

NINA CHAUGULE & ASSOCIATES

Advocates & Solicitors

MISTRY MANSION, 1ST FLOOR, 105/7, M. G. ROAD, MUMBAI - 400 023.

NINA CHAUGULE

B. Com. L.L.B.

Off : 263 24 07

270 39 89

Res. : 496 32 34

493 27 98

Fax : (022) 263 24 07

E-MAIL ninamol@vsnl.com

Ref. No.

Date :

Title Certificate

This is to certify that We, have at the request of Shri Rajmal Jain, Director of M/s Krypton Constructions Pvt Ltd, a Company duly registered under the Indian Companies Act, 1956, investigated the title of the said Company, to the 1/4th undivided share in the immovable property described in the schedule I hereunder written. We have perused the Title Deeds and other papers produced for our perusal. We have also taken search in the office of the Sub Registrar at Mumbai and the Collector of Revenue for the period 1950 to 2002.

The said property was purchased by a Deed of Conveyance dated 12th Day of August, 1950 which Deed was executed by 1) Bai Lalibai, 2) Padampat and 3) Mohanlal, Trustees of Deed of Settlement of 3/4th share and 1/4th share, in favour of the Gopiram Ruia Ramgarhwala Trust 3/4th share and Gopiram Ruia Ramgarhwala Trust 1/4th share (pvt trust) and which Deed is duly Registered under the Registration Act, 1908 in the office of the Sub Registrar at Mumbai. The said Document being more than 30 years old can be treated as a good root to Title. There are no outstanding Mortgages or other Charges registered in the Sub Registrar's office during the said period. The said Trust was in possession of the said property since the date of the said Deed Of Conveyance dated the 12th day of August, 1950.

By another Deed of Conveyance dated 18th day of November, 2002, 1) Shri Sudhir Ruia, 2) Bai Pushpabai Ruia and 3) Shri Dhananjay Sharma, Trustees of the Gopiram Ruia Ramgarhwala Trust 1/4th share (Pvt Trust) sold, conveyed and transferred the 1/4th undivided share in the property, more particularly described in the schedule I

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hereunder written in favour of M/s. Krypton Constructions Pvt Ltd, which Deed is duly registered under the Registration Act, 1908 in the office of the Sub Registrar at Mumbai. The said Company i.e. M/s. Krypton Constructions Pvt Ltd is in symbolic possession of the undivided 1/4th share of the said property, since the date of the said Deed of Conveyance dated 18th November, 2002.

By an Award dated 7th day of March, 2003 passed by Shri M. H. Kania, Former Chief Justice of India, in Arbitration Proceedings filed by the Company, the said property, more particularly described in Schedule I hereunder written, was allowed to be partitioned between The Gopiram Ruia Ramgarhwala Trust, 3/4th share and M/s. Krypton Constructions Pvt Ltd.

Persuant to the said Award dated 7th day of March, 2003 a Deed of Partition was executed on the 13th day of March, 2003 in terms of the said Award dated 7th March, 2003 Between the said Gopiram Ruia Ramgarhwala Trust 3/4th share and M/s. Krypton Constructions Pvt Ltd whereby M/s. Krypton Constructions Pvt Ltd became entitled to the right, title and interest in 4011.34 sq. metres of Land and structures standing thereon, in the said property, more particularly described in the Third Schedule thereunder written and Schedule II hereunder written. The said Deed of Partition has been duly registered under the provisions of The Registration Act, 1908 in the office of The Sub Registrar at Mumbai.

In our opinion, the Title of the said M/s. Krypton Constructions Pvt Ltd, to the said property, more particularly described in the Schedule II hereunder written is clear, marketable and free from encumbrances.

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DESCRIPTION OF THE PROPERTY

SCHEDULE I ABOVE REFERRED TO.

All that piece and parcel of Government Toka land or ground with the messuages, tenements and buildings standing thereon situate at Sewri Road in Island and registration Sub District of Bombay containing by admeasurement 15,396 square yards i.e. 12873 square meters or thereabouts and registered by the Collector of Land Revenue under Old No. 217, New No. 14425 and New Survey No. 1/2389 and Cadastral No. 169 Parel Sewri Division and Assessed by the Municipality of Bombay under 'F' --South Ward Nos. F- 1225, 1226, 1227, and 1228 (1/2) and Street No. 153, 154, 155 and 155A and bounded as follows:

- On or towards the North : by the property bearing C. S. No. 5G/172
- On or towards the South: by Sewri Road
- On or towards the West: partly by Jhakharia Bunder Road and partly by C.S No 170 and C.S No 5/172.
- On or towards the East: partly by property bearing C.S. No. 168 & Partly by 1A /167 and partly by 1D/168

SCHEDULE II ABOVE REFERRED TO.

All that piece and parcel of sub divided plot of Government Toka land or ground with the messages tenements and building standing thereon situate at Sewri Road in Island and registration Sub District of Bombay containing by admeasurement 4011.34 square metres or thereabouts and registered by the Collector of Land Revenue under

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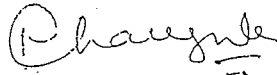
Date :

Old No. 217, New No. 14425 and New Survey No. 169 Parel sewri Division and assessed by the Municipality of Bombay under 'F' South Ward Nos. F/S - 1227 (1), 1227 (2), 1228 (3), 1228 (5), 1228 (6), 1228 (7A), 1228 (8), and Street No. 155, 155 A, 156 B, 156 D, 156 E, 156 FA, 156 G and bounded as follows:

On or towards North:-	by sub divided plot B. of the property bearing C.S. No. 169.
On or towards South:-	by Sewri Road
On or towards West:-	Partly by Jhakharia Bunder Road
On or towards East:-	by property bearing C. S. No. 168.

Dated this 03rd day of April, 2003.

For Nina Chaugule & Associates



Advocates & Solicitors.