



INDIALAW
ENCUMBRANCE CERTIFICATE

Date: 11th July, 2017

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

Re: Encumbrance Certificate in respect of all those pieces and parcels land bearing Final Plot Nos. 497 (part) and 498 (part) of the Town Planning Scheme No. 1 (First Variation), corresponding to Survey No. 442 (part) and Survey No. 771 (1A and 2B) admeasuring 5,783.00 Square Meters ("**the said Land under Development**").

Owner: M/s. Kalpataru + Sharyans, a registered partnership firm having its registered address at 101, Kalpataru Synergy, Opp. Hotel Grand Hyatt, Santacruz (East), Mumbai- 400 055 is the Owner of the said Land ("**Owner**").

We refer to the Title Search Report/Certificate (duly updated) dated 11th July 2017 issued by me/us based upon investigation of title, more particularly as set out in the said Report/Certificate and subject to what is stated therein, and based on the information/documents provided to me/us, I/we certify that:

We have caused a title search to be conducted at the concerned offices of the Sub-Registrar of Assurances, Registrar of Companies and Revenue Department etc. besides perused and verified several documents provided to us in respect of the said Land under Development.

With respect to your rights, title and interests to the said Land under Development, the position thereof is set forth in the aforesaid Title Search Report/Certificate.

That the said Land under Development is free from encumbrances, dues and litigations except what is mentioned in the aforesaid Title Search Report/Certificate.

This letter/certificate is issued in pursuance of the Title Search Report/Certificate dated 11th July 2017, and should be read and construed in accordance with the same.

Yours truly,

For Shiju PV
Partner
INDIALAW LLP

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

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