

3. Mr. Bharat Prajapati, a partner of your firm has represented to us that after the purchase of the captioned property, neither your partnership firm nor any of your partners have pledged any of the documents of title relating to the captioned property with any Bank, financial institution or other person as security for payment of any money or for performance of any obligation and that the same are and continue to be in your custody and possession. He has further represented that there is no other factor adversely affecting the title of your partnership firm to the said property and that there is no litigation or other proceeding pending in respect of the subject property nor is there any prohibitory order, injunction or other restraint on transfer and alienation of premises in the subject property.

4. We have not come across any encumbrance on the captioned property and are, of the considered view that your title to the captioned property is clear and marketable and free from encumbrances and claims. We hereby certify that in the circumstances relying on the representations made by your partner Mr. Bharat Prajapati, your title to the captioned property more particularly described in the SCHEDULE hereunder written is clear, marketable and free from encumbrances and claims.

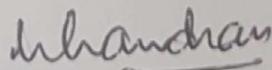
Dated this 5th day of November 2015.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

(being a description of the land and the structures,
messuages, hereditaments and premises standing thereon)

ALL THAT the piece or parcel of land bearing Plots Nos.49 to 56 admeasuring 4190 sq.mtrs. or thereabouts in the aggregate bearing CTS No.551 / 44 of Village Nahur situate Off Lal Bahadur Shastri Marg, Mulund (West), Mumbai 400 080 together with the 21 industrial units standing thereon and collectively known as **ANUPAM INDUSTRIAL ESTATE No.3.**

Yours truly,
for NARAYANAN & NARAYANAN,



Partner

K. NARAYANAN
N. JANARDHANAN
Ms. ANNAPOORNA SESHADRI
RAMACHANDRAN N.

NARAYANAN & NARAYANAN (Regd.)

ADVOCATES & SOLICITORS

2 & 4, Windsor Chambers, 1st Floor,
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TO WHOMSOEVER IT MAY CONCERN

Re: Land bearing Plots Nos.49 to 56 admeasuring 4190 sq.mtrs. or thereabouts bearing CTS No.551 / 44 of Village Nahur situate at Off Lal Bahadur Shastri Marg, Mulund (West), Mumbai 400 080 together with the 21 industrial units standing thereon and collectively known as **ANUPAM INDUSTRIAL ESTATE No.3**

We have investigated the title of Messrs. Marigold Realty to the above captioned property. We have, for the said purpose, taken search of the records in the concerned Sub-Registries and revenue offices. We have also published Public Notices in The Times of India, The Free Press Journal, Navshakti and Mumbai Samachar inviting claims, if any, from interested parties in respect of the captioned property.

2. We have inspected the original Deed of Conveyance dated 20th August 2014 executed by Mulund Anupam Premises Co-operative Society Ltd. in favour of Messrs. Marigold Realty conveying and transferring unto them the captioned property together with the structures standing thereon. We have also perused -

- (i) the Property Card in respect of the captioned property wherein your name has been entered as the holder thereof;
- (ii) the Order dated 23rd July 2015 passed by the Divisional Joint Registrar, Co-operative Societies, Mumbai Division, Mumbai cancelling the Registration Certificate issued to the said Mulund Anupam Premises Co-operative Society Ltd. thereby deregistering the said Society; and
- (iii) the letters dated 28th July 2015 and 7th September 2015 addressed by the Labour Commissioner, Maharashtra State, Mumbai to the Municipal Commissioner, Municipal Corporation of Greater Mumbai granting his no objection for sale / development of the captioned property.