

M. T. MISKITA & Co.

ADVOCATES & SOLICITORS

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Ref. No. 98/2017

28th July, 2017

To:

Kalpataru Properties Private Limited

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

(1). We refer to: (a) our Certificate of Title bearing no. 97/2017 dated 28th July, 2017 ("**Certificate of Title**") and (b) your letter addressed to us dated 28th July, 2017, with the copies of the documents and records enclosed therewith, requesting us to issue to you a letter in respect of the matters referred in paragraph (2)(iv) of Form 'A', annexed to the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017.

(2). In this regard based upon our investigation of title, as set out in the Certificate of Title and subject to what is stated therein, and based on the information provided by you we state as follows:

(a). with respect to matters in relation to your right, title and interest in and to the property described in the Certificate of Title ("**Property**"), claims, encumbrances and litigation, the position thereof is as set forth in the Certificate of Title;

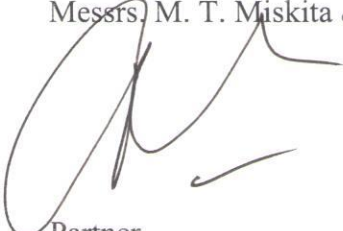
(b). with respect to mortgages, the position in respect thereof is set forth in the Certificate of Title. You have also furnished to us under your letter the Certificate of Registration of Charge issued by the Ministry of Corporate Affairs, Government of India, in respect of such mortgage.

(3). As far as the dues payable in respect of the Property, you have furnished to us, under your said letter, certain bills/receipts towards the current dues levied in respect of the Property, and have informed us that the same have been duly paid in full by you save and except property taxes in respect of the period 2017-2018. You have also confirmed to us under your said letter there are no outstanding dues and liabilities in respect of the Property other than the outstanding property tax in respect of the period 2017-2018, which has to be paid. You have also confirmed to us that the assessment

of land under construction tax has not been made till date by the MCGM and accordingly the same will have to be paid as and when the same is assessed.

(4). This letter is issued in pursuance of the Certificate of Title, and should be read and construed in accordance with the same.

Yours faithfully,
Messrs. M. T. Miskita & Company



Partner