

To,

- 1) Amartara Plastics Private Limited
- 2) Indian Cork Mills Private Limited
- 3) Nathan Properties Private Limited

TITLE CERTIFICATE

Re:- Property being pieces and parcels of lands admeasuring in aggregate 5600.40 sq. mtrs., or thereabouts, forming part of the larger property bearing Old CTS No. 191A, and New CTS No. 191A/A, situate, lying and being at Village Tungwa, Powai, in the registration District and Sub-district of Mumbai City and Mumbai Suburban (hereinafter referred to as "the said Plot")

1. Title Documents:

For the purpose of this title certificate, we have perused photocopies of the documents more particularly recorded in the list annexed as Annexure A hereto.

2. Brief History:

On perusing the documents set out in the list annexed hereto as Annexure A and the information furnished to us, it appears that:

3. APL's Larger Property

- (i) Since 1970, One Amartara Pvt Ltd. was well and sufficiently entitled to all that the pieces and parcels of agricultural lands bearing Landlords Survey Nos. 25(part) and 26(part) admeasuring in aggregate 3 Acres or thereabouts all situate at Village Tungwa, Powai, in the registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as the "said APL's Larger Property").
- (ii) On reading of the Kami Jasta Patrak, it appears that aforesaid property bearing Survey No. 8 was allotted corresponding CTS Nos. 191, 191/1 to 191/7.
- (iii) It appears that the aforesaid property was recorded to be admeasuring 10472.5 sq. mtrs. in Property Register Card for CTS No. 191 and admeasuring in aggregate 70 sq. mtrs in Property Register Cards for CTS Nos. 191/1 to 7, thus aggregating to 10542.5 sq. mtrs. Of the aforesaid property, a piece of land admeasuring 939.5 sq. mtrs. was taken for road widening and thus the

H.K.S.

remaining portion of land bearing CTS. No. 191 was recorded to be admeasuring 9533.0 sq. mtrs., which was then numbered as CTS No. 191A and the land taken for road widening admeasuring 939.5 sq. mtrs. or thereabouts, was allotted CTS No. 191B. It appears from the extracts of the Property Register Card for lands bearing CTS No. 191/1 to 7 were renumbered as CTS Nos. 191A/1 to 7 admeasuring in the aggregate 70 sq. mtrs. In view of the aforesaid mutations in the Property Register Cards for lands bearing CTS Nos. 191A, 191A/1 to 7, reference to the said APL's Larger Property shall be deemed to mean land to the extent admeasuring in the aggregate 9603 sq. mtrs.

4. It appears that Indian Cork Mills Private Limited (owner of property bearing CTS Nos. 189A and 190A, 190A/1 to 5) and Amartara Private Limited, being desirous of developing their respective properties, jointly submitted their proposal to the Municipal Corporation of Greater Mumbai ("MCGM"), for amalgamation and sub-division of their respective properties; which proposal was duly approved. The MCGM vide its letter bearing no. CE/324/BPES/LOL dated 19 May 1995, pursuant to amalgamation and sub-division, sub divided the larger lands bearing CTS Nos. 189A and 190A, 190A/1 to 5 into two plots viz: Plot No. 1 comprising of pieces of land bearing CTS Nos. 189A and some portion of land bearing CTS No. 190A and 190A/1 to 5 admeasuring in the aggregate 4972.00 sq. meters ("the Plot No. 1") and Plot No. 2 comprising of balance portion of land bearing CTS Nos. 190A, 190A/1 to 5 and CTS No. 191, 191A to 7 admeasuring in the aggregate 18244.25 sq. mtrs. or thereabouts, ("the Plot No. 2").
5. Thereafter certain disputes and/or differences arose inter alia between one Amartara Plastics Pvt. Ltd., Amartara Ltd. (which was earlier a private limited company) and Indian Cork Mills Pvt. Ltd., and the disputes were referred to the Sole Arbitrator Mr. N. G. Thakkar. Consent Terms were filed in the aforesaid Arbitration proceedings and inter alia amongst various inter se agreements/ commitments, Amartara Pvt. Ltd. agreed to transfer and convey certain portions of aforesaid property along with structures to Indian Cork Mills Pvt. Ltd. and Amartara Plastics Pvt. Ltd. as also agreed to grant right of way on certain portions of land earmarked and which were being used as internal roads.
6. In terms of the Consent Terms and Award dated 21 February 1994, Consent Decree was passed on 21 February, 1995, which was registered under Serial No. BBJ/4157/1995 ("said Decree"). As per the said Decree, out of APL's Larger Property:-

H.N.S.

ICM'S PROPERTY NOS. 1 AND 2

- (i) Indian Cork Mills Pvt. Ltd., was ordered and declared to be the owner of land admeasuring 953.92 sq. mtrs. or thereabouts, together with the building bearing Building No. 4 standing thereon delineated in green colour boundary line on the plan thereto annexed and marked as Plan No. XII which is hereinafter referred to as the said "ICM's Property No. 1".
- (ii) Indian Cork Mills Pvt. Ltd. was ordered and declared to be the owner of portion of land admeasuring 309.81 square meters or thereabouts alongwith the Building No. 6 standing thereon delineated in yellow colour boundary line on the plan thereto annexed and marked as Plan No. XII which is hereinafter referred to as the "said ICM's Property No. 2".
- (iii) For the purpose of access to the said ICM's Property No. 1 and said ICM's Property No. 2, Amartara Pvt. Ltd. granted unto Indian Cork Mills Pvt. Ltd. the right of way on the land used as an internal private road admeasuring 338.93 sq. mtrs. or thereabouts which has been identified as **Road No. IV** and on the land used as an internal private road admeasuring 1065.23 sq. mtrs. or thereabouts which has been identified as **Road No. V**, which Road Nos. IV and V are delineated in blue colour boundary line on the plan thereto annexed and marked as Plan No. XII;

APPL's Property

- (iv) Amartara Plastics Pvt. Ltd., was ordered and declared to be the owner of land admeasuring 2325.55 square meters or thereabouts, together with the building bearing Building No. 4A standing thereon delineated in orange colour boundary line on the plan thereto annexed and marked as Plan No. XII which is hereinafter referred to as the "said APPL's Property".
- (v) For the purpose of access to the said APPL's Property, Amartara Pvt. Ltd. also granted unto Amartara Plastics Pvt. Ltd. the right of way on the aforesaid land identified as Road Nos. IV and V and on land used as an internal private road admeasuring 626.6 sq. mtrs. or thereabouts which has been identified as **Road No. VI**, which Road Nos. IV, V and VI are delineated in blue colour boundary line on the plan thereto annexed and marked as Plan No. XII.

H.A.S.

APL's Property:

- (vi) Thus, Amartara Pvt. Ltd. was well and sufficiently entitled to the balance land bearing CTS Nos. 191A, 191A/1 to 7 admeasuring in the aggregate 6013.72 sq. mtrs. or thereabouts which included the lands used as internal roads and earmarked as Road nos. IV, V and VI.
7. It appears from the Property Register Cards of land bearing CTS Nos. 191A, 191A/1 to 191A/7 that the Additional Collector, Andheri, vide his order bearing no. ADC/LND-9967 dated 16 September 1967 read with Government Notification (Revenue and Forest Department) bearing No. NAA/10879570PNo.53/L04 dated 31 July 2006, inter alia granted permission for non-agricultural use thereof.
8. By and under a Development Agreement dated 11th May, 2011 registered on 17th June, 2011 at Serial No. BDR-13/4829/2011 ("**said Development Agreement**"), entered into between Amartara Plastics Pvt. Ltd. (therein referred to as "the First Owner") and Amartara Pvt. Ltd. (therein referred to as "the Second Owner") and Indian Cork Mills Pvt. Ltd., (therein referred to as "the Third Owner") and M/s. Sunstar Properties, a Partnership Firm of Indian Cork Mills Pvt. Ltd. and Amartara Pvt. Ltd. formed for the purpose of developing certain portion of property belonging to Indian Cork Mills Pvt. Ltd. and Amartara Pvt. Ltd. (therein referred to as "the Confirming Party") and Nathan Properties Pvt. Ltd., (therein referred to as "the Developers"), with the consent of the Confirming Party therein:
- (i) Amartara Plastics Pvt. Ltd., has granted unto Nathan Properties Pvt. Ltd., development rights of land admeasuring 2325.55 sq. mtrs. or thereabouts i.e. the said APPL Property or which shall be referred to as "**said APPL's land under development**" as the case may be;
- (ii) Amartara Pvt. Ltd. has granted unto Nathan Properties Pvt. Ltd., development rights out of said APL's Property in respect of lands admeasuring 1807.11 sq. mtrs. or thereabouts comprising of the land earmarked as Road No VI, however wrongly recorded to be admeasuring 635.86 sq. mtrs., part of land earmarked as Road No. V admeasuring 532.62 sq. mtrs. or thereabouts and land admeasuring 638.625 sq. mts. or thereabouts being situate above the aforesaid Road No. VI therein collectively referred to as APL's Road Property (hereinafter referred to as the "**said APL's land under development**"); and
- (iii) Indian Cork Mills Pvt. Ltd. has granted unto Nathan Properties Pvt. Ltd., development rights of land admeasuring 837.99 sq. mtrs. or thereabouts out of

H.K.S.

the said ICM Property No. 1 (hereinafter referred to as the "said ICM's land under development"),

- (iv) Thus, Nathan Properties Pvt. Ltd. became entitled to development rights in respect of land admeasuring in aggregate 4970.65 sq. mtrs. or thereabouts (hereinafter collectively referred to as the "said Land granted for Development")
 - (v) Under the said Development Agreement for purposes of ingress and egress to the said land granted for Development, Amartara Private Limited also granted easementary rights in respect of the land earmarked as Road No. IV admeasuring 338.93 sq. mtrs. or thereabouts and Indian Cork Mills Pvt. Ltd. granted easementary rights in respect of land admeasuring 169.35 sq. mtrs. or thereabouts ICM's Property No. 2 to Nathan Properties Pvt. Ltd.
 - (vi) Further, simultaneously with the execution of the said Development Agreement, a Power of Attorney of even date bearing registration No. BDR-13-IV/4975/2011 has been executed by Indian Cork Mills Pvt. Ltd., Amartara Plastics Pvt. Ltd., and Amartara Pvt. Ltd., in favour of the representatives of Nathan Properties Pvt. Ltd.
9. Thereafter, a Deed of Rectification-cum-Modification dated 23rd December, 2011, registered on 29th March, 2012 under Serial No. BDR-3/2916/2012, was made and entered into between Amartara Plastics Pvt. Ltd. (therein referred to as "the First Owner") and Amartara Pvt. Ltd. (therein referred to as "the Second Owner") and Indian Cork Mills Pvt. Ltd., (therein referred to as "the Third Owner") and M/s. Sunstar Properties and Amartara Pvt. Ltd. (therein referred to as "the Confirming Party") and Nathan Properties Pvt. Ltd., (therein referred to as "the Developers") [hereinafter referred to as the "said Deed of Rectification"] whereunder:
- (i) Amartara Pvt. Ltd. inter alia confirmed that the land north of internal Road No. IV admeasuring 630.83 sq. mtrs. or thereabouts which is hatched on the plan being Annexure B thereto and surrounding and adjacent to the said ICM Property No. 2 on which Building No. 6 is standing belongs to Indian Cork Mills Pvt. Ltd. (hereinafter referred to as the "said ICM's land adjoining Building No. 6") and that Amartara Pvt. Ltd. has no further or other claims of any nature whatsoever in respect thereof and further confirmed that the ownership of Indian Cork Mills Pvt. Ltd. to the said ICM's Land adjoining Building No. 6 is absolute and no further document / confirmation / declaration is required, Indian Cork Mills Pvt.

H.K.S.

Ltd. in turn by and under its letter dated 14 July 2016 has confirmed and declared that Indian Cork Mills Pvt. Ltd. since passing of the said Decree has been in possession of the said ICM's land adjoining Building No. 6 along with the said ICM's Property No. 2 as the owner thereof and therefore the same was expressly recorded and clarified in the said Deed of Rectification.

- (ii) Indian Cork Mills Pvt. Ltd. in turn thereafter, has granted unto Nathan Properties Pvt. Ltd. development rights in respect of the said ICM Property No. 2 admeasuring 309.81 sq. mtrs. or thereabouts along with the Building No. 6 standing thereon and said ICM's Land adjoining Building No.6 admeasuring 630.83 sq. mtrs. or thereabouts aggregating to 940.64 sq. mtrs or thereabouts on the terms and conditions more particularly recorded therein. Thus, the reference to the term **"said ICM Land under Development"** shall be deemed to be land admeasuring in aggregate 1778.63 sq. mtrs. or thereabouts;
 - (iii) The Parties rectified the typographical mistakes as regards the area and confirmed that the land earmarked as Road No. VI is admeasuring 626.57 sq. mtrs. or thereabouts and consequently the aggregate area of land of which Amartara Pvt. Ltd. granted development rights to Nathan Properties Pvt. Ltd. is admeasuring 1797.82 sq. mtrs. or thereabouts. Thus the reference to the term **"said APL's land under Development"** shall be deemed to mean land admeasuring in the aggregate 1797.82 sq. mtrs. or thereabouts
 - (iv) The said Amartara Plastics Pvt. Ltd., Indian Cork Mills Pvt. Ltd. and Nathan Properties Pvt. Ltd. also confirmed and released all their easementary rights on land earmarked as Internal Road No.IV in favour of Amartara Pvt. Ltd.
 - (v) In view of the aforesaid Nathan Properties Pvt. Ltd. became entitled to development rights in respect of the lands admeasuring in the aggregate 5902 sq. mtrs. or thereabouts and thus, reference to the term **"said Land granted for Development"** shall be deemed to mean the aforesaid parcels of land admeasuring in the aggregate 5902 sq. mtrs. or thereabouts.
10. In lieu of the aforesaid grant of development rights and right of way, Nathan Properties Pvt. Ltd. has paid the full consideration as agreed to Amartara Pvt. Ltd. and has agreed to pay consideration to Indian Cork Mills Pvt. Ltd. and Amartara Plastics Pvt. Ltd. by handing over constructed area free of costs in the new development in the agreed proportion.

Handwritten signature: H.K.S.

11. In view of the aforesaid, Amartara Pvt. Ltd., subject to the grant of development rights in respect of the said APL's land under Development, continued to remain owner of the balance of the APL's Property admeasuring 5383.72 sq. mtrs. or thereabouts and thus reference to the term **"said APL's Property"** shall mean the aforesaid land admeasuring 5383.72 sq. mtrs or thereabouts.
12. It appears that the discrepancy between the Village plans and the D. P. Plans and actual Gut Book plan, were sorted out and vide an Order No. CTS/3C/AR/SR 1250/2012/1013 dated 17 March, 2012, passed by the Office of the Collector, Mumbai Suburban District, whereby the original area of land bearing CTS No. 191A admeasuring 10472.5 sq. mtrs. (prior to deduction of area admeasuring 939.5 sq. mtrs. towards road widening) was rectified and recorded to admeasure 11418.9 sq. mtrs. Accordingly Property Register Card was rectified to record that land was originally admeasuring 11418.9 sq. mtrs. out of which the road area admeasuring 939.5 sq. mtrs, was deducted and the balance land was recorded to admeasure 10479.4 sq. mtrs. Further vide Order dated 16 July, 2012 passed by the Collector, Mumbai Suburban District, land bearing CTS No. 191A admeasuring 10479.4 sq. mtrs., was sub-divided and area admeasuring 4879.49 sq. mtrs. or thereabouts was deducted therefrom and separate Property Register Cards in respect thereof have been opened, the result being that balance area admeasuring 5600.4 sq. mtrs. was recorded as bearing new subdivided CTS No. 191A/A. The Property Register Card for CTS No. 191A/A, was further updated to give effect to the passing of said Decree, execution of the said Development Agreement and the said Deed of Rectification and accordingly, the name of Amartara Plastics Pvt. Ltd., has been recorded as owner of the APPL's Property admeasuring 2325.55 sq. mtrs, name of Indian Cork Mill Pvt. Ltd. has been recorded as the owner in respect of said ICM's Land under Development admeasuring 1778.63 sq. mtrs. and Amartara Pvt. Ltd., has been recorded as owner in respect of the said APL's Land under Development however admeasuring only 1496.22 sq. mtrs. Thus for the purposes of this title certificate we shall consider the said APL's Land under Development limited to the extent admeasuring 1496.22 sq. mtrs. and henceforth the term **"said APL's land under Development"** shall mean land admeasuring in the aggregate 1496.22 sq. mtrs. Consequently, the said Land granted for Development by Amartara Pvt. Ltd., Indian Cork Mills and Amartara Plastics Pvt. Ltd. shall admeasure in aggregate 5600.4 sq. mtrs. and the term said land granted for Development shall deemed to mean lands admeasuring in aggregate 5600.4 sq. mtrs.

H.K.S.

For sake of convenience pursuant to amalgamation and sub-division the details of lands belonging to Amartara Pvt. Ltd., Indian Cork Mills Pvt. Ltd., and Amartara Plastics Pvt. Ltd. as per the revenue records is as follows:-

CTS No.	Area(sq. mtrs)	Area (sq. mtrs.)	Owner's name
191A/A	5600.40	1496.22	Amartara Pvt. Ltd.
		1778.63	Indian Cork Mills Pvt. Ltd.
		2325.55	Amartara Plastics Pvt. Ltd.
191/A/B		81.40	MCGM (land acquired for road from Amartara Pvt. Ltd.)
191/A/C/1		3319.2	Amartara Pvt. Ltd.
191/A/C/2		1548.4	Amartara Pvt. Ltd. (land reserved for road widening)
Total		10549.4	

Out of the area admeasuring 4879 sq. mtrs., area admeasuring 81.4 sq. mtrs. acquired by MCGM was subdivided as bearing CTS No. 191/A/B and the balance land admeasuring 4797.6 sq. mtrs. bearing CTS No. 191/A/C was amalgamated with 191A/1 to 7 admeasuring 70 sq. mtrs. and then was subdivided as 191/A/C/1 and 191/A/C/2 for the areas recorded hereinabove)

13. The owners have sought sanction of the layout from time to time, lately vide revised layout bearing No. CE/324/BPES/LOL dated 4 May, 2012 read with revised layout bearing No. CE/456/BPES/LOL dated 20 August, 2014, the revised layout of said Plot No. 1 and Plot No. 2 has been sanctioned by the MCGM. As per such sanctioned layouts, the said Plot No. 1 has remained unchanged/unaltered and the Plot No. 2 was further sub-divided and Plot No. 3 was demarcated. Pursuant thereto Plot No. 2 is admeasuring in the aggregate 8149.40 sq. mtrs. or thereabouts, which comprises of (i) Plot A admeasuring about 2201.45 sq. mtrs. or thereabouts, on which the building Srishti Plaza presently stands and (ii) Plot No. B admeasuring about 5948.15 sq. mtrs. or thereabouts. The Plot No.3 comprising of CTS. Nos. 191A/A and 191/A/C/1 has been subdivided and given a separate layout which comprises of (i) Plot A admeasuring 5600.4 sq. mtrs. or thereabouts (i.e. such lands of which development

H.K.S.

rights have been granted to Nathan Properties Pvt. Ltd.) and (ii) Plot B admeasuring 3319.22 sq. mtrs. or thereabouts.

14. Pursuant to an application filed for change for user, the MCGM, vide its letter dated 13 August 2015 bearing no. CHE/ 024384 / DPES/ L addressed to the architects for Nathan Properties Pvt. Ltd. viz. M/s. H.J. Thakur Architect Pvt. Ltd., permitted the change of user from I-3 (Special Industrial Zone) to residential use for Land granted for Development admeasuring 5600 sq. mtrs. or thereabouts being the subject to the conditions more particularly recorded therein.
15. In view of what is stated hereinabove and based on the documents provided to us as set out in Annexure A hereto, as also the statements made and clarifications given to us by representatives of Nathan Properties Pvt. Ltd., Indian Cork Mills, Amartara Plastics Pvt. Ltd., and Amartara Pvt. Ltd., we are of the opinion that Amartara Plastics Pvt. Ltd. is well and sufficiently entitled to land admeasuring 2325.55 sq. mtrs., Amartara Pvt. Ltd. is well and sufficiently entitled to land admeasuring 1496.22 sq. mtrs., and Indian Cork Mills Pvt. Ltd. is well and sufficiently entitled to land admeasuring 1778.63 sq. mtrs. as the owners thereof having free and marketable title thereto and Nathan Properties Pvt. Ltd. is entitled to develop the same to the extent of the sanctioned layout i.e. aggregate land admeasuring 5600.4 sq. mtrs. in accordance with the requisite permissions and sanctions being granted by the authorities and the terms and conditions of the said Deed of Rectification.

(i) Qualification:-

A. Search With the Office of Sub-registrar of Assurances:-

For the purpose prior to issuance of this Title Certificate, we have relied upon:

- a. Search Report of Mr. N.D Rane dated 22 July 2010 issued to us who has conducted search of lands bearing Old Survey Nos. 25(part) and 26(part), New Survey No. 8, CTS Nos. 191A, in the Office of the Sub-registrar at Bombay and Bandra for the years 1964 to 2010, in the Office of the Sub-registrar at Chembur for the years 1995 to 2010 and also in the office of City Survey Office and has found the afore recorded documents of title during the same period. N.D.Rane in his Search Report has also observed that (i) the records at the office of Bombay for the years 1964, 1965, 1977 to 1981, 1983 to 1985, 1986, 1988 and 1993 are torn and for the years 1974, 1975, 1998 and 2000 some pages are

H.A.S.

torn and for the year 2008 are sent for binding (ii) the records at the office of Bandra for the years 1964, 1965, 1974, 1985, 1986, 1987, 1991 and 1994 some pages are torn and for the years 1968, 1977 to 1981, 1983, 1984, 1988, 1989, 1997, 1998, 2001 and 2002 are torn and (iii) the records at the office of Chembur for the year 1997 are torn and for the year 2004 some pages are torn. No fresh Search Report has been obtained pursuant thereto.

B. Issuance of Public Notice:-

We have not issued public notice for inviting claims for investigating the title of Indian Cork Mills Private Limited, Amartara Plastics Pvt. Ltd and Amartara Pvt. Ltd., to their respective portions of land inter alia forming a part of the said Plot.

C. Land adjoining building no.6:

As regards the title of Indian Cork Mills Pvt. Ltd. to ICM's land adjoining Building No. 6, we have relied on the agreement as recorded in the Deed of Rectification-cum-Modification dated 23rd December, 2011, registered on 29th March, 2012 under Serial No. BDR-3/2916/2012 and the letter dated 14 July 2016 addressed by Indian Cork Mills Pvt. Ltd.

D. Applicability of Urban Land Ceiling Act, 1976 (ULC Act)

We are not provided with statements filed under Section 6 and the Orders passed under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976. We therefore cannot make any observations on the same.

16. General:-

- a. This title certificate is issued solely on the basis of the documents provided by you as mentioned in Annexure A hereto and we have no obligation to update the title certificate with any information or replies or documents received by us beyond this date.
- b. For the purpose of this title certificate we have assumed
 - (i) Copies provided to us are accurate copies of originals;
 - (ii) Each document binds the parties intended to be bound thereby;



- (iii) Any statements in the documents, authorization or any certificates or confirmations relied upon by us for issuance of this opinion on title are correct and otherwise genuine;
 - (iv) We express no view about the zoning/user/reservations/FSI/or developability of said Plot;
 - (v) The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies.
 - (vi) That there have been no amendments or changes to the documents examined by us.
 - (vii) The accuracy and completeness of all the factual representations made in the documents.
 - (viii) That all prior title documents have been adequately stamped and registered.
- c. For the purposes of this title certificate, we have relied upon information relating to:
- (i) Lineage, on the basis of revenue records and information provided to us by the owner.
 - (ii) Boundaries on the basis of information provided to us by the owner.
- d. For the purposes of this title certificate, we have relied upon:-
- (i) Copies of documents where original documents of title were not available.
 - (ii) Copies of Property Register Cards in respect of the said Plot.
- e. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
- f. This title certificate is limited to the matters pertaining to Indian Law (as on the date of this opinion) alone and we express no opinion on laws of any other jurisdiction.

- g. We are not certifying the boundaries of the said Plot nor are we qualified to express our opinion on physical identification of the said Plot.
 - h. We have not verified issues relating to acquisition and/or reservation of the entire said Plot or any portion thereof by Governmental Authorities.
 - i. We are not authorized or qualified to express an opinion relating to plan, permissions approval or development potential of the said Plot.
 - j. Even though this document is titled as "Title Certificate" it is in fact an opinion based on the documents perused by us. The title has been so given at the request of the client to whom it is addressed.
17. This title certificate is addressed to (1) Amartara Plastics Private Limited (2) Indian Cork Mills Private Limited and (3) Nathan Properties Private Limited, alone. This title certificate may not be furnished, quoted or relied on by any person or entity other than (1) Amartara Plastics Private Limited (2) Indian Cork Mills Private Limited and (3) Nathan Properties Private Limited, for any purpose without our prior written consent. It may however be disclosed or furnished by (1) Amartara Plastics Private Limited (2) Indian Cork Mills Private Limited and (3) Nathan Properties Private Limited, as may be required in connection with any transaction or legal process or in relation to an inquiry or demand by any Indian governmental or regulatory authority.
18. In no circumstances shall the liability, if any, of M/s. Hariani & Co., its Partners, Associates or employees related to the services provided in connection with the preparation of this title certificate exceed the professional fees paid in that behalf.

Dated this 14th day of July, 2016.

For M/s. Hariani & Co.


Partner

ANNEXURE A

1. Indenture dated 26 February 1970 bearing Registration No. BOM/R/944/1970, executed between Arun Kumar and Amartara Private Limited.
2. Consent Terms dated 15 February, 1994 filed before the Hon'ble Sole Arbitrator Mr. N. G. Thakkar, in statement of claim filed by Amartara Limited against Indian Cork Mills Ltd., and Amartara Plastics Ltd.
3. Award No. 44 of 1995 dated 21 February, 1994 passed by Shri. Nitin G. Thakkar, Sole Arbitrator, in statement of claim filed by Amartara Limited against Indian Cork Mills Ltd., and Amartara Plastics Ltd.
4. Decree dated 21 February, 1995 passed and issued by the Hon'ble High Court of Judicature at Bombay in Award No. 44 of 1995, bearing registration No. BBJ/4157/1999.
5. Letter bearing No. CE/324/BPES/LOL signed on 19 May, 1995 by Executive Engineer Building Proposal, Municipal Corporation of Greater Mumbai alongwith duly signed and stamped plan.
6. Development Agreement dated 11 May 2011 bearing registration No. BDR-13/4829/2011, executed between Amartara Plastics Pvt. Ltd. & Others and Nathan Properties Pvt. Ltd.
7. Power of Attorney dated 11 May, 2011 executed by Amartara Plastics Pvt. Ltd., & Others in favour of Nathan Properties Pvt. Ltd., bearing registration No. BDR-13-IV/4975/2011.
8. Deed of Rectification-cum-Modification dated 23rd December, 2011, bearing registration No. BDR-3/2916/2012 executed between Amartara Plastics Pvt. Ltd. & Others and Nathan Properties Pvt. Ltd.
9. Amended layout for the proposed building on plots bearing CTS Nos. 189A, 189B, 189C, 190A, 190A(1 to 5), 191A, 191A(1 to 7) of Village Tungwa, Kurla, approved by Birhanmumbai Mahanagarपालिका on 4 May, 2012.
10. Order No. CTS/3C/AR/SR 1250/2012/1013 dated 17 March, 2012, passed by the Office of the Collector, Mumbai Suburban District.
11. Order No.2D/A-S/SRK-1531 dated 16 July, 2012 passed by the Collector, Mumbai Suburban District.
12. Amended layout for the proposed building on plots bearing CTS Nos. 191A/A, 191 A/B, 191/B, 191//A/C/1 and 191/A/C/2 of Village Tungwa, Kurla, approved by Birhanmumbai Mahanagarपालिका on 20 August, 2014.
13. Extract of Property Register card issued on 27 April 2010 in respect of land bearing CTS No. 191A and extracts of Property Register card issued on 14 October 2009 in respect of plots of land bearing CTS No.191A/1 to 191A/7.
14. Extracts of Property Register card issued on 15 January 2015 in respect of land bearing CTS No. 191A/A, Property Register card issued on 6 November, 2012 in respect of plots of land bearing CTS No.191A/B, 191/A/C/1 and 191/A/C/2 and Property Register card issued on 29 April 2015 in respect of land bearing CTS No. 191B.



15. Letter dated 13th August 2015 bearing no. CHE/ 024384 / DPES/ L addressed to the architects for Nathan Properties Pvt. Ltd. viz. M/s. H.J. Thakur Architect Pvt. Ltd.
16. Search Report of Mr. N.B. Vagal dated 2 June, 2000, issued to Kanga & Co., Advocates and Solicitors in respect of lands bearing Old Survey Nos. 25(part) and 26(part), New Survey No. 8, CTS Nos. 191, 191/1 to 7, admeasuring 12140 sq. mtrs.
17. Search Report of Mr. N.D Rane dated 22 July 2010 in respect of lands bearing Old Survey Nos. 25(part) and 26(part), New Survey No. 8, CTS Nos. 191A.

H.N.S.