

ENCUMBRANCE CERTIFICATE

Date: 13th November, 2020

Neo Pharma 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 admeasuring approximately 3,763.40 square meters comprising of undivided portion of CTS No. 134A/3 and CTS No. 134A/4, situated at Village Akurli, Kandivali (East), Taluka Borivali, Mumbai Suburban District (hereinafter to be referred as “**the said Land**”).

Owner: Neo Pharma Private Limited (“**Owner**”).

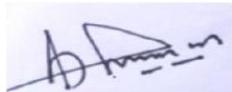
We refer to the Title Search Report dated 13th November, 2020 issued by us and subject to what is stated therein, and based on the information/documents provided to us, we certify that:

We have caused title search at the concerned offices at 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 the right, title and interest of the said Owner to the said Land, the position is set forth in the aforesated Title Search Report dated 13th November, 2020. Further, we have not observed any other encumbrances, including pending dues, litigations, mortgages or charges registered in respect of the said Land, apart from the encumbrances as mentioned in the aforesaid Title Search Report dated 13th November, 2020 thereto.

This Encumbrance Certificate is issued in pursuance of the Title Search Report dated 13th November, 2020 and shall be read and construed in accordance with the same.

Yours truly



Shiju P.V.

Senior Partner

INDIALAW LLP

Date: 13th November, 2020

Place: Mumbai