a) Registered original Deed of Confirmation dtd. 2 nd September, 2008 along with Deed of Conveyance dtd. 17 th September 2004 made between BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. AND OVERSEAS PACKAGING INDUSTRIES PVT. LTD. alongwith Original money receipt issued by Sub-Registrar of Assurances for the registration fee at the time of lodging the Original Agreement for registration. b) Copy of Sanctioned Plan c) Latest Village Form No. VI, VII x XII extract duly transferred in the name of the Transferee

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दस्तावेज २९००९ / २०९९	d) Copy of N. A. Permission.
YC / ९५७	e) Latest tax paid receipt issued by concerned local authority.
	f) The bank should write a letter to Talathi, Ovale to mark the lien on the above referred property as per enclosed draft.
2. Whether documents given to the counsel are original one or mere copies of documents	Copies.
3. Whether documents given as original title deeds raise any doubt or suspicion ?	No.
4. Whether the particulars of registration as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes.
5. Whether the property has been mutated in the name of the person offering the mortgage?	No. Bank should obtain latest Village Form No. VI x XII and VII x XII extract in the name of OVERSEAS PACKAGING INDUSTRIES PVT. LTD.
6. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situate?	No. This is in view of the fact that noting of the Charge/ Mortgage is required to be created in the Revenue Records.
7. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes)	No.



UNISAN & Co.
ADVOCATES

टनन - ५

दस्तक्र २०००९ / २०११

५९ / १५७

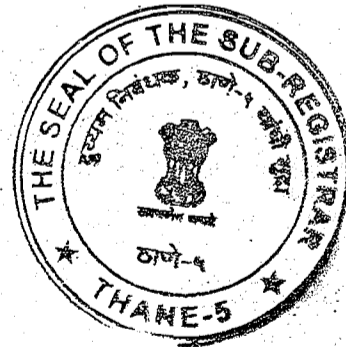
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8. Whether there are any restrictions regarding sale of the property to be mortgaged ? (In some States, there are restrictions for sale of property to residents outside the State).	No.
9. Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained.	Yes. Documents are required for creation of mortgage as stated in Clause "B" - 1 hereinabove ;

~~UNISAN & CO.~~
ADVOCATES.

Place : Mumbai.

Date : 22.09.2011



UNISAN & Co.

ADVOCATES

Andheri : 6692 0818 / 19, 6697 0889,
2674 1650 / 51
Fort : 2267 5181 / 1485
Mobile : 98200 98691

FORT : 216, COMMERCE HOUSE, NAGINDAS MASTER RD., NEAR RHYTHM HOUSE, MUMBAI-28.

DHERI : 406, 4TH FLOOR, MORYA ESTATE, NEW LINK ROAD, OPP. INFINITY MALL, ANDHERI (W), MUMBAI-53
Website : www.unisan.co.in, E-mail : unisan.adv@gmail.com, contact@unisan.co.in

ट न न - ५
दस्तक्र २९००९ / २०११
६० / CHAIN OF TITLE १९९०

ANNEXURE - II

Dated : 22nd September, 2011.

Re: Property situate at 40% undivided shares in Non-Agricultural land total adm. 5 Acres approx. equivalent to 19,990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane.

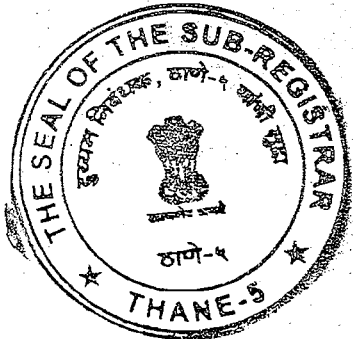
Belonging to :

OVERSEAS PACKAGING INDUSTRIES PVT.
LTD.

One Fakhruddin Mahomedali and three others all partners of K. Fidaally & Co. was the solute owners of all that pieces and parcels of non-agricultural land situate at Thane-ghodbunder Road in Village Wadhavli Taluka and District Thane in the Registration District d Sub-District of Thane admeasuring 83,636.77 sq. mtrs or thereabouts bearing Survey No. 14, rvey No. 15, Survey No. 16 Hissa Nos. 1,2,3 and 4, Survey No. 29 Hissa Nos. 1 (part) 3(part) part) and 5(part); Survey No. 30, Survey No. 31 Hissa No. 1(part) 3(part) and 6, Survey Ncs. (part), 33 and 34 (hereinafter called "the said larger property").

By Deed of Conveyance dated 6th February 1964 made between Fakhruddin Mahomedali d three others all partners of K. Fidaally & Co. as the Owners of the One Part AND Bombay etal & Alloys Manufacturing Co. Pvt. Ltd. And Iron & Metal Traders Pvt. Ltd. as the rchasers of the Other Part, the Owners granted, sold, transferred, conveyed, assigned and ured unto the Purchasers the said larger property at the price and on the terms and conditions stated therein.

By Deed of Conveyance dtd. 17th September, 2004 made between BOMBAY METAL & LOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. D. as the Transferors of the One Part AND M/s. OVERSEAS PACKAGING INDUSTRIES T. LTD. as the Transferees of the Other Part, the Transferors granted, sold, transferred, rveyed,



...2/-

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९९ / १५७

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assigned and assured unto the Transferees 40% undivided shares in Non-Agricultural land total adm. 5 Acres approx. equivalent to 19,990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane out of the said larger property (hereinafter referred to as "the said property") at the price of Rs.88,00,000/- and on the terms and conditions as stated therein.

4. By Deed of Confirmation dtd. 2nd September, 2008 the said Deed of Conveyance dtd. 17th September, 2004 is confirmed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. as the Transferors of the One Part AND M/s. OVERSEAS PACKAGING INDUSTRIES PVT. LTD. as the Transferees of the Other Part and the same is Registered under SL. No. TNN-1/5068/2008 on 02.09.2008 with Sub-Registrar, Thane -1.

UNISAN & CO.
ADVOCATES.



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दस्तक २९००९ / २०१९

६२ / १५०

(वि. नि. मसुदा क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई.

Gen 113 me.

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... ठाणे..... दिनांक/Date..... २०१९/१९..... १

Received from..... वसुधेव कुटुंब..... यांच्याकडून।

रु./Rs..... ३००/-..... (रुपये/Rupess..... तीनशे रुपये फक्त

on account of..... श्री. व. - शा. सा. व. डवारी सं. नं. १४..... याकरिता मिळाले.

रोखपाल वा लेखापाल
Cashier or Accountant. १२ वर्षे
२००० ते २०१९

(सही/Signature)

(पदनाम/Designation)

सह दुर्यम निबंधक ठाणे क्र. ५



UNISAN & Co.

ADVOCATES

Andheri : 6692 0818 / 19, 6697 0889,
2674 1650 / 51
Fort : 2267 5181 / 1485
Mobile : 98200 98691

FORT : 216, COMMERCE HOUSE, NAGINDAS MASTER RD., NEAR RHYTHM HOUSE, MUMBAI-23.

ANDHERI : 456, 4TH FLOOR, MORYA ESTATE, NEW LINK ROAD, OPP. INFINITI MALL, ANDHERI (W), MUMBAI-53
Website : www.unisan.co.in, E-mail : unisan.adv@gmail.com, contact@unisan.co.in

ANNEXURE - III

September 22, 2011

To,

Branch Manager,
Punjab National Bank
299, Common Wealth,
Bandra Linking Road,
Bandra (West),
Mumbai 400 050.

ट न न - ५
दस्त क्र २९००९ / २०११
EB / ९५८

SEARCH REPORT

Sir,

Re.: Searches of property viz. 40% undivided shares in

Non-Agricultural land total adm. 5 Acres approx.
equivalent to 19,990.30 Sq.mtrs. bearing Survey
No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No.
29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt),
Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3
(pt) and 6, Survey Nos. 32 (pt), 33 and 34 of
Village Wadhavali, Tal. & District Thane situated
at Thane Ghodbunder Road, Thane.

In the above matter we have caused search taken in the Offices of the Sub-Registrar through search clerk Mr. Sachin Kadam at Thane - 1, 2 and 5.

Following are details of such searches;

S.R.O. at Thane - 1, 2 and 5 from 1999 to 2011 (13 years):

1999 - 2001 Record Books send for Data Entry

2002 : Nil

2003 : Nil

2004 : Nil

2005 : Mortgage Deed dtd. 29.03.2005 duly registered under Sl. No. THANE/2785/2005 with Sub-Registrar of Assurances at Thane - 5 and made between BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND TELECOM INDUSTRIES PVT. LTD. as the Mortgagors of the One Part AND PUNJAB NATIONAL BANK through its Manager Rajat Choudhary as the Mortgagee of the Other Part, the Mortgagor mortgaged the land bearing Survey No. 14, 15, 16/3Part, 4 Part, Survey No. 33 adm. 19832 Sq.mtrs. of Village Wadhavli.



...2/-

टनन - ५

दस्तावेज क्र २९००९ / २०११

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2006

Lease Deed dtd. 5th June, 2006 duly registered under Sl. No. TNN-1/3512/2006

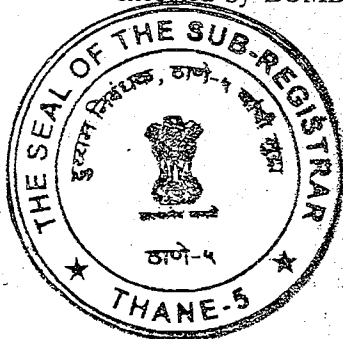
UNISAN & Co.
ADVOCATES

:: 2 ::

with Sub-Registrar of Assurances at Thane - 1 and made between BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND GEE CROP REALTY PVT. LTD. as the Lessors of the One Part AND SENDRIPITI BUILDTECH PVT. LTD. as the Lessee of the Other Part, the lessors demised unto the lessee the land bearing Survey No. 14, 15, 16/1 to 4, 29/1, 23, 4, 5, 30, 31/1, 5, 6, 32/2, 33, 34 of Village Wadhavli.

- 2007 : Deed of Declaration dtd. 11th January, 2001 duly registered under Sl. No. TNN-5/311/2007 on 11.01.2007 with Sub-Registrar of Assurances at Thane - 5 executed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. in respect of land bearing Survey No. 14, 15, 16/1 to 4, 29/1 to 5, 31/3 to 6, 32, 33 & 34 adm. 368.25 Sq.mtrs. of Village Wadhavli.
- 2007 : Deed of Declaration dtd. 11th January, 2001 duly registered under Sl. No. TNN-5/312/2007 on 11.01.2007 with Sub-Registrar of Assurances at Thane - 5 executed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. in respect of land bearing Survey No. 14, 16/1, 16/3, 29/1, 32 & 34 adm. 9155.41 Sq.mtrs. of Village Wadhavli.
- 2007 : Deed of Declaration dtd. 11th January, 2001 duly registered under Sl. No. TNN-5/313/2007 on 11.01.2007 with Sub-Registrar of Assurances at Thane - 5 executed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. in respect of land bearing Survey No. 16/2, 4, 29/1, 2, & 33 adm. 1358.59 Sq.mtrs. of Village Wadhavli.
- 2007 : Deed of Declaration dtd. 11th January, 2001 duly registered under Sl. No. TNN-5/314/2007 on 11.01.2007 with Sub-Registrar of Assurances at Thane - 5 executed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. in respect of land bearing Survey No. 16/2 and 16/4 adm. 2034.91 Sq.mtrs. of Village Wadhavli.
- 2007 : Deed of Declaration dtd. 11th January, 2001 duly registered under Sl. No. TNN-5/315/2007 on 11.01.2007 with Sub-Registrar of Assurances at Thane - 5 executed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT.

...3/-



UNISAN & Co.
ADVOCATES

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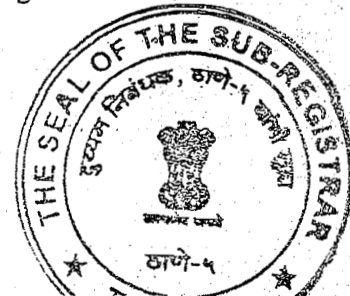
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LTD. AND IRON & METAL TRADERS PVT. LTD. in respect of land bearing Survey No. 16/2, 16/4 & 30 adm. 3650.26 Sq.mtrs. of Village Wadhavli.

2007 : Mortgage Deed dtd. 18.01.2007 duly registered under Sl. No. TNN-5/544/2007 on 18.01.2007 with Sub-Registrar of Assurances at Thane - 5 and made between BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. as the Mortgagors of the One Part AND PUNJAB NATIONAL BANK through its Deputy Manager Smt. Maharukh Zarir Suraliwala as the Mortgagee of the Other Part, the Mortgagor mortgaged the land bearing Survey No. 14, 15, 16/3Part, 16/4 Part, Survey No. 33 Pt, 34 Pt adm. 19832 Sq.mtrs. of Village Wadhavli.

2008 : By Deed of Confirmation dtd. 2nd September, 2008 the said Deed of Conveyance dtd. 17th September, 2004 is confirmed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. as the Transferors of the One Part AND M/s. OVERSEAS PACKAGING INDUSTRIES PVT. LTD. as the Transferees of the Other Part and the same is Registered under SL. No. TNN-1/5068/2008 on 02.09.2008 with Sub-Registrar, Thane -1 in respect of 40% undivided shares in the land adm. 1990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane

2008 : By Deed of Confirmation dtd. 2nd September, 2008 the said Deed of Conveyance dtd. 17th September, 2004 is confirmed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. as the Transferors of the One Part AND M/s. MAHAKALI PLASTI-WEAVE PVT. LTD. as the Transferees of the Other Part and the same is Registered under SL. No. TNN-1/5069/2008 on 02.09.2008 with Sub-Registrar, Thane -1 in respect of 20% undivided shares in the land adm. 1990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane



...4/-

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दस्त क्र २१००९ / २०११

६६ / १५५

UNISAN & CO.
ADVOCATES

:: 4 ::

2008 : By Deed of Confirmation dtd. 2nd September, 2008 the said Deed of Conveyance dtd. 17th September, 2004 is confirmed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. as the Transferors of the One Part AND M/s. PANCHSHEEL PLASTIC PVT. LTD. as the Transferees of the Other Part and the same is Registered under SL. No. TNN-1/5070/2008 on 02.09.2008 with Sub-Registrar, Thane -1 in respect of 20% undivided shares in the land adm. 1990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane.

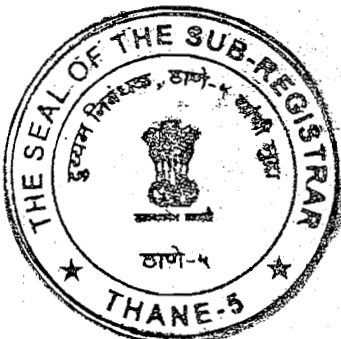
2008 : By Deed of Confirmation dtd. 2nd September, 2008 the said Deed of Conveyance dtd. 17th September, 2004 is confirmed by BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. as the Transferors of the One Part AND MR. KAUSHAL KUMAR MODI as the Transferee of the Other Part and the same is Registered under SL. No. TNN-1/5071/2008 on 02.09.2008 with Sub-Registrar, Thane -1 in respect of 20% undivided shares in the land adm. 1990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane.

2009 : Deed of Reconveyance of Mortgage dtd. 23.12.2009 duly registered under Sl. No. TNN-2/12616/2009 with Sub-Registrar of Assurances at Thane - 2 and made between PUNJAB NATIONAL BANK through its officer Vinayak Sadashiv Surve as the Mortgagee of the One Part AND BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND TELECOM INDUSTRIES PVT. LTD. as the Mortgagors of the One Part AND PUNJAB NATIONAL BANK through its Manager Rajat Choudhary as the Mortgagee of the Other Part, the mortgagee reconveyed to the Mortgagor the land bearing Survey No. 14, 15, 16/3Part, 4 Part, Survey No. 33 adm. 19832 Sq.mtrs. of Village Wadhavli.

2010 : Nil

2011 : Record Books are available upto June in Thane - 5, 2 and Thane -1 upto May.
(Record Books are not maintained properly)

...5/-



:: 5 ::

SCHEDULE

40% undivided shares in Non-Agricultural land total adm. 5 Acres approx. equivalent to 19,990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane

(Note * * * The computerized records of Sub-Registrar of Assurances are not maintained properly also some Index-II (Manually and Computerized) are missing from the records and hence this search report is based upon the Index II available in the Sub-Registrar office subject to torn records/missing records/village not found).

ट न न - ५
दस्त क्र २९ ००९ / २०११
६० / ९५५

Dated this 22nd day of September, 2011.

Yours faithfully,

UNISAN & CO.
ADVOCATES.



UNISAN & CO.

ADVOCATES

Andheri : 6692 0818 / 19, 6697 0889,
2674 1650 / 51
Fort : 2267 5181 / 1485
Mobile : 98200 98691

FORT : 216, COMMERCE HOUSE, NAGINDAS MASTER RD., NEAR RHYTHM HOUSE, MUMBAI-28.

ANDHERI : 406, 4TH FLOOR, MORYA ESTATE, NEW LINK ROAD, OPP. INFINITI MALL, ANDHERI (W), MUMBAI-53

Website : www.unisan.co.in, E-mail : unisan.adv@gmail.com, contact@unisan.co.in

ट न न - ५
REF. No. US/PNB/BDR-1920/11
दस्तावेज २१००९ / २०११
EL / १४०

September 22, 2011

REF. No. US/PNB/BDR-1920/11

To,

Branch Manager,
Punjab National Bank
299, Common Wealth,
Bandra Linking Road,
Bandra (West),
Mumbai 400 050.

Sir,

CERTIFICATE

Re.: Opinion on investigation of title and obtaining of search report in respect of property viz. 40% undivided shares in Non-Agricultural land total adm. 5 Acres approx. equivalent to 19,990.30 Sq.mtrs. bearing Survey No. 14, 15, 16 Hissa No. 1, 2, 3 and 4, Survey No. 29, Hissa No. 1 (pt), 3 (pt), 4 (pt) and 5 (pt), Survey No. 30, Survey No.31 Hissa No. 1 (pt), 3 (pt) and 6, Survey Nos. 32 (pt), 33 and 34 of Village Wadhavali, Tal. & District Thane situated at Thane Ghodbunder Road, Thane.

Belonging to :

OVERSEAS PACKAGING INDUSTRIES PVT.
LTD.

As requested, we have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

We have answered all the queries in the Special Report which is enclosed.

Chain of title relating to the property is complete as given in the Annexure hereto.

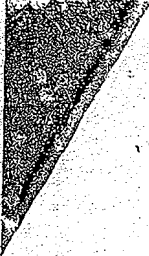
We hereby certify that on the basis of the documents furnished to us in our opinion the title of OVERSEAS PACKAGING INDUSTRIES PVT. LTD. in respect of the above referred property is clear, marketable and free from encumbrances, charges and claims and that valid Registered Mortgage can be created by OVERSEAS PACKAGING INDUSTRIES PVT. LTD..

The valid mortgage can be created by deposit of the following original title deeds. The said title deeds are genuine as observed by us ;

- Registered original Deed of Confirmation dtd. 2nd September, 2008 alongwith Deed of Conveyance dtd. 17th September, 2004 made between BOMBAY METAL & ALLOYS MANUFACTURING CO. PVT. LTD. AND IRON & METAL TRADERS PVT. LTD. AND OVERSEAS PACKAGING INDUSTRIES PVT. LTD.
- Original money receipt issued by Sub-Registrar of Assurances for the registration fee at the time of lodging the Original Agreement for registration



...2/-



UNISAN & ADVOCAT
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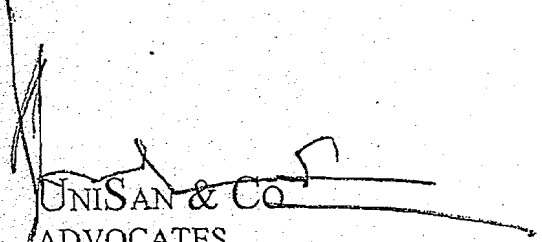
:: 2 ::

- c) Copy of Sanctioned Plan
- d) Latest Village Form No. VI, VII x XII extract duly transferred in the name of OVERSEAS PACKAGING INDUSTRIES PVT. LTD.
- e) Copy of N. A. Permission.
- f) Latest tax paid receipt issued by concerned local authority.
- g) The bank should write a letter to Talathi, Ovale to mark the lien on the above referred property as per enclosed draft.

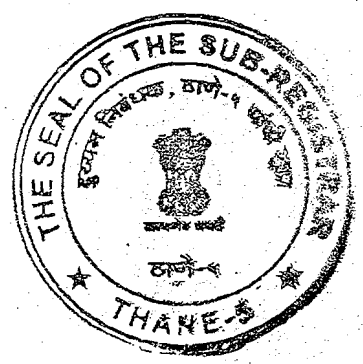
The search report of which is annexed hereto, conducted by our Search Clerk Mr. Sachin Kadam, for the period of 13 years i.e. from 1999 to 2011 do not disclose any encumbrances, as stated therein.

We do not found any defects in the title of the person offering mortgage.

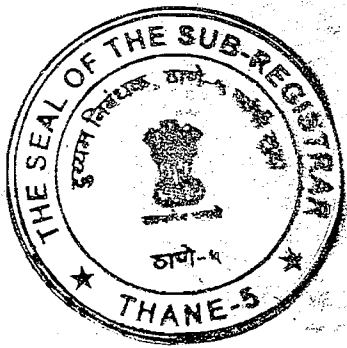
We have returned the copies of the title deeds and other documents shown to us to OVERSEAS PACKAGING INDUSTRIES PVT. LTD., person offering mortgage against receipt.


UNISAN & CO
ADVOCATES.

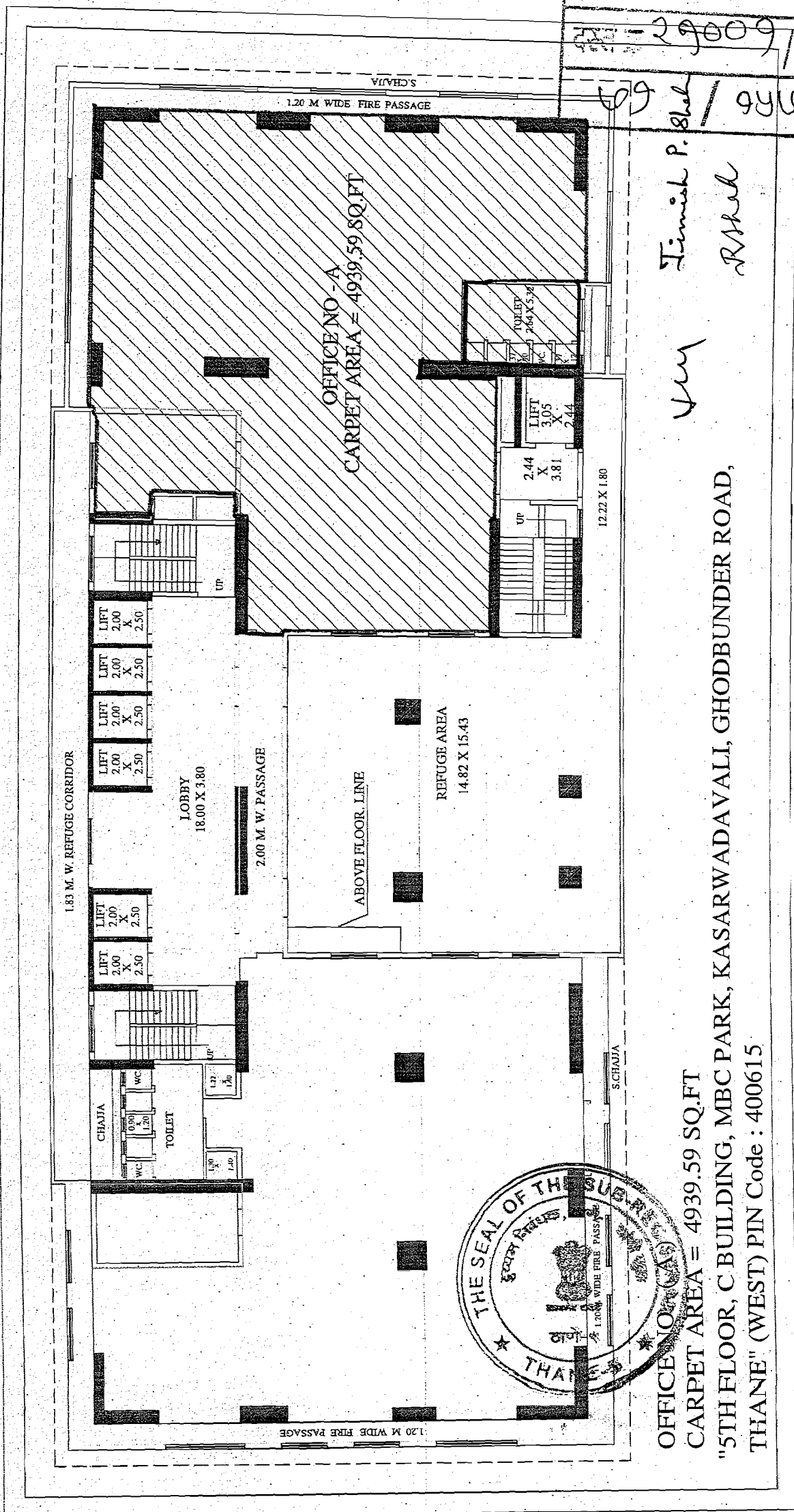
- Encl.: Annexure-I (Special Report)
- Annexure-II, (Chain of Title)
- Annexure-III, (Search Report)



ट न न - ५
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६० / ९५०



टन न - ५
क्र. - २९००९ / २०१९
७९ / १५६



Very
Tinish P. Shah
Rahul

OFFICE NO - A
CARPET AREA = 4939.59 SQ.FT
"5TH FLOOR, C BUILDING, MBC PARK, KASARWADAVALLI, GHODBUNDER ROAD,
THANE" (WEST) PIN Code : 400615

