

HARKESH KUMAR SHARMA, ADVOCATE

Court Campus, TIJARA Distt. Alwar (Raj.)

M.No. 9414366370

Dear Sir,

Re: Title Verification of M/s MVL LIMITED. FROM LAST 25 YEARS.

We have enclosed the revenue records, Non-encumbrance certificate in original. At the time of equitable mortgage original copy of the Sale Deeds, in addition to the declaration/undertakings etc. may please be obtained.

We hope that the same is in order and meets your requirements.

Thanking you,

Your's faithfully,

HARKESH KUMAR SHARMA

Advocate
हरकेश कुमार शर्मा (एडवोकेट)
होली टीना रोड, शिव मन्दिर के पास
तिजारा (जयपुर) राज.

Title Verification Report

The Title Verification Report on the property-Agriculture Land bearing Khasra No. 358, 360, 272, 274,257, 272/482, 261, 268,263,264,269,255, 254,256,273,359,267,266,362,270 situated in Village Tatarpur Tehsil Tijara Distt. Alwar (Raj.)

Document Examine

- 1- Copy of Jamabandi and Revenue Records maintained at the office of Halka Patwari and Photo copy of Regd. Sale deeds pertaining to the said property situated at Village Tatarpur Tehsil Tijara.
- 2- The Regd. Sale deeds and mutation and latested Jamabandi detailed:-
 - 1- Copy of the Sale deeds dated 09-10-2009 executed by Shashi Kumar S/o Sh. Jaswant Singh Caste Ahir R/o Tatarpur Tehsil Tijara pertaining to Khasra No. 264/0.15. 269/0.22, 263/0.40 out of which share 1/12 part sold by above person in favor of Media Toys Ltd. The said land Sale deeds is Regd. at Sub.Registrar Bhiwadi . According to Jamabandi above Khasra Number are of Sh. Shashi Kumar is mutated in favor of Media Toys Ltd.
 - 2- Copy of the Sale deeds dated 09-10-2009 executed by Nawal Kishor S/o Sh. Bhim Singh Caste Ahir R/o Tatarpur Tehsil Tijara pertaining to Khasra No. 264/0.15. 269/0.22, 263/0.40 out of which share 1/4 part sold by above person in favor of Balaji Triputi Ltd. The said land Sale deeds is Regd. at Sub.Registrar Bhiwadi . According to Jamabandi above Khasra Number are of Sh. Nawal Kishor is mutated in favor of Balaji Triputi Ltd.
 - 3- Copy of the Sale deeds executed by Ramfool S/o Sh. Ramkaran, Mulechand S/o Sh. Bhim Singh Caste Ahir R/o Tatarpur Tehsil Tijara pertaining to Khasra No. 264/0.15. 269/0.22, 263/0.40 out of which share 1/4, 1/6 part and Udmichand S/o Sh. Dhakria also executed a Sale deeds out of which share 1/3 part sold by above persons in favor of Media Toys Ltd. The said land Sale deeds is Regd. at Sub.Registrar Bhiwadi . According to Jamabandi above Khasra Number are of above persons is mutated in favor of Media Toys Ltd.

4- The Khasra No. 360/0.08, 358/0.14 total kita 2 total area 0.22 Hect. Land also purchase by Media Toys Ltd. Through Regd. Sale deeds on dated 01-11-2006, 15-09-2006, 19-12-2007. The Khasra No. 254/0.25 Hect. Lands total area sold by Ganpat, Sohan, Prabhu, Ratiram, Ram Singh Son's of Ghahad on dated 04-12-2006 by Regd. Sale deeds in favor of Media Toys Ltd. And Khasra No. 255/0.20 Hect. lands total area sold by Dharampal, Udayram Son's Sh. Lalji Caste Ahir on dated 04-12-2006 in favor of Media Toys Ltd. The Khasra No. 261/0.40, 268/0.06 Hect. land total area sold by Rampal S/o Sh. Chandgi, Chandgi S/o Sh. Bhouru Caste Ahir on dated 11-06-2007 by Regd. Sale deeds in favor of Media Toys Ltd. The Khasra No. 257/0.53, 272/483/0.06 Hect. land total area sold by Sarbati W/o Sh. Dilsukh, Sona D/o Sh. Dilsukh, Leelu S/o Sh. Umrav, Chander S/o Sh. Budha Caste Ahir R/o Tatarpur Tehsil Tijara on dated 04-12-2006 in favor of Media Toys Ltd. The Khasra No. 256/0.46, 273/0.23 Hect. land total area sold by Deepchand S/o Sh. Khuba on dated 04-12-2006 by Regd. Sale deeds in favor of Media Toys Ltd. The Khasra No. 274/0.15, 272/0.10 Hect. land total area sold by Ramkumnwar, Chiranji Lal, Girdhari Lal, Devkaran, Amar Singh, Dharampal Son's Sh. Sukhdev on dated 29-12-2007 by Regd. Sale deeds in favor of Media Toys Ltd. The Khasra No. 267/0.11 Hect. lands total area sold by Surajbhan, Badan son's of Sh. Mangal, Ramswrop, Likhmi, Hoshiyar son's of Sh. Ganeshi, Devishai, Hazari Lal, Ram Singh, Munnia Ram, Shimbhu, Omprakash Son's of Sh. Bhikhu on dated 07-01-2008 by Regd. Sale deeds in favor of Media Toys Ltd. And Khasra No. 362/0.09 lands total area sold by Notram, Patram, Amichand, Hari Singh Son's of Sh. Hukma on dated 23-07-2007 in favor of Media Toys Ltd. And Khasra No. 359/0.08 Hect. lands total area sold by Narayni W/o sh. Lalaram, Virendra S/o Sh. Lalram, Heeralal S/o Sh. Dhumi Caste Ahir R/o Tatarpur Tehsil Tijara on dated 03-07-2008 by Regd. Sale deeds in favor of Media Toys Ltd. And Khasra No. 266/0.16 Hect. lands total area sold by Udmi S/o Sh. Hukma by Regd. Sale deeds on dated 13-12-2007 and through Sudhi-patra on dated 03-07-2008 in favor of Media Toys Ltd. and Khasra

No. 270/ also purchase by Media Toys Ltd. By Regd. Sale deeds. Now Media Toys Ltd. is recorded Khatedar in Revenue Records in above khasra number.

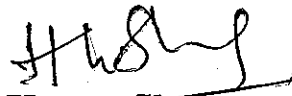
- 5- Office of district Collector, Alwar had issued an order dated 08-02-2007 for conversion of Agriculture land falling under Khasra No. 254, 255, 256, 257 and 261 in to a residential (Group Housing Project) land.
- 6- The name of the company i.e. Media Toys Ltd. was changed to M/s Balaji Triputi Buildcom Ltd. under section 21 and Section 31 of the Companies Act, 1956 and the Registrar of Companies had issued a fresh Certificate of Incorporation on 30th July, 2008 in the new name of the Company. Subsequently M/s Balaji Triupti Buildcom Ltd. has been merged with M/s MVL Limited under Section 391-394 of the Companies Act, 1956 and Hon'ble High Court of Delhi and passed on order dated 8th October, 2010 to this effect. Therefore all the right of the above mentioned Khasra numbers got transferred in the name of MVL Limited.

Non Encumbrance Certificate

The present owner of the above property is MVL Limited they have confirmed that the Sale Deeds of the said land is now registered in the name of the Company. The land pertaining to Khasra No. 254, 255, ²⁵⁶256, 257, 261 have mortgaged to Dena Bank, K.B. New Delhi and rest of land is free from all encumbrance.

Advocate's opinion

In view of the foregoing, it is concluded tht the said property, in the eyes of law belong to MVL Ltd. and its free from all encumbrances except Khasra No. 254, 255, 256, 257, 261, and they are competent to create a mortgage of the said property. During the course of conducting searches of the Revenue records, it was confirmed that there is no restriction of mortgage of said property except as above khasra numbers in Rajasthan.


Harkesh Kumar Sharma
हरकेश कुमार शर्मा (एडवोकेट)
(Advocate)
होली देवी राई, मन्दिर के पास
तिजारा (मलबरा) राज.