

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Reg: All that Pieces and Parcel of land admeasuring 20,200.00 Square Meters as per 7x12 Extracts bearing Survey No. 65/12A, 65/12B, 65/13 of Village Ambivali, Taluka: Kalyan, District: Thane in the District and Registration District and Sub - District of Kalyan and within the limits of Municipal Corporation of Kalyan Dombivali.

- 1) My Client's **Neptune Developers Limited**, a Company registered under Companies Act, 1956 and having their office at 4th Floor, Neptune Magnet Mall, L.B.S. Road, Bhandup (W), Mumbai 400 078 are the owner and seized possessed and absolutely entitled to the plot of land admeasuring 20,200.00 Square Meters as per 7x12 Extracts bearing Survey No. 65/12A, 65/12B and 65/13 of Village: Ambivali, Taluka: Kalyan, District: Thane.
- 2) My client got the ayout sanctioned on the above pieces and parcel of land admeasuring 20,250.00 square meters wherein base FSI of 9,794.08 square meters was approved by the Kalyan Dombivali Municipal Corporation vide letter bearing no. KDMC/TP/CC/KD/2014-15/41 dated: 08.08.2014.
- 3) The above said property was purchased by my client in the name of Neptune Developers Private Limited, which was a private limited company. My clients converted the said **Neptune Developers Private Limited** into a Limited Company in the name of **Neptune Developers Limited** vide a Resolution passed in the **Extra Ordinary General Meeting held on 14th October 2009** in terms of Section 31/21 read with Section 44 of the Companies Act, 1956 wherein the said Neptune Developers Private Limited is converted into Neptune Developers Limited as per the Certificate of

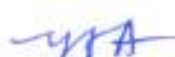
Y. S. ABHYANKAR.
B.COM. LL.M.

ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunny Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093

Incorporation issued pursuant to Section 23 (1) of the Companies Act, 1956 being
Corporate Identity No. U70102MH2004PLC147510 dated 12th November 2009.

4) By virtue of various document for the purpose of investigation of their title to the property referred hereinabove as follow:

- a) Original Agreement dated 31st December 2007 entered into between Kusum Namdev Jadhav (Patil), Ashok Namdev Patil, Ramesh Namdev Patil, Arun Namdev Patil, Bebi Jayram Patil, Lalita Bharat Patil and Jayshree Prabhakar Patil of the One Part and Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 2 under no. KLN2-0646-2008 on 22nd January 2008 and the Registration Receipt No. 0646 dated 22nd January 200 and Index No. II in respect thereof.
- b) Original Irrevocable Power of Attorney dated 31st December 2007 executed by Kusum Namdev Jadhav (Patil), Ashok Namdev Patil, Ramesh Namdev Patil, Arun Namdev Patil, Bebi Jayram Patil, Lalita Bharat Patil and Jayshree Prabhakar Patil in favour of Neptune Developers Private Limited.
- c) Original Conveyance Deed dated 6th March 2014 entered into between Kusum Namdev Jadhav (Patil), Ashok Namdev Patil, Ramesh Namdev Patil, Arun Namdev Patil, Bebi Jayram Patil through its Power of Attorney holder Nayan Bheda, Director Neptune Developers Limited, Lalita Bharat Patil through its Power of Attorney holder Nayan Bheda, Director Neptune Developers Limited and Jayshree Prabhakar Patil through its Power of Attorney holder Nayan Bheda, Director Neptune Developers Limited of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-1119-2014 on



ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunney Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093

6th March 2014 and the Registration Receipt No. 1195 dated 6th March 2014 and Index No. II in respect thereof.

- d) Copy of 7/12 extracts issued in respect of survey no. 65/12A in the name of Neptune Developers Ltd. as a owner of the said property.
- e) Original Agreement dated 6th February 2008 entered into between Seetabai Pandurang Patil, Gajanan Pandurang Patil, Suresh Pandurang Patil, Bhagubai Narayan Pavse, Vijay Hiranman Patil, Bebibai Ashok Patil, Shailesh Suresh Patil of the One Part and Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 2 under no. KLN2-3561-2008 on 30th March 2008 and the Registration Receipt No. 3561 dated 30th March 2008 and Index No. II in respect thereof.
- f) Original Irrevocable Power of Attorney dated 6th February 2008 executed by Seetabai Pandurang Patil, Gajanan Pandurang Patil, Suresh Pandurang Patil, Bhagubai Narayan Pavse, Vijay Hiranman Patil, Bebibai Ashok Patil, Shailesh Suresh Patil in favour of Neptune Developers Private Limited.
- g) Deed of Confirmation Deed 5th February 2009 made between Hiranman Pandurang Patil and Kiran Hiranman Patil on the one of hand and Neptune Developers Limited on the other head and registered with the Sub-Registrar, Kalyan 2 under No. KLN2-772/2009 and the Registration Receipt no. 771 dated 5th February 2009 and Index no. II in respect thereof.
- h) Original Irrevocable Power of Attorney dated 9th May 2008 executed by Hiranman Pandurang Patil and Kiran Pandurang Patil in favour of Neptune Developers Limited.

ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunny Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093

- i) Original Conveyance Deed dated 28th October 2014 entered into between Gajanan Pandurang Patil, Suresh Pandurang Patil, Hiranman Pandurang Patil, Bhagubai Narayan Pavse through its Power of Attorney holder Sachin Deshmukh, director Neptune Developers Limited, Shailesh Suresh Patil, Kiran Hiranman Patil, Bebibai Ashok Patil, Vijay Ashok Patil, Anita Ashok Patil alias Anita Manohar Salunke of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-6694-2014 on 5th November 2014 and the Registration Receipt No. 9012 dated 5th November 2014 and Index No. II in respect thereof.
- j) Copy of 7/12 extracts issued in respect of survey no. 65/12B in the name of Neptune Developers Ltd. as a owner of the said property.
- k) Original Agreement dated 31st December 2007 entered into between Rohidas Babu Patil, Mangaldas Pandu Patil, Sarubai Tukaram Manjre, Motiram Kashinath Patil, Shantaram Kashinath Patil, Arjun Kashinath Patil, Chandrabai Rajaram Kane, Damodar Bemtya Patil, Haribhau Bemtya Patil, Kanha Bemtya Patil, Rambhau Bemtya Patil, Nandabai Suresh Raut, Vatsalabai Vitthal Adhikari, Shobha Harichandra Magar, Balaram Rohidas Patil, Hanuman Rohidas Patil, Ramdas Mangaldas Patil, Laxman Mangaldas Patil, Namdev Damodar Patil, Harichandra Damodar Patil of the One Part and Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 2 under no. KLN2-1000-2008 on 4th February 2008 and the Registration Receipt No. 1000 dated 4th February 2008 and Index No. II in respect thereof.
- l) Original Irrevocable Power of Attorney dated 31st December 2007 executed by Rohidas Babu Patil, Mangaldas Pandu Patil, Sarubai Tukaram Manjre, Motiram Kashinath Patil, Shantaram Kashinath Patil,



ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY

118/10, Bunny Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093

Arjun Kashinath Patil, Chandrabai Rajaram Kane, Damodar Bemtya Patil, Haribhau Bemtya Patil, Kanha Bemtya Patil, Rambhau Bemtya Patil, Nandabai Suresh Raut, Vatsalabai Vitthal Adhikari, Shobha Harichandra Magar, Balaram Rohidas Patil, Hanuman Rohidas Patil, Ramdas Mangaldas Patil, Laxman Mangaldas Patil, Namdev Damodar Patil, Harichandra Damodar Patil in favour of Neptune Developers Private Limited.

- m) Original Confirmation Deed dated 7th January 2009 executed by Kamlabai Mahadu Patil, Kailash Mahadu Patil, Dashrath Mahadu Patil, Geeta Mahadu Patil, Sulochna Subhash Bhagat, Kavita Pandurang Mhatre of the One Part and Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 2 under no. KLN2-114-2009 on 7th January 2009 and the Registration Receipt No. 114 dated 7th January 2009 and Index No. II in respect thereof.
- n) Original Irrevocable Power of Attorney dated 7th January 2009 executed by Kamlabai Mahadu Patil, Kailash Mahadu Patil, Dashrath Mahadu Patil, Geeta Mahadu Patil, Sulochna Subhash Bhagat, Kavita Pandurang Mhatre in favour of Neptune Developers Private Limited.
- o) Original Confirmation Deed dated 14th May 2010 executed by Surekha Sanjay Sonkar of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 3 under no. KLN3-3418-2010 on 14th May 2010 and the Registration Receipt No. 3416 dated 14th May 2010 and Index No. II in respect thereof.
- p) Original Irrevocable Power of Attorney dated 14th May 2010 executed by Surekha Sanjay Sonkar in favour of Neptune Developers Limited.



ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunney Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093

- q) Original Irrevocable Power of Attorney dated 16th September 2010 executed by Motubai Babu Sutar, Raman Rama Gondhle, Pandit Rama Gondhle, Vasudev Rama Gondhle, Bhagwan Rama Gondhle, Rajubai Kathod, Sakhubai Vinayak Parghi in favour of Neptune Developers Limited.
- r) Original Conveyance Deed dated 7th May 2011 entered into between Rohidas Babu Patil, Balaram Rohidas Patil, Hanuman Rohidas Patil, Bandu Rohidas Patil, Bhanudas Rohidas Patil, Ramdas Mangaldas Patil, Laxman Mangaldas Patil, Raman Rama Gondhale, Pandit Rama Gondhale, Vasudev Rama Gondhale, Bhagwan Rama Gondhale, Rajubai Kathod Jadhav, Motubai Babu Sutar, Sakhubai Vinayak Parghi, Sarubai Tukaram Mandre, Motiram Kashinath Patil, Shantaram Kashinath Patil, Arjun Kashinath Patil, Chandrabai Rajaram Kane, Damodar Bemtya Patil, Namdev Damodar Patil, Harichandra Damodar Patil, Haribhau Bemtya Patil, Kanha Bemtya Patil, Nanda Suresh Raut, Vatsala Vitthal Adhikari, Shobha Harichandra Magar, Kamlabai Mahadu Patil, Kailash Mahadu Patil, Dashrath Mahadu Patil, Geeta Mahadu Patil, Sulochna Subhash Bhagat, Kavita Pandurang Mhatre, Surekha Sanjay Sonkar, Shantabai Ganpat Barse, Kusum Dharma Pavse of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 3 under No. KLN3-3873-2011 on 7th May 2011 and the Registration Receipt No. 3873 dated 7th May 2011 and Index No. II in respect thereof.
- s) Copy of 7/12 extracts issued in respect of survey no. 65/13 in the name of Neptune developers Ltd. as a owner of the said property.

48A

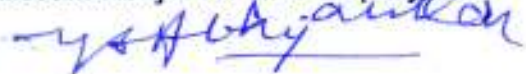
Y. S. ABHYANKAR.
B.COM. LL.M.

ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunny Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093

- t) N.A. order No. MAHSUL/KAKSHA-1/T-7/NAP/SR-225/2012, dated 1st March 2013 of the Collector, Thane in respect of the land bearing survey no. 65/12A, 65/12B and 65/13.
 - u) Layout approval Outward KDMC/NRV/layout no. 326-133, dated 25th October 2011 of the Assistant Director Town Planner, KDMC in respect of the land bearing survey no. 65/12A, 65/12B and 65/13.
 - v) Search Report dated 26th July 2017 and vide Receipt No.9729 of 2017 prepared by Mr. Manoj Kunde, Search Clerk in respect of the land bearing Survey No. 65/12A, 65/12B and 65/13.
 - w) By a **Deed of Mortgage** deed dated **5th May 2016** bearing registration no. **BDR-1/4488/2016** entered into between **I.D.B.I. TRUSTSHIP SERVICES LTD.** of the other part and the **Owner** of the other part, the owner mortgaged their right and title interest as security for Non-Convertible Debentures.
- 5) On the basis of the aforesaid documents, I hereby certify that the title of Neptune Developers Limited with respect to the property described hereinabove is clear, marketable and free from all encumbrances subject to **Deed of Mortgage** dated **5th May 2016** bearing registration no. **BDR-1/4488/2016** entered into between **I.D.B.I. TRUSTSHIP SERVICES LTD.** of the other part and the **Owner** of the other part, the owner mortgaged their right and title interest as security for Non-Convertible Debentures.

Dated this 27th day of July, 2017
At Mumbai

Messrs. Abhyankar and Company



Proprietor
Advocates and Solicitors