

KANTILAL UNDERKAT & CO.

ADVOCATES & SOLICITORS

K. G. Underkat

UNADKAT TERRACE, 1ST FLOOR,
27, ANJU SHOPPING CENTRE,
TILAK ROAD, SANTACRUZ (W),
MUMBAI 400 054

TEL. : 2605 2459 / 2605 2460

FAX : 2605 4009

E-mail : kantilal_underkat@rediffmail.com

Ref. No. _____

FURTHER TITLE CERTIFICATE

Date _____

KGU/NCS-339/ *440* /2008

19th June, 2008

M/s. Dhaval Housing (AOP),
Office No. 2, Spring View,
Next to Spring Club,
Behind Parekh Nagar,
Kandivli (West),
Mumbai- 400 067.

Dear Sirs,

Re: All those pieces or parcels of land situate, lying and being at Valnai, Village Orlem, Off. Marve Road, Sunder Galli, Malad (W), Mumbai -400 064 in the Registration District of Mumbai and Mumbai Suburban District bearing Survey No.30, Hissa No. 8 (Part), corresponding C.T.S. Nos. 439 and 440; Survey No. 30, Hissa No.9 (Part), corresponding CTS Nos. 443, 443/1, 443/2, 443/3, Survey No. 30, Hissa No.4, corresponding C.T.S. Nos. 442, 445, 445/1, 445/2, 438, 444, 446, 433 in aggregate admeasuring 5391.40 sq. metres or thereabouts and more particularly described in the Schedule hereunder written ["property"].

1. In respect of the above property we have by our Title Certificate dated 8th June, 2007 bearing No. KGU/NCS-339/432/2007 certified your title to the above property as clear and marketable as set out therein. Thereafter you have informed us further happenings in the matter as follows:-

Car

FORT OFFICE :

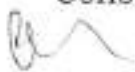
84, JANMABHOOMI MARG, 1ST FLOOR, FORT, MUMBAI 400 001. • TEL. : 2204 5739

Correspondence, Communication, Services only at Santacruz Office

2. By and under the Conveyance dated 26th September, 2007 and registered under No. BDR 12-07143-2007 with the Sub-Registrar of Assurances, Borivali No.6, Mumbai Suburban District and executed by Unique Construction as "the Owners" and yourselves as "the Purchasers", you purchased and acquired plots of land bearing C.T.S. Nos, 439, 440, 442, 445, 445/1 and 445/2 admeasuring in aggregate 229.20 sq. metres and more particularly described in the Third Schedule thereunder written, being part of the above property, at or for the purchase price and on other terms and conditions therein contained.

3. By and under another Conveyance dated 26th September, 2007 and registered under No. BDR 12-07145-2007 with the Sub-Registrar of Assurances, Borivali No.6, Mumbai Suburban District and executed by Unique Construction as "the Owners" and yourselves as "the Purchasers", you purchased and acquired plots of land bearing C.T.S. Nos. 438, 443, 443/1, 443/2, 443/3, 444 and 446 admeasuring in aggregate 4352.20 sq. metres and more particularly described in the Third Schedule thereunder written, being part of the above property, at or for the purchase price and on other terms and conditions therein contained.

4. By and under an Agreement for Development dated 26th September, 2007 and registered under No. BDR 12-07144-2007 with Sub-Registrar of Assurances, Borivali No.6, Mumbai Suburban District and entered into by and between Unique Construction as "the Owners" and yourselves as "the Developers",

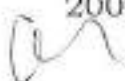


you are entitled to the Development Rights in respect of plot of land bearing C.T.S. No. 433 admeasuring in aggregate 810.00 sq. metres and more particularly described in the Second Schedule thereunder written, being part of the above property, at or for the consideration and on other terms and conditions therein contained.

5. The Plots bearing C.T.S. No. 443 admeasuring 168.6 sq. metres, C.T.S. No. 443/1 admeasuring 13.7 sq. metres, C.T.S. No. 443/2 admeasuring 13.7 sq. metres and 443/3 admeasuring 11.6 sq. metres were encroached upon by unauthorized and illegal occupants and therefore, the same were declared as slum area under Section 4 of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 by Notification No. SAA/MALAD/80/21 dated 31st March, 1986 issued by the Deputy Collector (ENC) and Competent Authority, Borivli.

6. Thus you have acquired the said property more particularly described in the Schedule hereunder written and/or are entitled to develop the same under the above various documents.

7. In the premises aforesaid, your title to the said property described in the Schedule hereunder written is clear and marketable read with the earlier Title Certificate dated 8th June, 2007 mentioned above..



THE SCHEDULE ABOVE REFERRED TO:

All those pieces or parcels of land or ground situate lying and being at Valnai Village, Orlem, Marve Road, Malad West, Mumbai - 400 064 in the Registration District of Mumbai and Mumbai Suburban District bearing Survey No.30, Hissa No. 8 (Part), corresponding C.T.S. Nos. 439 and 440; Survey No. 30, Hissa No.9 (Part), corresponding C.T.S. Nos. 443, 443/1, 443/2, 443/3, Survey No. 30, Hissa No.4, corresponding C.T.S. Nos. 442, 445, 445/1, 445/2, 438, 444, 446, 433 in aggregate admeasuring 5391.40 sq. metres or thereabouts and bounded as follows:-

On or towards the East : by CTS Nos. 461, 459, 442 and 443
and partly by Gaothan Lane,
On or towards the West : by CTS Nos. 437, 434, 432, 427 and
351,
On or towards the North: by 44' D. P. Road,
On or towards the South: by Gaothan Lane.

For Kantilal Underkat & Co.
Advocates & Solicitors,



Proprietor