

(REGISTERED LETTER AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., L.L.B.

S.E.O., ADVOCATE HIGH COURT

O. S. Regn. No. 1348

12-A, Matrukripa, 1st Flr., Jn. of Pandit Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2833 6145, 2888 1038 • Fort: ☎ 2267 1746, 2267 1687

Resi. : Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.
Tel.: 2870 1728

Date :

Ref. No.

By Regd. A.D. / U.P.C. / Hand Delivery

CERTIFICATE OF TITLE

Re : All that piece and parcel of vacant open land bearing CTS No.687/B admeasuring 5028.71sq.mtrs. together with structures standing thereon situated at Kurla - Andheri Road, Saki Naka, Andheri (East), Mumbai in the Sub Registration District of Kurla, Mumbai Suburban District.

At the instance of my clients ANAYA INFRASTRUCTURE PRIVATE LIMITED previously having its office at Room No.15, Pandey House Opp. Cumbala Hill Hospital, August Kranti Marg, Mumbai - 400 036, and presently at 801, Hub - Town Solaris, N.S. Phadke Marg, Off. Teli Galli, Near Andheri Fly-Over, Andheri (E), Mumbai - 400069 I have investigated its Title to the property captioned above as also described in the schedule hereunder written.

1) By an Order dated 19th February 1999 passed by the Hon'ble High Court, Bombay the Company Rajesh Dyeing and Bleaching Works Private Limited was ordered to be wound up and the Official Liquidator came to be appointed as Liquidator of the said Rajesh Dyeing and Bleaching Works Private Limited with usual powers under Companies Act, 1956.

2) Pursuant to the Order dated 19th February 1999, the Official Liquidator through its representative took possession of movable &

0.8

(REGISTERED LETTER AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., L.L.B.

S.E.O., ADVOCATE HIGH COURT

O. S. Regn. No. 1348

12-A, Matrukripa, 1st Flr., Jn. of Pandit Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2833 6145, 2888 1038 • Fort: ☎ 2267 1746, 2267 1687

Resi. : Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.
Tel.: 2870 1728

Date :

Ref. No.

By Regd. A.D. / U.P.C. / Hand Delivery

immoveable properties of the said Rajesh Dyeing and Bleaching Works Private Limited bearing CTS No.687/B with structures admeasuring 5028.71 sq.mtrs. together with the land bearing CTS No.662/1 admeasuring 3114.10 sq.mtrs. situated at Kurla-Andheri Road, Saki Naka, Andheri (East), Mumbai on 24/05/1999 & 11/10/2007 respectively.

3) Pursuant to the Order of the Hon'ble High Court, Bombay dated 20th November 2008 passed on the Report of the Official Liquidator dated 23rd July 2008, the Official Liquidator invited offers from intending purchasers by publishing 'Sale Notice' dated 05/12/2008 in the Indian Express (in English), Loksatta (in Marathi) and Economic Times (in English) published from Mumbai on 08/12/2008 in respect of the Immovable Assets bearing CTS No.687/B with structures admeasuring 5028.71 sq.mtrs. and land bearing CTS No.662/1 admeasuring 3114.10 sq.mtrs. situated at Kurla - Andheri Road, Saki Naka, Andheri (East), Mumbai as stated therein.

4) No offer was received in pursuance of the above said sale notice.

By an order dated 15th January 2009 the Liquidator was permitted to invite offers from parties in any manner and to place them before

 the Hon'ble Court.

(REGISTERED LETTER₃ AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., L.L.B.

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of Pandit Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2833 6145, 2888 1038 • Fort: ☎ 2267 1746, 2267 1687

Resi. : Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.
Tel.: 2870 1728

Date :

Ref. No.

By Regd. A.D. / U.P.C. / Hand Delivery

e.

- 5) No offer was received though the sale was published on the website of the Ministry of Corporate Affairs, the office and Notice Board of the Liquidator.
- 6) On 26th February 2009 the Official Liquidator was directed to make a further attempt of sale of property by private treaty and a period of twelve weeks was granted. The sale notice was once again published on the website but no offer was received.
- 7) My clients took out a Company application being Company Application No.1082 of 2009 seeking directions from the Hon'ble Court to pass an order for the sale of the said immoveable properties of the Company in Liquidation in their favour as stated therein.
- 8) In Auction Sale thereafter held on 18th December, 2009 before the Hon'ble High Court, Bombay, my clients Anaya Infrastructure Private Limited the Purchaser, was declared the highest bidder at the price of Rs.51,50,00,000/- (Rupees Fifty One Crores Fifty Lakhs only) in respect of the assets and immoveable property bearing CTS No.687/B and 662/1 admeasuring 5028.71 sq.mtrs and 3114.10 sq.mtrs respectively situated at Kurla-Andheri Road, Saki Naka, Andheri (East), Mumbai.

0.8

(REGISTERED LETTER AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., L.L.B.

S.E.O., ADVOCATE HIGH COURT

O. S. Regn. No. 1348

12-A, Matrukripa, 1st Flr., Jn. of Pandit Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2833 6145, 2888 1038 • Fort: ☎ 2267 1746, 2267 1687

Resi. : Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.
Tel.: 2870 1728

Ref. No.

Date :

By Regd. A.D. / U.P.C. / Hand Delivery

osite

9) That my clients paid to the Official Liquidator the purchase price of Rs.51,50,00,000/- (Rupees Fifty One Crores Fifty Lakhs only).

10) That the Anaya Infrastructure Pvt.Ltd., the Purchaser has paid full purchase price of the said immoveable property to the Official Liquidator and the Official Liquidator has received the same and the receipt whereof has been given separately to Anaya Infrastructure Pvt.Ltd., after receiving the full purchase price from Anaya Infrastructure Private Limited. Thereafter, the Official Liquidator through his representatives handed over the vacant and peaceful possession of the said land and structures on the property bearing CTS No. 687/B and 662/1 admeasuring 5028.71 sq.mtrs and 3114.10 sq.mtrs respectively situated at Kurla-Andheri Road, Saki Naka, Andheri (East), Mumbai to my clients Anaya Infrastructure Pvt.Ltd., on 20th January 2010.

11) Vide duly registered Conveyance dated 26th March 2010 bearing Registration No.BDR-3-4401/1-30/2010, the Official Liquidator conveyed, sold, assigned and transferred to my clients the aforesaid

12) property. The aforesaid property consisted of two distinctly separate parts (i) 'Part 'A' - C.T.S. No.687/B admeasuring 5028.71 sq.mtrs.) and (ii) Part 'B' - C.T.S. No.662/1 admeasuring 3114.10 sq.mtrs.

0.9

(REGISTERED LETTER AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., L.L.B.

S.E.O., ADVOCATE HIGH COURT

O. S. Regn. No. 1348

12-A, Matrukripa, 1st Flr., Jn. of Pandit Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2833 6145, 2888 1038 • Fort: ☎ 2267 1746, 2267 1687

Resi. : Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.
Tel.: 2870 1728

Date :

Ref. No.

By Regd. A.D. / U.P.C. / Hand Delivery

Part 'A' is hereinafter referred to as 'the said property' and is more particularly described in the Schedule hereunder written.

- 13) My clients prepared and submitted the plans for the development of the said property bearing C.T.S No. 687/B to the authorities of Bombay Municipal Corporation and got the said plan sanctioned under No.CE/4339/BPES/AL dated 17th January 2013 and obtained IOD bearing No.CE/4339/BPES/AL dated 9th June 2010 to be read with Municipal Corporation of Greater Mumbai (MCGM) Letter under No.CHE/12625/DPES/L dated 17th October 2011 and also got commencement certificate dated 12th June 2013 and accordingly commenced the development work of the said property.
- 14) I got published the notices in the newspapers viz The Free Press Journal (English) and Navshakti (Marathi) both dated 5th January 2013 inviting claims from persons having and/or claiming any share, right, title and interest in the said properties. No claim was however received in pursuance of the said Public Notice. I have also perused the Search Report by Mr. Sameer M. Sawant (Property Title Investigator) who had conducted search in the offices of Sub
- 15) Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur from the year 1960 to 2010 (Last 51 Years) in respect of the

OR

(REGISTERED LETTER AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., L.L.B.

S.E.O., ADVOCATE HIGH COURT

O. S. Regn. No. 1348

12-A, Matrukripa, 1st Flr., Jn. of Pandit Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2833 6145, 2888 1038 • Fort: ☎ 2267 1746, 2267 1687

Resi. : Bunglow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.
Tel.: 2870 1728

Date :

Ref. No.

By Regd. A.D. / U.P.C. / Hand Delivery

said properties described in the Schedule hereunder written and I confirm that no adverse claims have been received on such publication and further have found no adverse documents registered in respect of the schedule property.

I therefore certify that the Title of my clients Anaya Infrastructure Pvt.Ltd., to the scheduled property is clear, marketable and free from all encumbrances.

THE SCHEDULE HEREINABOVE REFERRED TO :

ALL THAT piece and parcel of land bearing CTS No.687/B admeasuring 5028.71 sq.mtrs. together with structures standing thereon situated at Kurla - Andheri Road, Mohili Village, Saki Naka, Andheri (East), Mumbai in the Sub registration district of Kurla, Mumbai Suburban District.

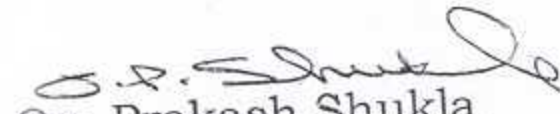
On or towards the North by the Private Road

On or towards the South by the property bearing CTS No.679/1

On or towards the East by the property bearing CTS No.686

On or towards the West by the property bearing CTS No.688

Dated this 30th day of Nov., 2013.


Om Prakash Shukla
(Advocate High Court.)