



INDIALAW

ENCUMBRANCE CERTIFICATE

Date: 13th December, 2019

Kalpataru Retail Ventures Private Limited
101, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz (E),
Mumbai – 400055.

Re: Encumbrance Certificate in respect of all those pieces and parcels of freehold land bearing CTS Nos. 94/A approximately admeasuring 303.8 sq. mtrs., 94/B approximately admeasuring 3314.6 sq. mtrs., 94/C approximately admeasuring 3207.2 sq. mtrs. and 94/D approximately admeasuring 5459.4 sq. mtrs, all together approximately admeasuring 12,285 sq. mtrs., lying being and situate at Village Wadhwan, Taluka Borivali, Kandivali (hereinafter referred to as the **"the said Land"**).

Developer: Kalpataru Retail Ventures Private Limited (**"Kalpataru"**).

We refer to the Title Certificate dated 13th December, 2019 issued by us based upon investigation of title and perusal of the documents provided to us, we hereby certify that:

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

With respect to your right, title and interest to the said Land, the position thereof is set forth in the aforesaid Title Certificate dated 13th December, 2019, we have not observed any other encumbrances, including pending dues, litigations, mortgages or charges registered in respect of the said Land, except as stated in the aforesaid Title Certificate dated 13th December, 2019.

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

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LLPIN - AAC - 7831



This letter is issued in pursuance of the Title Certificate dated 13th December, 2019, and should be read and construed in accordance with the same.

Yours Truly,

For Shiju PV

Partner

INDIALAW LLP