

Vishwas M. Kulkarni

B.Com, LL.B.
Advocate High Court

Tel. No. 2540 88 29

Office : A/501, Raunak Towers, B. P. D. Lane, off Gokhale Road, Naupada, Thane (W) Pin-400 602.

TO WHOMSOEVER IT MAY CONCERN

Re: Investigation of Title of:

BHARAT AGRI FERT & REALTY LIMITED (Formerly known as "BHARAT FERTILISER INDUSTRIES LIMITED"), a Public Limited Company registered and incorporated under the Companies Act, 1956 and having its registered office at 301, Hubtown Solaris, N. S. Phadke Marg, Andheri East, Mumbai 400 069 (hereinafter referred to as 'the said Company') to the property more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said property').

1. This has reference to the Title Certificate dated 03/01/2008 (hereinafter referred to as 'the said Title Certificate') issued by me in respect of the said property. A copy whereof is annexed hereto as Annexure 'A'.
2. I have caused searches to be taken at the office of Sub Registrar of Assurances at Thane in respect of the said property for the period 2008 to 2017.
3. This is to place on record that after issuing the said Title Certificate in respect of the said Property, the said Company has furnished me Declaration dated 19/07/2017 (hereinafter referred to as 'the said Declaration') as well as following information and documents executed by the said Company and upon perusal thereof, the following events appears to have taken place in respect of the said Property:
 - a) A portion admeasuring 2508.21 sq. mtrs. out of the said property has been affected by D.P. Road and a portion admeasuring 4359.88 sq. mtrs. out of the said property has been affected by "Amenity Open Space" (hereinafter referred to as 'the said Area') and the same has been surrendered by the said Company to the Corporation and the said Company has executed a Declaration dated 13/11/2007 in respect thereof and the same is registered with the Sub Registrar of Assurances at Thane under Serial No.8369/2007. However, the said Declaration had, inadvertently, remained to be furnished by the said Company to me previously and therefore, the reference thereof has not been made in the said Title Certificate and therefore the same has been furnished to me alongwith the said Declaration for my perusal and reference.
 - b) The said company submitted revised plans to the Corporation in respect of the said property and the same has been sanctioned by the Corporation vide Permit No.VP 2005/73/TMC/TDDP/TPS/70 dated 07/05/2008.
 - c) Subsequently, the said Company submitted amended plans to the Corporation for approval and the same were approved by the Corporation and the Corporation also issued Amended permission - Cum - Commencement Certificate vide V.P. No.2005/73/TMC /TD-DP/555 dated 04/12/2009 in favour of the said Company. According to the revised plans, the said Company commenced the construction of two buildings viz. 'D' Type & 'E' Type named as "STANMORE" & "RICHMOND" comprising of Stilt plus 21 upper floors and Stilt plus 13 upper floors respectively.
 - d) A plot of land bearing Survey No.112 Hissa No.1/1 admeasuring 1440 sq. mtrs. (hereinafter referred to as 'the said plot'), which is also owned by the said Company, has not been included in the said property as the same is illegally in possession of M/s. Premier Grinders and Packers Pvt. Ltd., (hereinafter referred to as 'the said Premier'). The said Company intended to include the said plot in the said property

- and further intended to construct a multi storeyed commercial building thereon consisting of Ground + 4 or more upper floors by getting approval of revised plans in that behalf. The said Company, has, in order to acquire the vacant and peaceful possession of the said plot from the said Premier, initiated the requisite legal proceedings against the said Premier by filing Spl. Civil Suit No.596/2010 for possession and perpetual injunction in the court of the 2nd Joint Civil Judge, S.D., Thane at Thane (hereinafter referred to as 'the said Suit'). However, the said Suit came to be dismissed by the Hon'ble 2nd Joint Civil Judge, S. D., Thane vide its order dated 27/08/2014 (hereinafter referred to as 'the impugned first order').
- e) Being aggrieved by the impugned first order, the said Company has preferred First Appeal No.1453 of 2014 in the Hon'ble High Court of Judicature at Bombay, Civil Appellate Jurisdiction on 13/12/2014 and the same is pending. However, considering the delay that shall occur in final disposal of the aforementioned appeal, the said Company has decided not to include the said plot in the said property of the said project and carry out the said project without including the said plot in the said property. The said Company further represents that it has neither amalgamated the said plot in the said property nor consumed or utilized the FSI of the said plot in the FSI calculated in respect of the development of the said property.
- f) In the premises aforesaid and in pursuance of the above cited, Orders and permissions, the said Company is entitled to develop the said property by constructing a exclusive complex thereon to be known as "SHIV-SAI PARADISE" in accordance with the amended plans sanctioned from time to time by the Corporation and have also sole and exclusive right to sell the flats and premises in the buildings to be/being constructed on the said property and to enter into agreement/s with the Allottee and to receive the sale price in respect thereof.
- g) In the First Phase, the said Company has completed construction of six buildings known as, 'PICCADILLY', 'EDGWARE', 'MY SHOP', 'MAYFAIR', 'STANMORE' & 'RICHMOND' being Building No.A, B, C, CI, D & E respectively according to the sanctioned plans and the Occupation Certificate has already been obtained in respect of the said six buildings. During the construction of the aforesaid two buildings viz. "D" type and "E" type named as "STANMORE" & "RICHMOND", the said Company has submitted revised/amended plans to the said Corporation for approval and the same has been approved by the said Corporation vide V.P.No.2005/73/TMC/TDD/23 dated 13/04/2010. The said Company has further submitted amended/revised plans to the Corporation and the same has been approved by the said Corporation vide amended Sanction Cum Commencement Certificate bearing V.P.No.2005/73/TMC/TDD /225 dated 12/12/2013. As per the revised plans, the said Company is also entitled to construct building No."G" comprising of Stilt + 1st Floor and Building No."H" comprising of Stilt 2nd Upper floors only.
- h) By and under an Amenity Space Agreement dated 26/04/2010 (hereinafter referred to as 'the said Amenity Agreement') made and entered into between the Municipal Corporation of City of Thane, therein referred to as the Corporation of the one part and the said Company therein referred to as the Owners of the other part, the Corporation therein agreed to grant to the Owners therein further development rights in the form of FSI/DR/TDR equivalent to 100% of the constructed structure on the said area more particularly described in the Schedule thereunder written in consideration of the Owners constructing the proposed structure for civic amenities on the said area upon the terms and conditions contained therein. The said Amenity Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.3622/2010 on 27/04/2010.
- i) By virtue of the said Amenity Agreement, the said Company is entitled to utilise and consume TDR equivalent to 4446.02 sq. mtrs. upon the said property.
- j) Upon obtaining TDR, the said Company further submitted amended/revised plans to the Corporation by consuming TDR in the form of DRC bearing No.209 and the
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same were approved by the said Corporation vide amended Sanction Cum Commencement Certificate bearing V.P.No.2005/73/NEW VP No.S05/0080/14/TMC/TDD/1282/14 dated 21/11/2014. As per the revised plans the Promoters became entitled to construct building No. "F", to be known as 'OXFORD' comprising of stilt + 14 upper floors and Building No."H" & "I" comprising of Stilt + 1 upper floor only on the said property.

- k) A Resolution was passed in the meeting held on 24/07/2012 for change of name of the said Company and accordingly, necessary applications alongwith the copy of the said resolution were filed in the Registrar of Companies and requisite procedures in respect thereof were complied with.
- l) In pursuance of the above, Government of India - Ministry of Corporate Affairs, through the Registrar of Companies, Maharashtra, Mumbai, issued a fresh Certificate of Incorporation consequent upon change of name dated 31/07/2012 and since then the said company is known as and have been carrying on business under the name and style of "BHARAT AGRI FERT & REALTY LIMITED". However, the effect thereof is yet to be mutated in the revenue extracts pertaining to the said property.
- m) By Order bearing No.SEAC 2012/CR-288/TC-2, dated 17/05/2013, the Environment Department of Govt. of Maharashtra granted Environment Clearance Certificate to the Promoters in respect of the development activities carried out upon the said property upon the terms and conditions therein mentioned (hereinafter referred to as 'the said Environment Certificate').
- n) By Order bearing EIC No.TN-4805-13 Infrastructure Project/Orange/LSI, Consent No.MPCB/ROHQ/Thane/CE/CC/153 dated 06/01/2014, the Maharashtra Pollution Control Board granted its consent to the said Company to establish under Sec.25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Sec.21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorisation/Renewal of Authorisation under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundry Movement) Rules 2008 in respect of the development of the said property upon the terms and conditions therein mentioned.
- o) The said Company has also initiated Spl. Civil Suit bearing No.98/2014 in the Hon'ble court of Civil Judge (S.D.) Thane at Thane against the Society formed of Building No.A & B i.e. M/s. Shiv Sai Piccadilly & Edgware Co-operative Housing Society Ltd. & others for recovery of outstanding maintenance, Declaration as well as an application for temporary injunction under O.39, R.1 & 2 read with Sec.151 of C.P.C.
- p) The Hon'ble 8th Jt. Civil Judge (S.D.), Thane, vide his Order dated 06/10/2016 was pleased to reject the application for temporary injunction (hereinafter referred to as 'the impugned second order'). Being aggrieved by the impugned second order, the said Company filed Misc.Civil Appeal No.244/2016 against the same in the Hon'ble Court of the District Judge, Thane at Thane and the same is pending.
- q) It was noticed by the said Company that the revenue extracts pertaining to lands bearing Survey No.112, Hissa No.2A, 3, 4, 5, 7, 8, 11, 13A out of the said property inadvertently and erroneously reflected the property to be class-II property against which, the said Company initiated requisite proceedings being RTS Appeal No.00273/2016 before the office of Sub-Divisional Officer, Thane Division, Thane (hereinafter referred to as 'the said SDO') and in pursuance of the Order passed by the said SDO in the said matter on 22/11/2016, the "Class - II" entries reflected in the revenue extracts pertaining to hereinabove referred property as well as the entry of M.E. No.2711 reflected in the revenue records of the remaining properties of the said property also came to be cancelled and the effect thereof is duly recorded in M.E. No.3164 pertaining to the said property.
- r) The said Company has completed construction of the said Building "F" comprising of Ground/Stilt + 14 upper floors as per the sanctioned plans and have obtained

Occupation Certificate bearing No. V.P.No.S05/0080/14 TMC/TDD/OCC/0326/17 dated 17/02/17 in respect thereof.

- s) The said Company has further submitted amended/revised plans to the Corporation and the same has been approved by the said Corporation vide amended Sanction Cum Commencement Certificate bearing (old V.P.No.2005/73) New V.P. No.S05/0080/14/TMC/TDD/2075/17 dated 01/03/2017. As per the revised plans, the said Company is entitled to construct building No."G", comprising of stilt + 1st to 14th upper floors, building No."H", comprising of stilt + 1st to 14th upper floors and building No."I", comprising of stilt + 1st to 8th upper floors. However, the said Company intends to construct Building Nos."G" & "H" only comprising of Stilt + 30 upper floors instead of Building Nos."G", "H" & "I" upon the said property in accordance with the amended plans that shall be sanctioned by the Corporation and accordingly, the said Company has submitted revised plans in respect thereof to the Corporation for its approval and sanction and the same is awaited.
- t) Presently, the said Company is entitled, in pursuance of the said Environment Certificate, to construct the aforementioned Building Nos."G" & "H" consisting of Stilt + 14 upper floors. However, the said Company intends to obtain further Environment Certificate in order to enable it to construct the aforementioned Building Nos. "G" & "H" upto 30th Upper floors.
- u) By virtue of the aforementioned Agreements, POA's, Deeds, Certificates, grants, sanctions and orders, the said Company has sole and exclusive right to sell the Apartments in the said building/s constructed/to be/being constructed by the said Company on the said property and to enter into Agreement/s with the allottee/s of the Apartments and to receive the sale consideration in respect thereof.
- v) The said Company has, subsequent to the issuance of the said Title entered into and executed Agreement for Sale with the prospective purchasers in respect of their respective Apartments/units/premises constructed or to be constructed upon the said property.

In view of the above, I hereby confirm that on the basis of the Declaration dated 19/07/17 submitted to me and subject to: 1) bringing on record the changed and present name of the said Company on all the revenue records pertaining to the said property, 2) compliance of the various terms and conditions mentioned in the aforementioned orders and permissions and 3) what is stated hereinabove, the title of the said Company to the said Property more particularly described in the Schedule hereunder written is clear, marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces or parcels of land bearing Survey No.112, Hissa No.1B, 2A, 3 to 12, 13A and 14 totally admeasuring 26,089 sq. mtrs. situate, lying and being at village Majiwade, Tal. & Dist. Thane, in the Registration and Sub-Registration District Thane, within the local limits of Municipal Corporation of the City of Thane.

Dated this 24th day of July, 2017

Yours faithfully



Advocate

Vishwas M. Kulkarni

B.Com. LL.B.
Advocate High Court

Tel. No. 2540 88 29

Office : A/501, Raunak Towers, B. P. D. Lane, off Gokhale Road, Naupada, Thane (W) Pin-400 602.

To,
BHARAT FERTILISER INDUSTRIES LIMITED

Dear Sirs,

I. At your request, I have investigated your title to the property described in the Schedule hereunder written.

II. I have caused searches to be taken at the office of the Sub Registrar of Assurances at Thane for last 30 years. I have perused the documents of title and other related papers furnished to me. I have also issued Public Notice in respect of the property described in the Schedule hereunder written in Thane Vaibhav and in Sakal on 22/11/2007 and invited objections and/or claims from the persons having and/or claiming any share, right, title and interest in the property described therein. In pursuance of the said Public Notices, I haven't received any claims or objections in respect thereof.

III. On perusal of the above it appears that:

(a) by & under the Indenture of Conveyance dated 24/04/1963 registered under Sr. No.404 made and entered into Sushilabai Vishwanath Deshmukh therein referred to as the Vendor of the first part, 1) Shri Tukaram Vithu Lambe and 2) Shri Motiram Shanivar Patil therein referred to as the Confirming Party of the second part and yourselves therein referred to as the Purchasers of the third part, the Vendors therein with the knowledge and consent of the Confirming Party therein sold, transferred & conveyed to the Purchasers therein the land bearing Survey No.112, Hissa No.5 admeasuring 1 Acre and 14 Gunthas situate at Village Majiwade, Taluka & District Thane at or for the consideration and upon the terms and conditions contained therein.

(b) by & under the Indenture of Conveyance dated 24/04/1963 registered under Sr. No.401 made and entered into Shri Gopal Fakir Tondwalkar therein referred to as the Vendor of the first part, 1) Shri Tukaram Vithu Lambe and 2) Shri Motiram Shanivar Patil therein referred to as the Confirming Party of the second part and yourselves therein referred to as the Purchasers of the third part, the Vendors therein with the knowledge and consent of the Confirming Party therein sold, transferred & conveyed to the Purchasers therein the land bearing Survey No.112, Hissa No.13 admeasuring 2 Acre and 12-1/2 Gunthas situate at Village Majiwade, Taluka & District Thane at or for the consideration and upon the terms and conditions contained therein.

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FOR BHARAT AGRI FERT. & REALTY LTD.

YOGENDRA D. PATIL
CHAIRMAN & MANAGING DIRECTOR

✓(c) by & under the Indenture of Conveyance dated 07/08/1967 registered under Sr. No.739 made and entered into between 1) Shri Dawood Abdul Sheikh and 2) Shri Kasam Abdul Sheikh therein referred to as the Vendors of the one part and yourselves therein referred to as the Purchasers of the other part, the Vendors therein sold, transferred & conveyed to the Purchasers therein the land bearing Survey No.112, Hissa No.4 admeasuring 0 Acre and 1-1/4 Gunthas i.e. 151 sq. yds. situate at Village Majiwade, Taluka & District Thane at or for the consideration and upon the terms and conditions contained therein.

✓(d) by & under the Indenture of Conveyance dated 07/08/1967 registered under Sr. No.736 made and entered into between 1) Smt. Sagunabai Shinu Vaity and 2) Shri Hira Rama Patil therein referred to as the Vendors of the one part and yourselves therein referred to as the Purchasers of the other part, the Vendors therein sold, transferred & conveyed to the Purchasers therein the land bearing Survey No.112, Hissa No.7 admeasuring 0 Acre and 3-1/4 Gunthas i.e. 393 sq. yds. situate at Village Majiwade, Taluka & District Thane at or for the consideration and upon the terms and conditions contained therein.

✓(e) by & under the Indenture of Conveyance dated 07/08/1967 registered under Sr. No.737 made and entered into between 1) Smt. Kashibai Kashinath Patil Mulundkar and 2) Smt. Anandibai Devji Patil Mulundkar therein referred to as the Vendors of the one part and yourselves therein referred to as the Purchasers of the other part, the Vendors therein sold, transferred & conveyed to the Purchasers therein the land bearing Survey No.112, Hissa No.11 admeasuring 0 Acre and 20-1/4 Gunthas i.e. 2,450 sq. yds situate at Village Majiwade, Taluka & District Thane at or for the consideration and upon the terms and conditions contained therein.

✓(f) by & under the Indenture of Conveyance dated 02/11/1967 registered under Sr. No.1034 made and entered into between Shri Devji Dama Patil Mulundkar therein referred to as the Vendor of the one part and yourselves therein referred to as the Purchasers of the other part, the Vendor therein sold, transferred & conveyed to the Purchasers therein the land bearing Survey No.112, Hissa No.8 admeasuring 0 Acre and 8-1/2 Gunthas i.e. 1,028 sq. yds. situate at Village Majiwade, Taluka & District Thane at or for the consideration and upon the terms and conditions contained therein.

✓(g) by & under the Indenture of Conveyance dated 08/11/1967 registered under Sr. No.1040 made and entered into between 1) Shri Abdul Kadar Mohemad Ibrahim Bape, 2) Shri Mohamad Hussein Usman Ravi, 3) Shri Mohamad Yunus Gulamsaheb Mahimi, 4) Shri Mehmoodmiya Abdul Kadar Faki, 5) Shri Abdul Hameed Mohamad Ismail Ghawte, 6) Shri Alisaheb Mohamed Ali Mahimi, 7) Shri Mohamad Haneef Mohamad Husein, 8) Shri Mahamad Kasam Abdul Rahim Mulla and 9) Shri Hassanmiya Shaik Usman, the then Trustees of the Mominpura Jumma Masjid Trust, duly registered under Bombay Public Trusts Act, 1950, therein referred to as the Vendors of the one part and yourselves therein referred to as the Purchasers of the other part, the Vendors therein sold, transferred & conveyed to the Purchasers therein the land bearing Survey No.112, Hissa No.2 admeasuring 0 Acre and 5.8 Gunthas and Survey No.112, Hissa No.3 admeasuring 0 Acre


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YOGENDRA D. PATEL
CHAIRMAN & MANAGING DIRECTOR

and 20.4 Gunthas situate at Village Majiwade, Taluka & District Thane at or for the consideration and upon the terms and conditions contained therein.

✓(h) by & under Deed of Exchange dated 30/08/1972 registered under Sr. No.4748 on 30/08/1972 made and entered into between Chougule And Company (Hind) Private Limited therein referred to as the Chougule of the one part and yourselves therein referred to as the Bharat Fertilizer of the other part, the Chougule therein sold, transferred & conveyed to the Bharat Fertilizer therein the land bearing Survey No.112, Hissa Nos.1(P), 6, 9, 10, 12 and 14 total admeasuring 0 A 48.6-1/4 Gunthas i.e. 4,895.97 sq. mtrs. and in exchange thereof the Bharat Fertiliser therein sold, transferred and conveyed the land bearing Survey No.111, Hissa Nos.9, 10 & 11 and Survey No.112, Hissa Nos.2 less the area admeasuring 2 Gunthas 13-3/4 Annas adjusted from Survey No.112/2(P) & Survey No.111 Hissa No.10(P) total admeasuring 0 A 48.6-1/4 Gunthas i.e. 4,895.97 sq. mtrs. situate at Village Majiwade, Taluka & District Thane upon the terms and conditions contained therein.

✓(i) the said lands bearing Survey No.112, Hissa Nos.5, 13, 4, 7, 11, 8, 2, 3, 1(P), 6, 9, 10, 12 & 14 more particularly described in the Schedule hereunder written (admeasuring 26,089 sq. mtrs. in the aggregate as per the aforesaid Indentures of Conveyance) are adjoining and contiguous to each other and are hereinafter collectively referred to as 'the said property'. The aggregate area of the said property as per the 7/12 Extracts is 26,083 sq. mtrs. Prior to execution of the aforesaid Deed of Conveyances and Deed of Exchange, the Collector, Thane & the Sub-Divisional Officer, Thane Division, Thane granted you permission to purchase and acquire the said property subject to the terms and conditions therein contained.

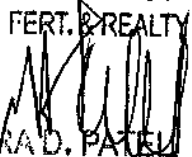
✓(j) you were running your factory on the said property. In or about the year 1987, you closed down your Thane Factory and upon obtaining NOC dated 21/09/1987, you shifted its Thane Factory to Village Kharivali, Taluka Wada, District Thane.

✓(k) since, you are desirous of developing the said property, you have obtained requisite NOC dated 28/06/2005 from the Dy. Commissioner of Labour, Thane & NOC dated 23/02/2006 from Commissioner of Labour, Maharashtra State, Mumbai for the development of the said property.

✓(l) by Order bearing No.ULC/TA/TE. NO.1/MAJIWADE/SR-352 dated 05/05/2005, passed the Addl. Collector and Competent Authority, Thane Urban Agglomeration, the Competent Authority under Section 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as 'the Ceiling Act') declared that you do not hold any surplus vacant land.

✓(m) by Letter of Intent bearing No.ULC/TA/Sec.22/S.R.384 dated 07/05/2005 read with Order dated 29/08/2006 & 25/05/2007, the Addl. Collector & Competent Authority, Thane Urban Agglomeration, under Section 22 of the Ceiling Act, granted permission for redevelopment the said property by demolishing the structures subject to the terms and conditions therein contained.


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FOR BHARAT AGRI FERT. & REALTY LTD.


YOGENDRA D. PATEL
CHAIRMAN & MANAGING DIRECTOR

✓(n) a Special Resolution was passed in the meeting held on 29/09/2005 for alteration of the provisions of Memorandum of Association with respect to your objects and accordingly, necessary changes were made and copy of the said resolution together with the altered Memorandum of Association was filed in the Registrar of Companies.

✓(o) Ministry of Environment and Forests (I.A. Division), Government of India, vide their letter date 17/05/2007 has granted necessary Environmental Clearance for the project to be undertaken by you on the said property subject to the compliance with the specific and general conditions contained therein.

✓(p) you through your Architects prepared building plans of the said property and submitted the building plans to the Municipal Corporation of the city of Thane (hereinafter referred to as 'the Corporation') in respect of the said property and the same were sanctioned by the Corporation under the Permit V.P.No.2005/73/TMC/TDD/285 dated 26/07/2007 subject to the terms and conditions contained therein.

✓(q) by Order No.Revenue/K-1/T.1/NAP/SR-178/2007 dated 14/11/2007, the Collector of Thane granted permission for Non-agricultural use to you in respect of the said property subject to the terms and conditions therein contained.

✓(r) the Competent Authority, by his Formal Order bearing No.ULC/TA/Sec-22/S.R.384 dated 19/11/2007 granted re-development permission u/s.22 of the Ceiling Act to you subject to the terms and conditions therein contained.

✓(s) the Commencement Certificate bearing No.3699 vide V.P. No.2005/73/TMC/TDD/584 dated 22/11/2007 in respect of the said property has also been granted by the Corporation to you subject to the terms and conditions therein contained.

In my opinion, subject to what is stated hereinabove and subject to the compliance of the terms & conditions contained in the above referred various orders and permissions, your title in respect of the said property is clear & marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces or parcels of land bearing Survey No.112, Hissa No.1B, 2A, 3 to 12, 13A and 14 totally admeasuring 26,089 sq. mtrs. situate, lying and being at village Majiwade, Tal. & Dist. Thane, in the Registration and Sub-Registration District Thane, within the local limits of Municipal Corporation of the City of Thane.

Dated this 3rd day of January, 2008.

Yours faithfully,

Vishwas M. Kulkarni
Advocate

CERTIFIED TRUE COPY
FOR BHARAT AGRIFERT & REALTY LTD.

YOGENDRA D. PATEL
CHAIRMAN & MANAGING DIRECTOR