

ADVOCATES, SOLICITORS AND NOTARIES

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REL NO.:

Re: Conveyance dated 10th August 1998
in respect of property at Bombay Agra Road,
Thane.
Chase Bright Steel Ltd.
To
Messrs. Diwali Construction Company,

By and under an Indenture of Conveyance dated 10th August 1998 and made between Chase Bright Steel Limited as the Vendor of the one part and Smt. Diwalibai Babulal Vardhan and others Partners of Messrs. Diwali Construction Company as the Purchasers of the other part and registered with the office of the Sub-Registrar of Assurances at Mumbai the partners of Messrs. Diwali Construction Company have acquired the above property. The said Conveyance has been duly registered with the office of the Sub-Registrar of Assurances.

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Mumbai under Serial No. BBM/5430 of 1998 on the 26th day of October 1998 and has been duly indexed by the Sub-Registrar of Assurances, Mumbai.

In the events which have happened in the meantime the Government of Maharashtra issued a Notification dated 28th day of October 1997 giving directions to The Thane Municipal Corporation for the purpose of granting permission for development of areas falling within the Chemical Zone.

Thereafter the Owners' Architects forwarded a proposal for development of the said property which the Thane Municipal Corporation refused to sanction. In view of the said refusal the owners approached the High Court of Judicature at Bombay by means of a Writ Petition being Writ Petition No. 2094 of 2001 (M/s. Diwali Construction Co. & Anr. V/S The State of Maharashtra & Ors.). In the said Petition Their Lordships the Hon'ble Mr. Justice V. G. Palshikar and Mr. Justice P. V. Kakade by their Judgment dated 19th July 2002 (inter alia directed the Thane Municipal Corporation to approve and sanction the building plans of the owners for development of the said property in accordance with the Building Control Regulations however without taking into account the aforesaid Notification dated 28th October, 1997

We have now caused fresh searches to be taken in the offices of The Sub-Registrar of Assurances at Mumbai and at Thane and in our opinion the title of the said Messrs. Diwali Construction Company to the above property is clear and marketable and free from all encumbrances howsoever.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces or parcels of land or ground situate lying and being at Mumbai Agra Road forming part of Village Balkum and Majiwada, Thane containing by admeasurement 29466 square yards or thereabouts equivalent to 24637.54 square metres bearing the following Survey Nos. and Hissa Nos.:

Survey No. 115 Hissa No. 2, 3/P

Survey No. 118 Hissa No. 1/P, 2/P, 3/P, 4/P, 5/P, 6, 7, 8/1, 8/2.

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Survey No. 119 Hissa No. 3, 5, 6.

Survey No. 120 Hissa No. 1, 2, 3, 4, 5/P, 6/P, 7.

Survey No. 250 (part)

which have been renumbered as follows:

Survey No. 115 Hissa No. 2, 3/P.

Survey No. 228 Hissa No. 1/P, 2/P, 3/P, 4/P, 5/P, 6, 7, 8/1, 8/2

Survey No. 229 Hissa No. 3, 5, 6

Survey No. 230 Hissa No. 1, 2, 3, 4, 5/P, 6/P, 7

Survey No. 231 (Part).

DATED THIS 29TH DAY OF JANUARY, 2003.

For Messrs. Desai & Diwanji



Partner
Advocates & Solicitors.