



D. P. MEHTA
F. J. SIDHWA
J. P. KAPADIA
A. M. KHATLAWALA
Z. S. MORRIS
N. P. SHAH
S. R. MEHTA
G. PAL
DEBASIS LAW
SHREYAS PATEL

RAJNI DIVKAR
RAJAS KASBEKAR
ALPANA DHAKE
B. N. BANERJEE
SOM MANDAL
SHUVA MANDAL
SANGEETA MANDAL
INDRANIL GHOSH
SHOURYA MANDAL
MAMTA TIWARI

LITTLE & CO.

(REGISTERED)

ADVOCATES & SOLICITORS
CENTRAL BANK BUILDING,
M. G. ROAD, FORT, MUMBAI 400 001.

TEL. : (91-22) 2265 2739
2270 3219
2270 3224
FAX : (91-22) 2265 9918
2267 0563

CABLE : LEGAL BOMBAY
email : littleco@bom3.vsnl.net.in
mumbaioffice@littlecompany.com

YOUR REF. :

OUR REF. :

AM/RAK/DBM/

864

CERTIFICATE

Re.: The property bearing Plot Nos. 5B + 6 admeasuring 28,409.57 sq. mts. (as per the layout plan approved by the Municipal Corporation of Greater Bombay) bearing CS Nos. 288 (part), 289 (part), 1/1540 (part), 2/1540 (part) and 3/1540 (part) situate at Lower Parel Division, Worli, Mumbai.

1. Pursuant to the instructions of Shree Ram Urban Infrastructure Limited ("SRUIL") formerly known as Shree Ram Mills Limited ("SRM"), we have investigated title to the above property as more particularly described in the SCHEDULE hereunder written ("the said property").
2. We have perused title deeds and other relevant documents, caused search taken of the relevant records including with the Registrar of Companies and issued public notices in the newspapers inviting claims / objections against the said property.
3. The said property forms part of a larger property bearing CS Nos. 288, 289, 309, 310, 1/1539, 1/1540, 2/1540, 3/1540, 1547, 1548, 1549 and 1550 of Lower Parel Division, Worli, Mumbai owned by SRUIL.
4. The plot of land bearing CS No. 289 admeasuring about 64,025 sq. yds. alongwith the structures thereon was acquired by SRM pursuant to a Deed of Conveyance and Assignment dated 17th March, 1936 executed by Crescent Mills Ltd., (In Liquidation) through the Court and Official Liquidator and the promoters of SRM duly registered with the Sub-Registrar of Assurances at Bombay on 16th April, 1936 under Serial No. 1825 of 1936.
5. The Plots bearing CS Nos. 1/1540, 2/1540 and 3/1540 were acquired by SRM pursuant to a Deed of Conveyance dated 10th July, 1948 executed by the Governor of Bombay and SRM duly registered with the Office of the Sub-Registrar at Bombay on 24th August, 1948 under Serial No. 3462 of 1948.

contd.....2/-

6. The Plot bearing CS No. 288 was acquired by the Bombay Municipal Corporation vide Municipal letter No.CE/1732 of 33-34 dated 30th January, 1934. The area as reflected in the Survey Register is 857 sq. yds. (716.56 sq. mtrs.). An area admeasuring 397.5 sq. yds. of CS No.288 was added to the property of SRM pursuant to the permission to set forward land granted by the Bombay Municipal Corporation vide a letter dated 30th August, 1954. The actual area of CS No.288 in possession of SRUIL as per the approved layout plan is 484.15 sq. mtrs.

This is to certify that subject to:

- (i) the mortgage created in favour of ICICI Bank Limited pursuant to an Indenture of Mortgage dated 5th April, 2007 to secure project finance sanctioned by ICICI Bank Limited;
- (ii) the areas required for providing 12 meter wide common accesses to the Plot No. 5A from Ganpatrao Kadam Marg, N. G. Bansode Marg and G. M. Bhosale Marg; and
- (iii) the rights of Reliance Industries Limited in respect of the structures named as Chitrakoot and Vrindavan, having an aggregate built up area of 1,08,461 sq. ft. and an open terrace area of 13,148 sq. ft. situate on the said property which are in possession and occupation of Reliance Industries Limited,

in our opinion, the title of SRUIL to the said property is clear, marketable and free from encumbrances, charges and / or claims.

SCHEDULE

All that piece and parcel of land being plots Nos. 5B + 6 admeasuring in aggregate about 28,409.57 square meters situate at Lower Parel Division, Worli, Mumbai, comprising of C.S. Nos. and bounded as follows: -

contd.....3/-

LITTLE & CO.

CADASTRAL SURVEY NOS.	AREA IN SQUARE METERS
288 (part)	484.15
289 (part)	25,626.89
1/1540 (part)	307.88
2/1540 (part)	1,707.61
3/1540 (part)	283.04
TOTAL	28,409.57

On the East by : By Amritwar Marg

On the West by : By Plot No.5A forming part of the larger property belonging to SRM

On the North by : By Plots reserved for MHADA and the Municipal Corporation of Greater Mumbai

On the South by : By Ganpatrao Kadam Marg

Dated this 30th day of April, 2007.

Little & Co.

A. M. Khatlawala
Partner