



INDIALAW

ENCUMBRANCE CERTIFICATE

Date: 27th November, 2020

M/s. Kalpataru + Sharyans
Regd. Office: 101, Kalpataru Synergy,
Opp. Grand Hyatt, Santacruz (East),
Mumbai- 400 055.

Re: Encumbrance Certificate in respect of all those pieces and parcels of land bearing Final Plot No. 459 admeasuring 2,550.00 Sq. Mtrs. ("**Final Plot No. 459**") and Final Plot No. 495 admeasuring 7,073.00 Sq. Mtrs. ("**Final Plot No. 495**"), totally admeasuring 9,623.00 Sq. Mtrs. of the Town Planning Scheme No. 1 Panvel First Variation (Final), situated at Village Panvel, Taluka Panvel and District Raigad and within the limits of Panvel Municipal Corporation. Final Plot No. 459 and Final Plot No. 495 are hereinafter jointly referred to as said "**Sub Plot B**".

Owner: M/s. Kalpataru + Sharyans ("**Kalpataru**")

We refer to the Title Certificate dated 27th November, 2020 issued by us based upon investigation of title and perusal of the documents provided to us, we certify that:

We have caused a title search at the concerned offices of the Sub-Registrar of Assurances, besides perused and verified several documents provided to us in respect of the said Sub Plot B.

With respect to Kalpataru's right, title and interest to the said Sub Plot B, the position thereof is set forth in the aforesaid Title Certificate dated 27th November, 2020. Further, we have not observed any other encumbrances, including pending dues, litigations, mortgages or charges registered in respect of the said Sub Plot B, except as stated in the aforesaid Title Certificate dated 27th November, 2020.

This letter is issued in pursuance to the Title Certificate dated 27th November, 2020 and shall be read and construed in accordance with the same.

Yours truly,

Shiju P V
Senior Partner
INDIALAW LLP

Mumbai | Delhi | Chennai | Kolkata | Bengaluru | Hyderabad | Cochin | Ahmedabad | Navi Mumbai | Pune | UAE

Reg. & Head office - INDIALAW LLP, Apeejay Chambers, Ground flr, Wallace St, Fort, Mumbai - 400 001.

LLPIN - AAC - 7831 | w - www.indialaw.in | e - mumbai@indialaw.in | t - 022-22197400

TO WHOMSOEVER IT IS CONCERNED

Subject: Encumbrance Certificate in respect of all those pieces and parcels of land bearing Final Plot No. 459 admeasuring 2,550.00 Sq. Mtrs. ("Final Plot No. 459") and Final Plot No. 495 admeasuring 7,073.00 Sq. Mtrs. ("Final Plot No. 495"), totally admeasuring 9,623.00 Sq. Mtrs. of the Town Planning Scheme No. 1 Panvel First Variation (Final situated at Village Panvel, Taluka Panvel and District Raigad and within the limits Panvel Municipal Corporation. Final Plot No. 459 and Final Plot No. 495 are hereinafter jointly referred to as said "Sub Plot B".

Owner: M/s. Kalpataru + Sharyans

We have obtained Title Certificate and the Encumbrance Certificate both dated 27th November, 2020, and all issued by IndiaLaw LLP, Advocate High Court Mumbai in respect of Owner's title to the said Land, and subject to what is stated therein, we hereby reiterate and state that apart from the encumbrances as mentioned in the said Title Certificate, there are no other encumbrances, including pending dues, litigations, mortgages or charges registered in respect of the said Land.

This letter should be read and construed in accordance with the said Title Certificate and Encumbrance Certificate both dated 27th November, 2020.

Thanking you

For **M/s. Kalpataru + Sharyans**



Authorized Signatory

Date: December 8, 2020