Himanshu Bheda & Co.

Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 92207 27108
Email : himanshu.bheda@rediffmail.com

REPORT ON TITLE

TO WHOMSOEVER IT MAY CONCERN

Sub: - Report on Title in respect of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey Nos. 324/3 to 324/13, 325/2A, 325/2/1 and 325/2/2.

THIS IS TO CERTIFY that we have perused the documents of **TULSI INFRA PROJECTS PRIVATE LIMITED,** a Company incorporated under The Companies Act, 1956, having its Branch and Site Office at Paras Plaza 1, UG Shop No. 15, Washim-Risod State Highway, Washim 444505, in respect of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey Nos. 324/3 to 324/13, 325/2A, 325/2/1 and 325/2/2 (hereinafter collectively referred to as the said property).

We have inspected the photocopies of the following Documents:-

1. Photocopies of Twelve Deeds of Conveyance in favour of Tulsi Infra Projects Private Limited in respect of the said property.
2. 7/12 Extracts in respect of the said property.
3. Photocopies of N. A. Order dated 06/01/2011.
4. Title Verification Report and Search Report dated 07/12/2011 & 19/12/2011 of Advocate Mr. Prakash B. Bagdiya.

This title report is given on the basis of verification of the above documents and relying on the Title Verification Report and Search Report dated 07/12/2011 of Advocate Mr.Prakash B. Bagdiya, Washim. The manner in which Tulsi Infra Projects Private Limited have acquired Title in respect of the above Property is narrated as under:-

1. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mr. Vilas Tarachand Patni (as the Vendor therein) and Smt. Komal Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently

entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing i) Survey No. 324, Hissa No. 3 and ii) Survey No. 324, Hissa No. 12 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No.284 of 2012 dated 18/01/2012.

2. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mr. Nitin Kailashchand Patni (as the Vendor therein) and 1) Mr. Vilas Tarachand Patni & 2) Smt. Komal Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), , the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey Nos. 324, Hissa No. 4 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 285 of 2012 dated 18/01/2012.

3. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mr. Nilesh Kailashchand Patni (as the Vendor therein) and 1) Mr. Vilas Tarachand Patni, & 2) Smt. Komal Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey No. 324, Hissa No. 5 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 283 of 2012 dated 18/01/2012.

4. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mr. Kailashchand Tarachand Patni (as the Vendor therein) and 1) Mr. Vilas Tarachand Patni, & 2) Smt. Komal Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing i) Survey No. 324, Hissa No. 6 and ii) Survey No. 324, Hissa No. 11 and which is more

particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 290 of 2012 dated 18/01/2012.

5. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mr. Likhit Vilas Patni (as the Vendor therein) and 1) Mr. Vilas Tarachand Patni, & 2) Smt. Komal Kailashchand Patni (as the Confirming Party herein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey No. 324, Hissa No. 7 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 286 of 2012 dated 18/01/2012.

6. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mrs. Jaya Nitin Patni (as the Vendor therein) and 1) Mr. Vilas Tarachand Patni, & 2) Smt. Komal Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey No. 324, Hissa No. 8 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 287 of 2012 dated 18/01/2012.

7. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mrs. Neelam Vilas Patni (as the Vendor therein) and 1) Mr. Vilas Tarachand Patni, & 2) Smt. Komal Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey No. 324, Hissa No. 9 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 288 of 2012 dated 18/01/2012.

8. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mr. Pranay Vilas Patni (as the Vendor therein) and 1) Mr. Vilas Tarachand Patni, & 2) Smt. Komal Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey Nos. Survey No. 324, Hissa No. 10 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 289 of 2012 dated 18/01/2012.

9. By virtue of Deed of Conveyance dated 18th January, 2012 executed between Mrs. Vandana Nilesh Patni (as the Vendor therein) and 1) Mr. Vilas Tarachand Patni, & 2) Smt. Komal Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey Nos. Survey No. 324, Hissa No. 13 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 291 of 2012 dated 18/01/2012.

10. By virtue of undated Deed of Conveyance executed between Mrs. Neelam Vilas Patni (as the Vendor therein) and 1) Shri. Kailashchand Tarachand Patni, 2) Shri. Vilas Tarachand Patni & 3) Shri. Nitin Kailashchand Patni, (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey No. 325, Hissa No. 2A and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 292 of 2012 dated 18/01/2012.

11. By virtue of undated Deed of Conveyance executed between Mr. Vilas Tarachand Patni (as the Vendor therein) and 1) Shri. Kailashchand Tarachand Patni 2) Smt. Neelam Vilas Patni & 3) Shri. Nitin Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited(as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized

and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey No. 325, Hissa No. 2/1 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 293 of 2012 dated 18/01/2012.

12. By virtue of undated Deed of Conveyance executed between Mrs. Vandana Nilesh Patni (as the Vendor therein) and 1) Shri. Kailashchand Tarachand Patni, 2) Shri. Vilas Tarachand Patni, 3) Smt. Neelam Vilas Patni, & 4) Shri. Nitin Kailashchand Patni (as the Confirming Party therein) and Tulsi Infra Projects Private Limited (as a Purchasers therein), the said Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey No. 325, Hissa No. 2/2 and which is more particularly described in the Schedule hereunder written in tabular form. The said Deed of Conveyance is registered with Sub Registrar of Assurances at Washim under Serial No. 294 of 2012 dated 18/01/2012.

13. In the circumstances, Tulsi Infra Projects Private Limited is seized and possessed of and otherwise well and sufficiently entitled to as the Owners of all the piece and parcel of land situate, lying and being at Village Washim, Taluka & District Washim bearing Survey Nos. 324/3 to 324/12, 325/2A, 325/2/1 and 325/2/2 and which is more particularly described in the Schedule hereunder written in tabular form (hereinafter collectively shall be referred to as the said property).

14. The 7/12 extracts in respect of the said property stands in the name of the Tulsi Infra Projects Private Limited.

15. The Additional Collector by its Order dated 06/01/2011 bearing reference No. N. A. P – 34 / WASHIM / 11 / 2011-2012 has granted its N. A. Permission in respect of the said property upon such terms and conditions as mentioned therein.

16. Further, Advocate Mr. Prakash B. Bagdiya, having his address at "Navnath Kripa", Vyankatesh Colony, Washim, has taken Search and has issued his Title Verification Report and Search report dated 07/12/2011 & 19/12/2011 in respect of the said property.

17. In the Circumstances, subject to the compliance of the terms & conditions of the said Twelve Deeds of Conveyance, N. A. Order dated 06/01/2011 and further subject to the Title Verification Report and Search report dated 07/12/2011 & 19/12/2011of Advocate Mr. Prakash B. Bagdiya, the title of **TULSI INFRA PROJECTS PRIVATE LIMITED** to the above Property is clear & marketable & free from all registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and/or parcel of land situate, lying and being at Village Washim, Taluka & District Washim more particularly mentioned hereinbelow:

SR. NO.	SURVEY NO.	HISSA NO.
1	324	3
2	324	4
3	324	5
4	324	6
5	324	7
6	324	8
7	324	9
8	324	10
9	324	11
10	324	12
11	324	13
12	325	2 / 1
13	325	2 / 2
14	325	2 A

DATED THIS 31st DAY OF AUGUST, 2012.

For Himanshu Bheda & Co.

Proprietor