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Mahakali Caves Road, Mumbai 400 093

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Reg: **All that Pieces and Parcel of land admeasuring 1,04,320.00 Square Meters as per 7x12 Extracts bearing Survey No. 1/3, 2/3, 2/4, 2/5, 2/6, 3/1, 3/2, 3/3, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6/2, 4/7, 4/8, 4/9, 4/10, 4/12, 4/14, 5/1, 5/2, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13, 74/15, 75, 76/3, 76/4, 76/5, 76/8, 76/9, 76/10, 76/11, 76/12, 76/14, 76/24, 76/26, 76/27 and 76/28(p) 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 1,04,320.00 Square Meters as per 7x12 Extracts bearing Survey No. 1/3, 2/3, 2/4, 2/5, 2/6, 3/1, 3/2, 3/3, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6/2, 4/7, 4/8, 4/9, 4/10, 4/12, 4/14, 5/1, 5/2, 74/8, 74/9, 74/10, 74/11, 74/12, 74/13, 74/15, 75, 76/3, 76/4, 76/5, 76/8, 76/9, 76/10, 76/11, 76/12, 76/14, 76/24, 76/26, 76/27 and 76/28(p) of Village: Ambivali, Taluka: Kalyan, District: Thane.(hereinafter referred " The Property)

2) The above said property was purchased by my client in the name of Neptune Developers Private Limited, which was a private limited company from various farmers. 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 Incorporation issued

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

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

a) Original Agreement dated 28th December 2007 entered into between Suleman Hassan Shaikh, Banu Siddiq Shaikh, Aisa Abdulla Shaikh, Maimuna Abdul Rahiman Shaikh, Hamid Abdul Rahiman Shaikh, Farrokh Abdul Rahiman Shaikh, Isaq Suleman Shaikh, Yasin Suleman Shaikh of the One Part and Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 2 under no. KLN2-09429-2007 on 28th December 2007 and the Registration Receipt No. 9428 dated 28th December 2007 and Index No. II in respect thereof.

b) Original Irrevocable Power of Attorney dated 28th December 2007 executed by Suleman Hassan Shaikh, Banu Siddiq Shaikh, Aisa Abdulla Shaikh, Maimuna Abdulla Rahiman Shaikh, Hamid Abdulla Rahiman Shaikh, Farrokh Abdulla Rahiman Shaikh, Isaq Suleman Shaikh and Yasin Suleman Shaikh in favour of Neptune Developers Private Limited.

c) Original Conveyance Deed dated 31st December 2010 entered into between Banu Siddiq Shaikh, Aisabi Abdulla Shaikh, Maimuna Abdul Rahiman Shaikh, Hamid Abdul Rahiman Shaikh, Farrokh Abdul Rahiman Shaikh, Sabira Suleman Shaikh, Isaq Suleman Shaikh, Yasin Suleman Shaikh of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 3 under no. KLN3-3204-2011 on 21st April 2011 and the Registration Receipt No. 3257 dated 21st April 2011 and Index No. II in respect thereof.

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d) Original Confirmation Deed dated 20th April 2016 entered into between Sultana Javed Shaikh of the One Part and Neptune Developers Limited of the Other Part and registered with Sub-Registrar, Kalyan 4 under no. KLN4-3568-2016 on 20th April 2011 and the Registration Receipt No. 3257 dated 20th April 2016 and Index No. II in respect thereof.

e) Original Agreement dated 31st December 2007 entered into between Shevantabai Gajanan Patil, Narayan Gajanan Patil, Shakuntla Narayan Patil, Vandna Narayan Patil, Ramesh Narayan Patil, Ananta Gajanan Patil, Chandrakala Ananta Patil, Haridwar Ananta Patil, Janardan Gajanan Patil, Kantabai Janardan Patil, Jintendra Janardan Patil, Menka Janardan Patil, Sulochna Moreshwar Patil, Jyotsna Arvind Patil, Vasant Gajanan Patil, Manisha Vasant Patil, Babitai Eknath Bhandari, Ashok Eknath Bhandari, Sunaina Ashok Bhandari, Arun Eknath Bhandari, Gautam Eknath Bhandari, Motibai Mukund Bhandari, Suryakant Mukund Bhandari, Kantabai Bandu Bhandari, Anjnabai Bandu Bhandari, Bhavna Bhagwan Bhandari, Jaywant Ramji Bhandari, Anandi Shivram Bhandari, Yashoda Mohan Patil and Sulochna Uttam Vaity of the One Part and Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 2 under no. KLN2-09496-2007 on 31st December 2007 and the Registration Receipt No. 9495 dated 31st December 2007 and Index No. II in respect thereof.

f) Original Irrevocable Power of Attorney dated 31st December 2007 executed by Shevantabai Gajanan Patil, Narayan Gajanan Patil, Shakuntla Narayan Patil, Vandna Narayan Patil, Ramesh Narayan Patil, Ananta Gajanan Patil, Chandrakala Ananta Patil, Haridwar Ananta Patil, Janardan Gajanan Patil, Kantabai Janardan Patil, Jintendra Janardan Patil, Menka Janardan Patil, Sulochna Moreshwar Patil, Jyotsna Arvind Patil, Vasant Gajanan Patil, Manisha Vasant Patil, Babitai Eknath Bhandari, Ashok Eknath Bhandari, Sunaina Ashok Bhandari, Arun Eknath Bhandari, Gautam Eknath Bhandari, Motibai Mukund

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Bhandari, Suryakant Mukund Bhandari, Kantabai Bandu Bhandari, Anjnabai Bandu Bhandari, Bhavna Bhagwan Bhandari, Jaywant Ramji Bhandari, Anandi Shivram Bhandari, Yashoda Mohan Patil and Sulochna Uttam Vaity in favour of Neptune Developers Private Limited.

g. Original Irrevocable Power of Attorney dated 17th July 2009 executed by Jayshree Moreshwar Patil, Indrabai Vitthal Pawar, Prajkta Bandu Bhandari, Sujeet Bhagwan Bhandari, Nivedita Bhagwan Bhandari, Kunal Bhagwan Bhandari, Taibai Mohan Patil, Sulochna Uttam Vaity, Pratibha Mukund Bhandari, Arvind Gajanan Patil, Mohan Gajanan Patil, Ganesh Gajanan Patil, Laxmibai Krushna Jadhav, Sunita Devram Bhoir, Anandibai Shivram Bhoir in favour of Neptune Developers Private Limited.

h. Original Conveyance Deed dated 28th October 2013 entered into between Anjnabai Bandu Bhandari, Prajakta Bandu Bhandari, Bhavna Bhagwan Bhandari, Sujeet Bhagwan Bhandari, Nevedeta Bhagwan Bhandari, Krunal Bhagwan Bhandari, Babitai Eknath Bhandari, Sulochna Uttam Vaity, Ashok Eknath Bhandari, Arun Eknath Bhandari, Gautam Eknath Bhandari, Motibai Mukund Bhandari, Pratibha Mukund Bhandari, Suryakant Mukund Bhandari, Jaywant Ramji Bhandari, Indrabai Vitthal Pawar and Anandi Shivram Bhandari of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-5755-2013 on 28th October 2013 and the Registration Receipt No. 5850 dated 28th October 2013 and Index No. II in respect thereof.

i. Original Power of Attorney dated 28th October 2013 entered into between Anjnabai Bandu Bhandari, Prajakta Bandu Bhandari, Bhavna Bhagwan Bhandari, Sujeet Bhagwan Bhandari, Nevedeta Bhagwan Bhandari, Krunal Bhagwan Bhandari, Babitai Eknath Bhandari, Sulochna Uttam Vaity, Ashok Eknath Bhandari, Arun Eknath Bhandari, Gautam Eknath Bhandari, Motibai

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Mukund Bhandari, Pratibha Mukund Bhandari, Suryakant Mukund Bhandari, Jaywant Ramji Bhandari, Indrabai Vitthal Pawar and Anandi Shivram Bhandari in favour of Neptune Developers Limited.

j. Original Conveyance Deed dated 6th April 2016 entered into between Narayan Gajanan Patil, Shakuntala Narayan Patil, Vandna Narayan Patil, Ramesh Narayan Patil, Ketan Narayan Patil, Minal Narayan Patil alias Minal Aplesh Patil, Reena Narayan Patil alias Reena Rushikant Murkute, Shila Narayan Patil alias Shila Rajendra Bhandari, Ananta Gajanan Patil, Chandrakala Ananta Patil, Haridwar Ananta Patil, Shailesh Ananta Patil, Sharda Ananta Patil, Vaibhavi Yogendra Patil, Janardan Gajanan Patil, Kantabai Janardan Patil, Jitendra alias Jitesh Janardan Patil, Nilesh Janardan Patil, Menka Janardan Patil, Sulochna Moreshwar Patil, Jayshree Moreshwar Patil alias Jayshree Anil Bahera, Arvind Gajanan Patil, Jyotshna Arvind Patil, Nikhil Arvind Patil, Vasant Gajanan Patil, Manisha Gajanan Patil, Pratibha Ganesh Patil, Laxmibai Krushna Jadhav of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-3190-2016 on 6th April 2016 and the Registration Receipt No. 4175 dated 6th April 2016 and Index No. II in respect thereof.

k. Original Power of Attorney dated 6th April 2016 entered into between Ketan Narayan Patil, Minal Narayan Patil alias Minal Aplesh Patil, Reena Narayan Patil alias Reena Rushikant Murkute, Shila Narayan Patil alias Shila Rajendra Bhandari, Shailesh Ananta Patil, Sharda Ananta Patil, Vaibhavi Yogendra Patil, Nilesh Janardan Patil, Jayshree Moreshwar Patil alias Jayshree Anil Bahera, Arvind Gajanan Patil, Nikhil Arvind Patil, Pratibha Ganesh Patil, Laxmibai Krushna Jadhav in favour of Neptune Developers Limited.

l. Original Confirmation Deed dated 27th August 2014 entered into between Sunita Devram Bhoir of the One Part and Neptune Developers Limited of the Other Part

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and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-5299-2014 on 27th August 2014 and the Registration Receipt No. 6985 dated 27th August 2014 and Index No. II in respect thereof.

m. Original Power of Attorney dated 27th August 2014 entered into between Sunita Devram Bhoir in favour of Neptune Developers Limited

n. Original Confirmation Deed dated 7th April 2016 entered into between Mohan Gajanan Patil and Taibai alias Yashoda Mohan Patil of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 4 under no. KLN4-3253-2016 on 7th April 2016 and the Registration Receipt No. 4255 dated 7th April 2016 and Index No. II in respect thereof.

o. Original Power of Attorney dated 7th April 2016 entered into between Mohan Gajanan Patil and Taibai alias Yashoda Mohan Patil in favour of Neptune Developers Limited.

p. Copy of 7/12 extracts issued in respect of survey no. 2/3 & 76/9 in the name of Neptune Developers Ltd. as a owner of the said property.

q. 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

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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.

r. 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, 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.

s. Original Confirmation Deed dated 7th January 2009 executed by Kamlabai Mahadu Patil, Kailash Mahadu Patil, Dashrath Mahadu Patil, Geeta Mahadu Patil, Sulochna Subhash Bhagat and 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.

t. 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 and Kavita Pandurang Mhatre in favour of Neptune Developers Private Limited.

u. 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

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May 2010 and the Registration Receipt No. 3416 dated 14th May 2010 and Index No. II in respect thereof.

v. Original Irrevocable Power of Attorney dated 14th May 2010 executed by Surekha Sanjay Sonkar in favour of Neptune Developers Limited.

w. 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 and Sakhubai Vinayak Parghi in favour of Neptune Developers Limited.

x. 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, Laxman Mangaldas Patil, Raman Rama Gondhale, Pandit Rama Gondhale, Vasudev Rama Gondhale, Bhagwan Rama Gondhale, Rajubai Kathod Jadhav, Motubai Babu Sutar, Sakhubai Vinayak Parghi, Sarubau Tukaram Mandre, Motiram Kashinath Patil, Shantaram Kashinath Patil, Arjun Kashinath Patil, Chandrabai Rajaram Kene, Damodar Bemtya Patil, Namdev Damodar Patil, Harichandra Damodar Patil, Haribhau Bemtya Patil, Kanha Bemtya Patil, Rambhau Bemtya Patil, Nandabai Suresh Patil, Vatsalabai 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 and 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. 3934 dated 7th May 2011 and Index No. II in respect thereof.

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y. Original Irrevocable Power of Attorney dated 26th July 2011 executed by Shantabai Ganpat Barse, Kusum Dharma Pavse, and Prakash Dharma Pavse in favour of Neptune Developers Limited.

z. Copy of 7/12 extracts issued in respect of survey no. 2/4, 2/5, 2/6, 3/1 and 76/14 in the name of Neptune Developers Ltd. as a owner of the said property.

aa. Original Agreement dated 31st December 2007 entered into between Gajanan Ragho Bhoir, Sitaram Ragho Bhoir, Madhukar Ragho Bhoir, Prakash Gajanan Bhoir, Gurunath Gajanan Bhoir, Sugandha Gajanan Bhoir, Sunita Rajaram Magar, Roshan Sitaram Bhoir, Subhash Sitaram Bhoir, Sharda Prakash Mhatre, Pratibha Raju Ladge, Rakesh Madhukar Bhoir, Jamnabai Dattu Mhatre, Jijabai Motiram Bhambare, Rajibai Shivaji Ghare, Sakubai Vitthal Shelar, Yesubai Gajanan Patil, Ganpat Vitthal Bhoir, Kaluram Vitthal Bhoir, Santosh Vitthal Bhoir, Narayan Ganpat Bhoir, Sharad Ganpat Bhoir, Chandrabai Suresh Jadhav, Hausabai Mhadu Manjare, Vanita Nago Mhatre and Suman Nago Mhatre of the One Part and Neptune Developers Private Limited of the Other Part and registered with the Sub-Registrar, Kalyan 2 under No. KLN2-0416-2008 on 14th January 2008 and the Registration Receipt No. 416 dated 14th January 2008 and Index No. II in respect thereof.

bb. Original Irrevocable Power of Attorney dated 31st December 2007 executed by Gajanan Ragho Bhoir, Sitaram Ragho Bhoir, Madhukar Ragho Bhoir, Prakash Gajanan Bhoir, Gurunath Gajanan Bhoir, Sugandha Gajanan Bhoir, Sunita Rajaram Magar, Roshan Sitaram Bhoir, Subhash Sitaram Bhoir, Sharda Prakash Mahatra, Pratibha Raju Ladge, Rakesh Madhukar Bhoir, Jamnabai Dattu Mhatre, Jijabai Motiram Bhambare, Rajibai Shivaji Ghare, Sakubai Vitthal Shelar, Yesubai Gajanan Patil, Ganpat Vitthal Bhoir, Kaluram Vitthal Bhoir, Santosh Vitthal Bhoir, Narayan Ganpat Bhoir, Sharad Ganpat Bhoir, Chandrabai

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Suresh Jadhav, Hausabai Mhadu Manjare, Vanita Nago Mhatre and Suman Nago Mhatre in favour of Neptune Developers Private Limited.

cc. Original Irrevocable Power of Attorney dated 17th July 2009 executed by Vijay Nago Jadhav and Pushpa Ramesh Patil in favour of Neptune Developers Private Limited.

dd. Original Conveyance Deed dated 6th June 2011 entered into between Kaluram Vitthal Bhoir, Ganpat Vitthal Bhoir, Narayan Ganpat Bhoir, Sharad Ganpat Bhoir, Santosh Vitthal Bhoir, Chandrabai Suresh Jadhav, Hausabai Mahadu Manjre, Gajanan Ragho Bhoir, Prakash Gajanan Bhoir, Gurunath Gajanan Bhoir, Sugandha Gajanan Bhoir, Sitaram Ragho Bhoir, Roshan Sitaram Bhoir, Subhash Sitaram Bhoir, Madhukar Ragho Bhoir, Rakesh Madhukar Bhoir, Jamnabai Dattu Mhatre, Jijabai Motiram Bhambare, Sakubai Vitthal Shelar, Rajibai Shivaji Ghare, Yesubai Gajanan Patil, Suman Nago Mhatre, Vanita Nago Mhatre, Vijay Nago Jadhav, Pushpa Ramesh Patil, Sunita Rajaram Magar, Sharda Prakash Mhatre, Pratibha Raju Ladge and Chandrabai Suresh Jadhav of the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 3 under No. KLN3-4897-2011 on 7th June 2011 and the Registration Receipt No. 4966 dated 7th June 2011 and Index No. II in respect thereof.

ee. Original Confirmation Deed dated 13th June 2011 entered into between Prakash Gajanan Bhoir, Gurunath Gajanan Bhoir, Sugandha Gajanan Bhoir, Sitaram Ragho Bhoir, Roshan Sitaram Bhoir, Subhash Sitaram Bhoir, Madhukar Ragho Bhoir, Rakesh Madhukar Bhoir, Jamnabai Dattu Mhatre, Jijabai Motiram Bhambare, Sakubai Vitthal Shelar, Rajibai Shivaji Ghare, Yesubai Gajanan Patil, Sunita Rajaram Magar, Sharda Prakash Mhatre, Pratibha Raju Ladge the One Part and Neptune Developers Limited of the Other Part and registered with the Sub-Registrar, Kalyan 3 under No. KLN3-5156-2011 on 13th June 2011 and the

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