

S. PATHAK & CO.,^(Firm)

ADVOCATES & SOLICITORS

9-A-1 BUNA CDA, 3RD FLOOR, 15 SA. PR. ROAD,
TORNAR, DE HORN STREET, FORT, MUMBAI - 400 001.

S.M. PATHAK
A.D. MENGA

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Ref SP/AM/ 3881/272014

Date 2nd December, 2014.

REPORT ON TITLE

Re : Property bearing Survey No.31 Hissa No. 6 (part)
corresponding to C.T.S. No.332 and 332.1 to
42 of Village Vile Parle, Taluka, Andheri,
Mumbai.

1. By our Report on Title dated 21st April, 2011, bearing
No.SP/AM/210/04/2011 we have inter alia certified that M/s.
Parom Developers LLP have marketable title to the
abovementioned property more particularly described in the
Schedule hereunder written subject to what is stated therein.

2. The said M/s. Parom Developers LLP have now requested us
to give our further Report on Title till date in respect of the said
property and therefore we have investigated the title of M/s. Parom
Developers LLP in respect of the abovementioned property more
particularly described in the Schedule hereunder written by
perusing copies of some of the documents and by causing further
searches to be taken from the office of the Sub-Registrar of
Assurance at Mumbai and Bandra, and by publishing public
notices in the newspapers.

3. The following can be observed:

(a). As stated in the said Report on Title dated 21st April, 2011
by and under a Deed of Conveyance dated 16th April, 1946
registered with the Sub-Registrar of Assurance at Bandra
under Serial No.B&D/406 of 1946 executed by Mrs. Rajubai
Kuber and Mr. Thakur Charan Upadhyay in favour of

Matadin Mangal Mishra and Ramdev Mangal Mishra and on demise of the said Ramdev Mangal Mishra his family members, Mrs. Mangalavati Devi Ramdev Mishra, Mr. Lalit Kumar Ramdev Mishra, Mrs. Ratana Lalit Mishra, Mr. Nitesh Lalit Mishra, Mr. Manish Lalit Mishra, Ms. Chetana Lalit Mishra, Ms. Deepa Lalit Mishra, Mr. Atmadev Ramdev Mishra, Mrs. Sushila Atmadev Mishra Mr. Girishkumar Atmadev Mishra, Mrs. Sunita Girish Mishra, Master Vivek Girish Mishra (minor), Ms. Neha Girish Mishra (minor unmarried daughter), Master Shivanshu Girish Mishra (minor), Mrs. Sudha Sunil Mishra, Mrs. Seema Raju Dubey and Mrs. Chama Mahendra Mishra, Ms. Chanda Atmadev Mishra, Mr. Anil Ramdev Mishra, Mrs. Manorama Anil Mishra, Mr. Niraj Anil Mishra, Mrs. Vandana Niraj Mishra, Master Krishna Niraj Mishra (minor), Ms. Gauri Niraj Mishra (minor unmarried daughter), Mr. Dhiraj Anil Mishra, Mrs. Ruchi Dhiraj Mishra, Ms. Tanisha Dhiraj Mishra (minor unmarried daughter), Master Adhirat Dhiraj Mishra (minor), Mr. Ashok Ramdev Mishra, Mrs. Shivkumari Ashok Mishra, Mr. Deepak Ashok Mishra, Ms. Beena Ashok Mishra, Ms. Bhavana Ashok Mishra, Ms. Poonam Ashok Mishra, Master Yogesh Ashok Mishra (minor), Mr. Dinesh Ramdev Mishra, Mrs. Durgadevi Dinesh Mishra, Ms. Divya Dinesh Mishra, Master Suraj Dinesh Mishra (minor), Ms. Jyoti Dinesh Mishra (minor unmarried daughter), Mrs. Durgadevi Lajji Pandey, Mrs. Kamaladevi Vishwanath Dubey and on demise of Matadin Mangal Mishra, his family members, Mr. Loiarakh

Continuation Sheet
Re: Estate of deceased
Submi. in Field No. 25
332 and 332/1 to 101. 8
Vid. No. 10000
Date 2nd December 2014

Matadin Mishra, Mrs. Ushadevi Lalrakh Mishra, Mrs. Rashmi Sunil Dubey nee Ms. Rashmi Lalrakh Mishra, Mrs. Sweta Harish Pandey nee Ms. Sweta Lalrakh Mishra, Ms. Richa Lalrakh Mishra, Mr. Basant Matadin Mishra, Mrs. Nirmala Basant Mishra, Mr. Ritesh Basant Mishra, Mrs. Rupali Ritesh Mishra, Master Anna Ritesh Mishra (minor), Mrs. Sejal Anand Tiwari nee Ms. Sejal Basant Mishra, Mr. Anand Basant Mishra, Mr. Vikram Basant Mishra, Mr. Ramesh Matadin Mishra, Mrs. Rani Ramesh Mishra, Mrs. Shweta Keshavra Dubey nee Ms. Shweta Ramesh Mishra, Ms. Priyanka Ramesh Mishra, Master Abhinav Ramesh Mishra (minor), Mrs. Gulabadevi Maheshnarayan Pandey, Mrs. Rajkumari Keshavnath Tiwari, Mrs. Shwadevi Radheshyam Sukla and Mrs. Ushadevi Kripashankar Tiwari (hereinafter referred to as "the Members of Mishra family") became entitled to the said property described in the Schedule hereunderwritten.

- (b) By and under a Memorandum of Understanding dated 1st February, 2010 the Members of the said Mishra family agreed to sell inter alia the said property to M/s. APS Commodities Pvt. Ltd. The said M/s. APS Commodities Pvt. Ltd. was at all material time one of the partners of M/s. Pannu Developers LLP. As agreed between the partners of our firm M/s. Pannu Developers LLP including the said M/s. APS Commodities Pvt. Ltd., it was decided to purchase inter alia the said property in the name of M/s. Pannu