

Advocate
Dinesh Shah

Lilam Shah & Co.

Advocates, Solicitors & Notary
Office No. 52, 2nd Floor,
Wadia Building, 9-B Cawasji Patel Street,
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Ref No.

TO WHOM SO EVER IT MAY CONCERN

Ref:- Property bearing C.T.S. No. 36 of Village admeasuring 3122.43 sq.mtrs.
situated at S.V. Road, Goregaon (W), Mumbai- 400 062.

1. Pursuant to the instructions of our clients Acme Metal Industries Private Limited a Company incorporated under the Companies Act I of 1956, we have investigated its title to the captioned property and more particularly described in the schedule hereunder written by publishing notices in the newspapers inviting claims against the scheduled property or any part thereof and by causing searches in the offices of the Sub-Registrar of Assurances at Mumbai and at Bandra for the years from 1974 to 2004.
2. On investigating the title of Acme Metal Industries Private Limited to the scheduled property it is observed that under an Indenture dated 22nd April, 1975 registered in the office of the Sub-Registrar at Mumbai on 3rd September, 1975 under Srl. No. S-1861 /75 and made between J.D. & Co. Private Limited and Acme Metal Industries Private Limited, Acme Metal Industries Private Limited have purchased the



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property described in the schedule hereunder written from the said J.D & Co. Private Limited. We Certify that no claims were received on publishing the notices in the newspapers. We have also perused the Search Report dated 4th February, 2004 submitted to us by the Search Clerk and have found no encumbrances having been created upon the said property or any part thereof.

3. On investigation of the title of Acme Metal Industries Private Limited to the scheduled property in the mode and manner aforesaid we hereby certify that the title of Acme Metal Industries Private limited to the scheduled property is marketable, clear and free from all mortgages and encumbrances.

4. WE HEREBY FURTHER CERTIFY that under the Memorandum of Understanding dated 5th June 2003 and made between the said Acme Metal Industries Private Limited and M/s Swastik Developers, the said Acme Metal Industries Private Limited and M/s Swastik Developers are developing the scheduled property as a Joint venture Project and further the said Memorandum of Understanding dated 5th June, 2003 is valid and subsisting and has not been revoked, terminated or cancelled.

Dated this 06th day of April, 2005.

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Shyam Lilani
Dinesh Shah

Lilani Shah & Co.

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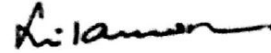
Date :-

Ref No.

THE SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcel of land or ground admeasuring 3735 sq.yds. equivalent to 3122 sq.mtrs. bearing Survey No. 9 Hissa No. 2 of Village Goregaon situate lying and being in the Village of Goregaon in the registration District and Sub-district of Mumbai City and Mumbai Suburban District and bearing City Survey No. 36 of Village Goregaon within the limits of Municipal Corporation of Greater Mumbai.

Lilani Shah & Co.



Partner,

Advocates, Solicitors & Notary for

Acme Metal Industries Private Limited &

M/s Swastik Developers

