(REGISTERED LETTERS AT RESIDENCE ONLY)

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A. Matrukripa, 1st Fir., Jn. of Pt. Solicitor Road & Gausha a Lane, Malad (East), Mombat, 400 097
Tel., 2863 6145, 2886 1038 o Fort © 2267 1746, 2267 1687

Rest.: Bunglow No. 6. Shivalik Tower, Near HDFC Bank. 90 Feet Road. Thakur Complex. Kandivali (E). Mumbai - 400 101

Rel No

By Regd. A. D. / U.C.P. / Hand Delivery

To.

Suranjan Holdings & Estate Developers Private Limited a company registered under the provisions of Companies Act 1956 and has its registered office at 3rd Floor, JMC House, Bislen Compound, Western Express Highway, Andheri (East), Mumbai - 400 099.

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TITLE CERTIFICATE.

All that piece and parcel of land with structures standing there of lying, being and situate at Survey Nos. 370, 371-B, 412 and 413-A and bearing C. T.S. Nos. G - 399A, G - 164A, G - 164B and G-626 of Knor Danda and admeasuring 17879 sq. meters or thereabouts and more particularly described admeasuring 1/0/2 sq. inceres of the said in the Schedule hereunder written and hereinafter referred to as the said property.

At the instance of my clients M/s. Suranjan Holdings & Estate Developers Private Limited incorporated under the Companies Act, 1956 and having its registered office at 3rd Floor, JMC House, Bisleri Compound, Western Express Highway, Andheri (East), Mumbai - 400 099. I have investigated the title of my clients in respect of aforesaid property and accordingly have gone through Original documents such as:

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Out of the total area of the said property admeasuring 17,897.9 sq.meters of thereabouts an area of 11.142.1 sq.meters has been declared to be a slum area in pursuance of the said Notification dailed 18th October, 1977; 2020

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- 4. By and under an agreement/writing in letterform dated 30th December 1982 the Owners entered into Supplementary Agreement on the terms and conditions with Messer. Ramko Builders for development of the said property.
- By and under an Agreement dated 30th April, 1987 and made between the Owners of the one part and Messers. Ramko Builders of the other Part, the parties agreed to modify the terms and conditions of the Agreement dated 5th April, 1979 and 30th December, 1982 as per the terms and conditions of the said Agreement dated 30th April, 1987;
- For diverse reasons, which are enumerated in letters dated 17th June 1993 and dated 29th September 1993 addressed to Messrs. Ramko Builders, the Owners therein have terminated the Agreement with Messrs. Ramko Builders and have applied to the Competent Authority for permission to redevelop the said property on their own. Thereafter pursuant to the decision taken at the General Body Meeting of the Owners, and beld on 27th May, 1995, the offer of Development was excepted from Suranjan Holdings & Estate Developers Pvt. Ltd.
- Development Agreement was entered into on 19th August 1993 between NARLI AGRIPADA CO-OPERATIVE HOUSING SOCIETY LIMITADE the Owners therein and SURANJAN HOLDINGS & ESTATE DEVELOPERS PRIVATE LIMITED as the Developers therein for the development of the said property.
- After execution of said principal Agreement dated 19th August, 1995 the
 parties have executed the First Supplemental Agreement dated March 11,
 2003 and the Second Supplemental Agreement also dated March 11, 2003
 and Third the Supplemental Agreement dated December, 2004.
- Two Memorandum of Understanding dated October 1, 2004 entered into by and between (i) Shri Jiten Kishore Ajmera and (ii) Shri Alpesh Kishore

Aimera therein called the Party of the Pirst Part and Shri Satyanarayan M. Shrimali therein called the party of the Second Part.

10. A public notice was published in two leading newspapers "The Prec Press Journal" and "Naxashakti" both dated 26th April 2005 in respect of the said Property. I have not received any objection from any member of the public.

Based on the aforesaid I hereby certify that the title of the said property is clear, marketable and free from all encumbrances and as such ray clients are absolutely entitled to develop the said property and construct said building/buildings on the basis of the Two Memorandum of Uncerstanding dated October 1, 2004 and the First Supplemental Agreement dated March 11, 2003 and the Second Supplemental Agreement also dated March 11, 2003 and the Second Supplemental Agreement also dated March 11, 2003 and Memorandum of Understanding dated 19th January 2005 entered into between Narli Agripada Co-operative Housing Society Limited and M/s. Sururangan Holdings & Estate Developers Private Limited.

SCHEDULE

ALL THAT Deces and parcels of land with structures standing thereon lying being and situation Survey Nos. 370, 371-B, 412, 413-A and bearing C.T.S. Nos. G-399A, 0-164A, G-164B, and G-626 of Khar Danda and admeasuring 17.879 square preference thereobouts.

Dated this 17th day of August 2007.

OM PRAKASH SHUKLA

ADVOCATE

ANNEXURE - "E"

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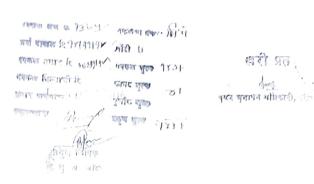
ANNEXURE - "5"

मालमत्ता पंत्रक

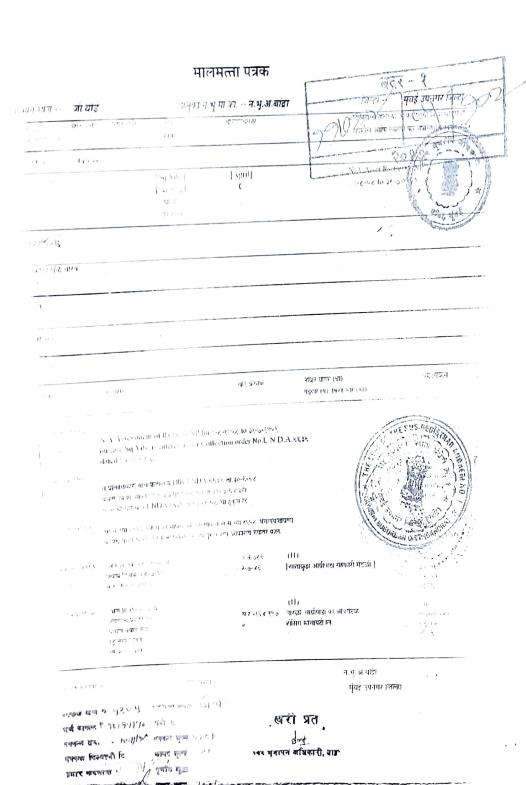
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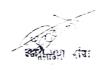


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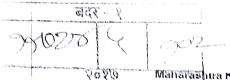
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ANNEXURF . "4"





Manaras heat Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51800000619

Project. Rustomjee Paramount - Wing D. Plot Bearing / CTS / Survey / Final Plot No. CTS Nos G/626 G/164 A stat Andheri, Andheri, Mumbai Suburban, 400054;

- Keystone Realtors Private Limited having its registered office / principal place of business at Tehsil. Andheri. District: Mumbal Suburban, Pin. 400069.
- 2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of 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.
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

That entite with amounts to be realised hereinafter by promoter for the real estate project from the allottees. from the project from the allottees, the project from the allottees of the maintained in a scheduled bank to cover the start of the first formal of the land cost and shall be used only for that purpose, since the estimated receivable of the project, than the estimated cost of completion of the project.

renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with

- The prompter shall comply with the provisions of the Act and the rules and regulations made there under the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the
 promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there
 under.

Signature valid Digitally Signed by Or Vagant Premanand Prabhu (Secretary, MahaRERA) Date 7/18/2017/2/51/49 PM

Dated: 18/07/2017 Place: Mumbal

Signature and seal of the Authbrized Officer Maharashtra Real Estate Regulatory Authority 25 JUN 2015

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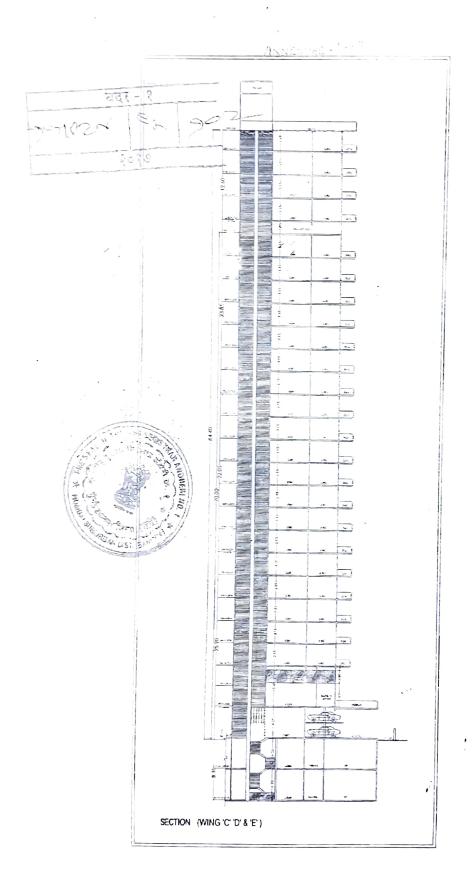
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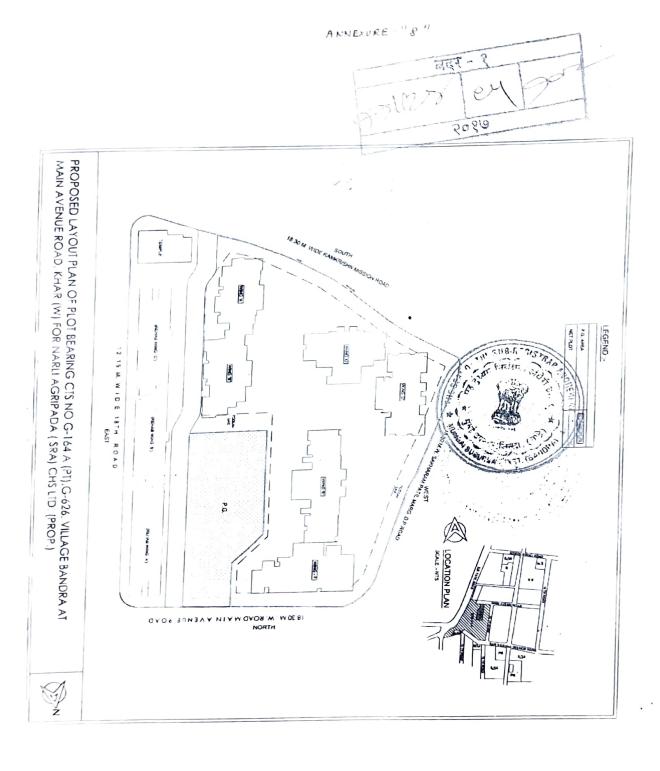
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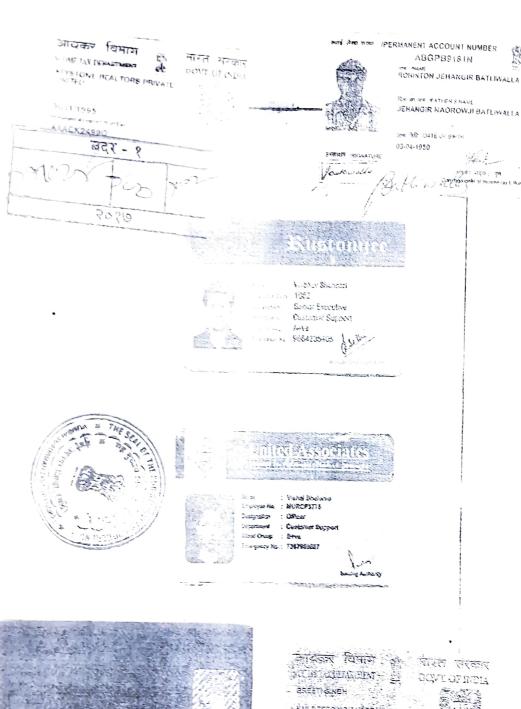
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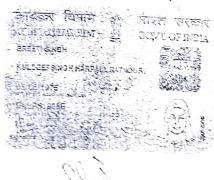
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KEYSTONE REALFORS PVT. LTD.

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कृत गोधवारा भाग-1

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भाजार मुख्य », 5,96,39,769/-

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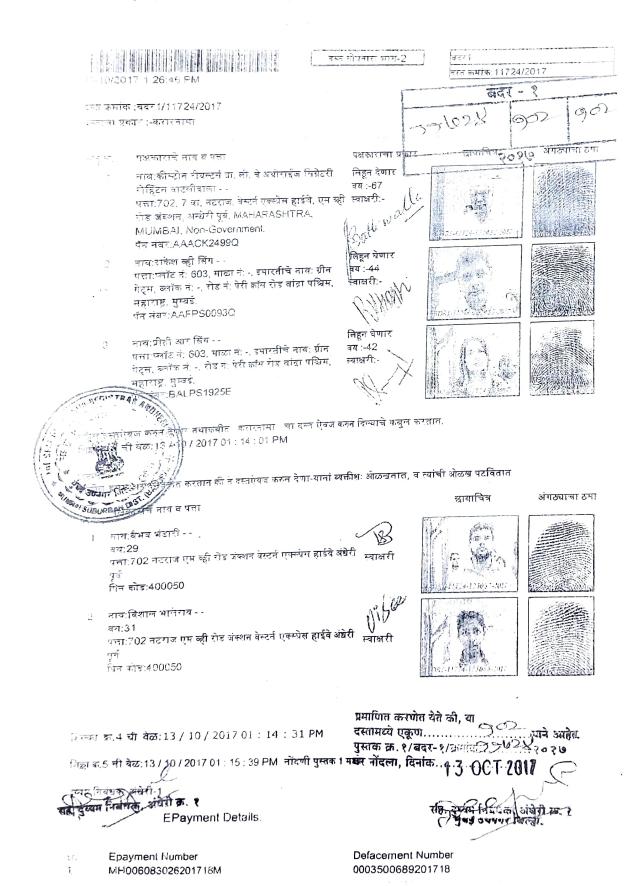
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(5) क्षेत्रफळ

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(6)आकारणी र्किवा जुडी देण्यात असेल तव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-था पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाच व

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2): नाव:-प्रीती आर सिंग - - यथ:-42; पत्ता:-प्लॉट नं: 603, माळा नं: -, इगारतीचे नाव: गीन -/-गेट्स, ब्लॉक नं: -, रोड नं: पेरी क्रॉस रोड बांद्रा पश्चिम, महाराष्ट्र, सुम्बर्ड. िपन कोड:-400050

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(9) इस्लऐवज करुन दिल्याचा दिनांक

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(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

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मुल्यांकनामाठी विचारात घेतलेला

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



कारी-राज्यमा निर्मे**धक,** र मंबर्ड उपलग्रद जिल्हा.