

TO WHOMSOEVER IT MAY CONCERN**Subject:** Encumbrance declaration concerned to Legal

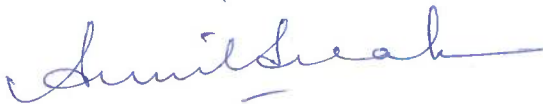
Re: Encumbrance Certificate in respect of all that piece and parcel of land admeasuring 1510.08 Sq. Mtrs. (approx. 1805 Sq. Yards) bearing Old No. 609, New No. 2830, Old Survey Nos. 81, 60, 59 & 67 and New Survey No. 1/7118, and Cadastral Survey No. 716 of Malabar and Cumballa Hill Division, Mumbai City District ("Land"), lying, being and situated at Municipal Street No. 31F, Vakil Lane, Off Dr. Gopalrao Deshmukh Marg (Pedder Road), Mumbai - 400 026, and within the limits of Brihanmumbai Municipal Corporation ("BMC"). The Land had Old Structures standing thereon (hereinafter collectively referred to as the "Old Structures"), which have since been demolished. The Land and the Old Structures are hereinafter, and in the Title Certificate dated 26th April 2021, wherever the context so requires, collectively referred to as the "said Property".

Project Name: Kalpataru Prive

We have obtained Title Search Report dated 26th April 2021, Addendum I dated 7th April 2022 and Addendum II dated 3rd August 2022 ("Title Report") and Encumbrance Certificate dated 26th April 2021, from Indialaw LLP in respect of our title of said property, we hereby reiterate and state that apart from encumbrances as mentioned in the said Title Report, there are no other encumbrances with regard to the matters pertaining to legal including pending litigation in respect of the said property.

This Letter should be read and construed in accordance with the said Title Report and the said Encumbrance Certificate issued by Indialaw LLP.

For Kalpataru Hills Residency Private Limited,

**Authorized Signatory****Date – 20th August 2022****KALPATARU HILLS RESIDENCY PRIVATE LIMITED**

CIN No : U45209MH2021PTC370370

101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.

Tel +91 22 3064 5000 ■ Fax +91 22 3064 3131

(Upon conversion of M/s Hillcrest Constructions, a Partnership Firm into a Company w.e.f 27.10.2021)

TO WHOMSOEVER IT MAY CONCERN

Subject: Encumbrance declaration concerned to Finance

Re: Encumbrance Certificate in respect of all that piece and parcel of land admeasuring 1510.08 Sq. Mtrs. (approx. 1805 Sq. Yards) bearing Old No. 609, New No. 2830, Old Survey Nos. 81, 60, 59 & 67 and New Survey No. 1/7118, and Cadastral Survey No. 716 of Malabar and Cumballa Hill Division, Mumbai City District ("Land"), lying, being and situated at Municipal Street No. 31F, Vakil Lane, Off Dr. Gopalrao Deshmukh Marg (Pedder Road), Mumbai - 400 026, and within the limits of Brihanmumbai Municipal Corporation ("BMC"). The Land had Old Structures standing thereon (hereinafter collectively referred to as the "Old Structures"), which have since been demolished. The Land and the Old Structures are hereinafter, and in the Title Certificate dated 26th April 2021, wherever the context so requires, collectively referred to as the "said Property".

Project Name: Kalpataru Prive

We have obtained Title Search Report dated 26th April 2021, Addendum I dated 7th April 2022 and Addendum II dated 3rd August 2022 ("Title Report") and Encumbrance Certificate dated 26th April 2021, from Indialaw LLP in respect of our title of said property.

In furtherance to aforesaid Title Report and Encumbrance Certificate The existing charge on the Project with respect to the financial credit facility availed from HDFC Limited is released upon full repayment of the same by the Promoter

Also, the Promoter has availed a new secured financial credit facility and accordingly, a charge has been created on the Project in the favour of debenture trustee, Vistra ITCL (India) Ltd.

This Letter should be read and construed in accordance with the said Title Report and the said Encumbrance Certificate issued by Indialaw LLP.

For Kalpataru Hills Residency Private Limited,



Authorized Signatory

Date – 20th August 2022

KALPATARU HILLS RESIDENCY PRIVATE LIMITED

CIN No : U45209MH2021PTC370370

101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.

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(Upon conversion of M/s Hillcrest Constructions, a Partnership Firm into a Company w.e.f 27.10.2021)



ENCUMBRANCE CERTIFICATE

Date: 26th April 2021

M/s. Hillcrest Constructions.

Maneckji Wadia Building,
4th Floor,
127, Mahatma Gandhi Road,
Fort,
Mumbai – 400 023.

Re: Encumbrance Certificate in respect of all that piece and parcel of land admeasuring 1510.08 Sq. Mtrs. (approx. 1805 Sq. Yards) bearing Old No. 609, New No. 2830, Old Survey Nos. 81, 60, 59 & 67 and New Survey No. 1/7118, and Cadastral Survey No. 716 of Malabar and Cumballa Hill Division, Mumbai City District ("**Land**"), lying, being and situated at Municipal Street No. 31F, Vakil Lane, Off Dr. Gopalrao Deshmukh Marg (Pedder Road), Mumbai - 400 026, and within the limits of Brihanmumbai Municipal Corporation ("**BMC**"). The Land had Old Structures standing thereon (hereinafter collectively referred to as the "**Old Structures**"), which have since been demolished. The Land and the Old Structures are hereinafter, and in the Title Certificate dated 26th April 2021, wherever the context so requires, collectively referred to as the "**said Property**".

Developer: M/s. Hillcrest Constructions ("**Hillcrest**")

We refer to the Title Certificate dated 26th April 2021, issued by us based upon investigation of title and perusal of the documents provided to us, and we certify that:

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

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

With respect to Hillcrest's right, title and interest to the said Property, the position thereof is set forth in the aforesaid Title Certificate dated 26th April, 2021. Further, we have not observed any other encumbrances, including pending dues, litigations, mortgages or charges registered in respect of the said Property, except as stated in the aforesaid Title Certificate dated 26th April 2021.

This letter is issued in pursuance of the Title Certificate dated 26th April 2021, and shall be read and construed in accordance with the same.

Yours truly



Shiju P.V.

Senior Partner

INDIALAW LLP

Date: 26th April, 2021

Place: Mumbai.