



INDIALAW

ENCUMBRANCE CERTIFICATE

Date: 14th July, 2017

**Kalpataru Limited
101, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz (E),
Mumbai 400055**

Re: Grant of rights and Entitlement in respect of all that piece and parcel of land bearing Plot Nos. 225, 226 and 231 to 239, now bearing C.T.S. No. 25A/3 admeasuring approximately 4,795 square yards, that is, approximately 4,009.20 square meters situated in Village Vile Parle West, Mumbai Suburban District situated at North-South Road No.5 Juhu- Vile Parle Development Scheme, Juhu, Mumbai 400 049 ("Land") granted on lease to one Garib Cooperative Housing Society Limited, a co-operative society registered under the Maharashtra Cooperative Societies Act 1960, vide registration no. B/2896/1960 (the "**Society**") by the Maharashtra Housing Board ("**MHB**"). Kalpataru has acquired rights and entitlements to re-develop the property of the Society (as described herein below). The Land earlier formed a part of the larger land admeasuring approximately 9548.6 square meters owned by the MHB, which was subsequently allocated C.T.S No. 25A ("**Larger Land**"). The land and buildings/structures are hereinafter, wherever the context may so require or permit collectively referred to as the "**Property**".

Developer: Kalpataru Limited, 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (E), Mumbai-400055 ("**Developer**")

Society: Garib Cooperative Housing Society Limited, a co-operative society registered under the Maharashtra Cooperative Societies Act 1960, vide registration no. B/2896/1960

We refer to the Title Search Report/Certificate (duly updated) dated 14th July, 2017 issued by us based upon investigation of title, more particularly as set out in the said Report/Certificate and subject to what is stated therein, and based on the information/documents provided to us, we certify that:

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

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We have caused a search to be conducted at the concerned offices of Registrar of Companies and Revenue Department etc. besides perused and verified several documents provided to us in respect of the aforesaid Property. Search has been conducted at the concerned Sub-Registrar's Offices by Mr. Shriniwas Chipkar till 2015. Further, we have been provided with Search Report dated 29.05.2017 issued by Mr. Mangesh Naik updated from 2015-2017.

With respect to your rights, title and interests to the aforesaid Property, the position thereof is set forth in the aforesaid Title Search Report/Certificate.

We have not observed any other encumbrances, including pending dues, litigations, mortgages or charges registered in respect of the aforesaid Property, apart from the encumbrances as mentioned in the aforesaid Title Search Report/Certificate.

This letter is issued in pursuance of the Title Search Report/Certificate dated 14th July 2017, and should be read and construed in accordance with the same.

Yours truly,

For Shiju P.V.,

Partner

INDIALAW LLP