

TO WHOM IT MAY CONCERN

This is to certify that we have investigated the title of the **ANAND BHAVAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provisions of the Maharashtra Co-operative Societies Act 1960, under Registration No. B-2795 of 11.1.1960, having its registered address at Anand Bhavan, Plot No. 271-A, 36th Road, Bandra (West), Mumbai 400 050 ("**the Society**"), to the property more particularly described in the Schedule hereunder written ("**the Property**").

- 1) We have caused searches to be taken at the offices of the Sub-Registrar of Assurances at Mumbai and Bandra for the period 1985 to 2015 in respect of the Property. We had caused a public notice to be inserted in The Free Press Journal (November 10, 2015 Issue) and in Navshakti (November 10, 2015 Issue), inviting the third party claims in respect of the Property. There was no response to this public notice.
- 2) From the searches taken and from the documents of title inspected by me, we find that the Society derives title to the said Property by virtue of a Deed of Conveyance dated 12th July, 1960 between (1) Ramanlal Chandulal Shah, (2) Shashikant Mathuradas Desai, (3) Ratilal Keshavlal Doshi and (4) Praffulachandra Mathuradas Desai of the First Part, and the Society of the Other Part, and which is registered with the Sub-Registrar of Assurances at Bandra under Serial No. BND/1842/1960 dated 16.11.1961.
- 3) The Society has, by a Development Agreement dated 13th October, 2015 (registered with the Sub-Registrar of Assurances under Serial No. BDR/9/8789/ 2015 dated 13.10.2015), granted development rights in respect of the Property to **M/S. VASWANI 108 LIFESPACES LLP.**, (a partnership firm registered under the provisions of the Limited Liability Partnership Act 2008, having its registered office at 42, Deccan Court, 259 SV Road, Bandra West, Mumbai 400 050) ("**the Developers**") on the terms and conditions contained therein. The said Development Agreement entails the demolition of the building/ structures existing on the

Property and the construction of a new building thereon, utilizing therefor the primary FSI of the Property and the entire potential of TDR/FSI, Premium, Fungible FSI. In terms of the said Development Agreement, the Developers are required to allot to the members of the Society flats in the new building and the rest of the premises are available to the Developers to deal with/sell the same under the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

- 4) In our opinion, the title of the Society to the Property is clear, free from encumbrances and is marketable.

THE SCHEDULE ABOVE REFERRED TO :-

FREEHOLD plot bearing Final Plot No. 271A of Town Planning Scheme Bandra No.III (1st Variation) (Final), bearing C.T.S. No. F/718-A, admeasuring 1174.80 square metres, with the two buildings standing thereon both named "Anand Bhavan", situated at 36th Road, Bandra (West), Mumbai 400 050, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows: -

On or towards the North : by properties bearing Final Plot Nos.501 C-D, 510B & 510a, C.T.S. Nos. 717A, 717B, 717C, 717D;

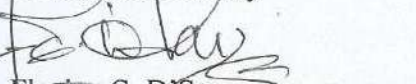
On or towards the South : by property bearing Final Plot No. 271-B;

On or towards the East : by 36th Road;

On or towards the West :by property bearing Final Plot No.270, C.T.S. No. 713;

MUMBAI DATED THIS 21ST DAY OF OCTOBER, 2016.

For M/s. Precept Legal
Advocates & Notary


Flavian G. D'Souza
Partner

TO WHOM IT MAY CONCERN
ADDENDUM TO THE TITLE CERTIFICATE

Ref. Property of the Anand Bhavan Co-operative Housing Society Limited (the "Society"), bearing Final Plot No. 271A of Town Planning Scheme Bandra No. III (1st Variation) (Final), bearing C.T.S. No. F/718-A, admeasuring 1174.80 square metres, at 36th Road, Bandra (West), Mumbai 400 050, (the "Property").

By our title certificate dated 21st October, 2016, we had certified the title of the above referred Property as being clear, free from encumbrances and marketable. The certificate recorded the fact that the Society had granted development rights in respect of the property to M/s. Vaswani 108 Lifespaces LLP (the "Developers")

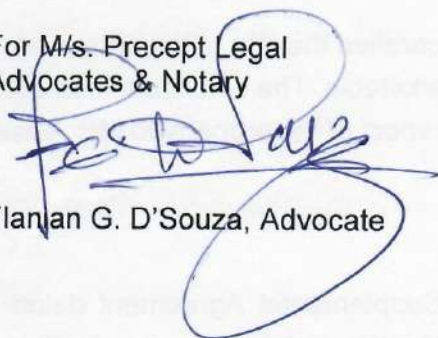
Since then, the following have taken place-

- i) The Society and the Developers have signed a Supplemental Agreement dated 27th September 2016 (which is registered with the Sub-Registrar of Assurances, Andheri No. 3 under Serial No. BDR-9/8693/2016 dated 27.09.2016 (the "First Supplemental Agreement") to record the relocation of some of the new flats of the members of the Society and some of the Developers' sale flats (necessitated on account of a change in the location of the refuge areas in the new building as per the plans approved by the MCGM).
- ii) The Developers have raised a loan from Piramal Finance Private Limited for their projects under a loan agreement dated 21st December 2016 and in terms thereof, the development rights of M/s. Vaswani 108 Lifespaces LLP along with their free sale flats in the development project of the Society's above referred property stand charged to the aforesaid lenders. The sale of each of the Developers' flats in the Society's redevelopment project shall require the prior approval of the lenders and the deposit of the sale receivables into a designated Escrow Account.
- iii) The Society and the Developers signed another Supplemental Agreement dated 24th March, 2017 (which is registered with the Sub-Registrar of Assurances, under Serial No. BDR/18/1610/2017 dated 24th March, 2017 (the "Second Supplemental Agreement") to record the reduction in the height/ floors of the new building and the consequent

changes in the locations of the new flats of the Society members and the Developers' sale flats in the new building (necessitated on account of judgements passed in September, 2016 by the Hon'ble High Court, Bombay in Public Interest Litigation No. 86 of 2014 and other petitions heard together, whereby the Appellate Committee for Height Clearances has been restrained from granting permissions for building heights beyond 56.9 metres above the mean sea level)

MUMBAI DATED THIS 14th DAY OF JULY, 2017.

For M/s. Precept Legal
Advocates & Notary


Flannan G. D'Souza, Advocate