

Sagar J. Kadam
Advocate and Solicitor

Off: c/o. DSK Legal
1203, One Indiabulls Centre
Tower 2, Floor 12 B
841, Senapati Bapat Marg
Elphinstone Road, Mumbai - 400 013

This is to report that under the instructions of my client, M/s. Kukreja Construction Company ("Firm"), I have perused a copy of the Agreement for Development dated November 19, 2003, registered with the office of the Sub-Registrar at Kurla under Serial No. 149 of 2004, executed between Ranka Construction Company comprising of (i) Praful Shah, (ii) Dhiren Shah, (iii) Naren Shah, (iv) Mulchand Ranka, (v) Jugraj Ranka, (vi) Ramesh Ranka, (vii) Suresh Ranka, and (viii) Devubai Ranka, as the partners of Ranka Construction Company (therein referred to as the Party of the First Part) and the Firm, whereby the Party of the First Part appointed, constituted and nominated the Firm as the developers on an 'as-is-where-is' basis in respect of all that piece and parcel of land bearing CTS No. 411 admeasuring 10,646.6 square meters and CTS No. 418 admeasuring 366.7 square meters, situate, lying and being at Bhandup in the Registration Sub-District formerly of Thana and now of Bandra, B.S.D in favour of the Firm.

On perusal of the Property Register Card in respect of land bearing CTS No. 411 it appears that pursuant to Order dated May 27, 2005, the lands bearing CTS Nos. 411 and 418 were amalgamated and thereafter sub-divided to CTS Nos. 411A to 411F. Accordingly an area admeasuring 475.2 square meters was retained as CTS No. 411A and the balance 10,538.1 square meters was deducted to form CTS Nos. 411B to 411F.

Accordingly the Firm has clear and marketable development rights in respect of the property bearing CTS No. 411A admeasuring 475 square meters and more particularly described in the Schedule hereunder written.

This certificate is issued only and solely for the specific purpose of compliance as pre-requisite, for consideration of development proposal at the land under reference by the Municipal Corporation of Greater Mumbai, as per the prevailing policy.

SCHEDULE
(Description of the Property)

All that piece and parcel of land bearing CTS No. 411A admeasuring 475.2 square meters, situate, lying and being at Bhandup in the Registration Sub-District formerly of Thana and now of B.S.D.

Dated this 7th day of May, 2014

Sagar J. Kadam