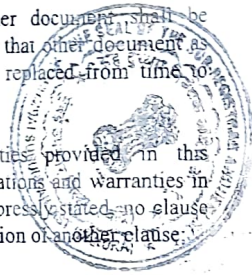


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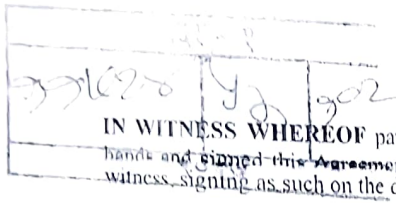
31.1.2 any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

- 31.2 Any reference to the singular shall include the plural and vice-versa;
- 31.3 Any references to the masculine gender shall include the feminine gender and/or the neutral gender and vice-versa;
- 31.4 The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- 31.5 References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- 31.6 Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- 31.7 References to a person (or to a word importing a person) shall be construed so as to include:
- 31.7.1 An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
- 31.7.2 That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.



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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witness signing as such on the day first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO
PART I
("the Larger Property")

ALL THAT piece and parcel of land bearing CTS Nos. G/626 admeasuring 11,142.10 square meters and G/164 A (part) admeasuring 2750 square meters of Village Bandra Taluka Andheri in the Mumbai Suburban District out and from the Entire Property more particularly described in the First Schedule above referred to and an additional area of 292 square meters collectively admeasuring 14,184.10 square meters and bounded as follows:

- On or towards the North side : 18.30 M. Wide Avenue Road
- On or towards the South side : 18.30 M. Wide Ramkrishna Mission Road
- On or towards the East side : 12.19 M. Wide 18th Road
- On or towards the West side : 18.30 M. Wide Sakharam Patil Road/Proposed D.P. Road

PART II
(the Said Land)

ALL THAT piece and parcel of land bearing CTS Nos. G/626 (pt) and G/164 A (pt) of Village Bandra Taluka Andheri in the Mumbai Suburban District admeasuring 9491.51 square meters out and from the Larger Property more particularly described in the First Schedule Part I above referred to.

THE SECOND SCHEDULE ABOVE REFERRED TO
("Real Estate Project Amenities")



1. Elevators
2. Staircases and Lift Lobbies
3. Air Conditioned ground floor lobby
4. CCTV surveillance security system
5. Public Address system
6. Common area lighting
7. Fire Chute/Fire Lift
8. Common area fire sprinklers
9. Terrace

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THE THIRD SCHEDULE ABOVE REFERRED TO:
 ("Whole Project Amenities")

SR.NO.	AMENITY TYPE	DESCRIPTION
PART A		
1.	TODDLERS CREATIVE STUDIO	Multifunctional space for kids to pursue their passions like dance, music and painting.
2.	BUSINESS CENTRE	Dedicated space for meetings
3.	SENIOR CITIZEN'S ZONE	Space with resting benches for senior citizens
4.	MINI-THEATRE	Mini theater for Audio visual entertainment for 16 people
5.	SPA	Spa with 2 treatment rooms and rest room facility
6.	BANQUET HALL	Function/ Party hall with approx 1000 sq.ft. with space for service pantry and kitchen
7.	INDOOR GAMES ZONE	Space for Indoor games like pool, table tennis & board games like chess, carrom & darts
8.	ARTIFICIAL ROCK CLIMBING WALL FOR KIDS	Artificial rock climbing wall for kids
9.	YOGA DECK	Area for practising Yoga
10.	GYMNASIUM	Gymnasium equipped with cardio and strength equipments
11.	SALT WATER POOL	Lap pool with length 20Meters and width 5 Meter with salt water filtration system
12.	KIDS POOL	Shallow pool with length 6M and width 2M for kids
13.	AQUA GYM	Pool with submerged cardio equipments
14.	POOL DECK	Pool side deck area with loungers
15.	KINETIC SAND PIT	Children play area with sand infill
16.	HERB GARDEN	Outdoor herb/ Shrub garden with herbs
17.	OUTDOOR FITNESS STATION	Space where outdoor fitness stations are located for fitness enthusiasts to exercise in the open
18.	ZEN GARDEN	Japanese rock garden landscape through carefully composed arrangements of rocks
19.	ALFRESCO SKY LOUNGE	Outdoor dining area with outdoor furniture
20.	STAR GAZING DECK	Terrace deck for star gazing
21.	PARTY LAWN	Lawn area for parties for 30 people
22.	RESTING PAVILLION	Pool side area for relaxation
23.	WALKING TRAIL	Pathway for taking a walk around the podium
24.	CABANA	Semicovered lounge area near pool
25.	MULTI COURT	Sports turf for futsal & cricket that can be used for performance gatherings as well.
26.	DRIVER AC ROOM	Drivers waiting area
27.	CONCIERGE SERVICES	
28.	VALET SERVICES	For car parking only
PART B		
I.	Pump Rooms.	

B

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THE FIFTH SCHEDULE ABOVE REFERRED TO
 ("Meaning of the Terms and Expressions defined in this Agreement")

Sr. No.	Terms and Expressions	Meaning End Description
1.	Name, address and email id of the Promoter	Name: Keystone Realtors Pvt. Ltd. Address: 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400069 Email id: customersupport.paramount@rustomjee.com
2.	Name, address and email id of the Allottee	Name: MR. RAKESH V. SINGH & MRS. PREETI R. SINGH Address: 603, Green Gates, Petty Cross Road, Bandra (West), Mumbai - 400 050. Email id: rakeshsinghthakur33@gmail.com
3.	said Wing	Wing "D"
4.	Real Estate Project	Rustomjee Paramount- Wing "D"
	(a) RERA Certificate	P51800000619
	(b) Floor Composition	(i) The Real Estate Project shall comprise of Ground/ Stilt + 23 habitable floors. (ii) Presently MCGM has approved construction of 18 habitable floors.
	(c) Consumption	(i) FSI sanctioned till date is 5136.27 square meters (ii) Balance FSI proposed (not sanctioned) is 1323.62 square meters (iii) Aggregate FSI (sanctioned + proposed) is 6459.89 square meters
5.	IOA	IOA dated January 17, 2014 bearing ref. no SRA/ENG/3068/HW/PL/AP amended from time to time
6.	CC	CC dated July 17, 2014 and re-endorsed from time to time
7.	the said Premises	Flat bearing No. 1502 on 14th floor of the said Wing / Real Estate Project and admeasuring 119.80 square meters (carpet area) equivalent to 1289.53 square feet (carpet area) of the Whole Project known as "Rustomjee Paramount". The exclusive areas appurtenant to the said Flat admeasure 8.90 square meters equivalent to 95.80 square feet.

THE SIXTH SCHEDULE ABOVE REFERRED TO

("schedule, manner of payment of Consideration by the Allottee to the Promoter")

Particulars	Payment Due
Token/Part of application fee	Rs.32,32,403/-
Balance Application fee within 15 days of token	Rs.32,32,403/-
Within indays from execution of agreement	Rs.1,29,29,611/-
On completion of 2 nd Basement	Rs.48,48,604/-
On completion of Plinth level	Rs.48,48,604/-
On completion of 1st Slab	12,92,961/-
On completion of 3rd Slab	12,92,961/-
On completion of 5th Slab	12,92,961/-
On completion of 7th Slab	12,92,961/-
On completion of 9th Slab	12,92,961/-
On completion of 11th Slab	12,92,961/-
On completion of 13th Slab	12,92,961/-
On completion of 15th Slab	12,92,961/-
On completion of 17th Slab	12,92,961/-
On completion of 19th Slab	12,92,961/-
Terrace slab completion	Rs.32,32,403/-
On completion of walls, Internal Plaster, Flooring, Doors & Windows within the said apartment	Rs.32,32,403/-
On completion of Sanitary Fitting, Staircase, lift wells, lobbies upto the floor level of the said apartment	Rs.32,32,403/-
On completion of External Plumbing, External Plaster, Elevation, Terrace with waterproofing	Rs.32,32,403/-
On completion of lift, water pumps, electrical fitting & entrance lobby	Rs.64,64,806/-
On Possession	Rs.32,32,402/-
Total	Rs.6,46,48,055/-

PHYSICS: MECHANICS AND THERMODYNAMICS

Chapter 1: Kinematics

1.1 Displacement, Velocity and Acceleration

1.2 Equations of Motion

1.3 Free Fall

1.4 Relative Velocity

1.5 Projectile Motion

1.6 Circular Motion

1.7 Relative Motion

1.8 Relative Velocity

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THE SEVENTH SCHEDULE ABOVE REFERRED TO:
 ("being the list of the "Other Charges" to be paid by the Allottee in accordance
 with this Agreement")

2017 - 18		
2017	29	2017
2017	2017	2017

PART A		
Sr. No.	Particulars	Amounts
1.	Legal Charges	Rs. 50,000/-
2.	Society Formation & Registration Charges	Rs. 25,000/-
3.	Charges towards installation of Electric Meter, Water Meter, Gas Connection upto the ground floor of the said Wing	Rs. 50,000/-
	Total	Rs. 1,25,000/-
PART B		
Sr.	Particulars	Amounts
1.	Share Application and Entrance Fees of the said Society	Rs. 700/-
2.	Corpus Fund	Rs. 34,400/-
3.	Proportionate Share of Municipal Taxes and Outgoings	As determined at the time of possession
4.	Advance Deposit of Municipal Taxes and Outgoings	As determined at the time of possession



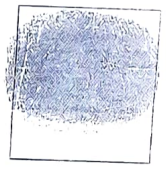
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Photo

Left Hand
Thumb Impression

SIGNED AND DELIVERED BY)
 the within named Promoter)
Keystone Realtors Private Limited)
 By the hands of its Director /)
 Authorized Signatory)
Mr Rohinton Battiwala)
 in the presence of)
 Witness:

Rohinton Battiwala



1. Vaibhav Bhandari
2. Vishal Bhalerao

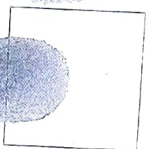
SIGNED AND DELIVERED BY)
 the within named Allottee)
MR. RAKESH V. SINGH)

Rakesh V. Singh



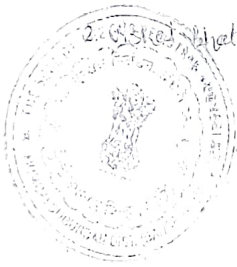
MRS. PREETI R. SINGH)
 in the presence of)

Preeti R. Singh



Witness:

1. Vaibhav Bhandari
2. Vishal Bhalerao



RECEIPT

बदल - ४

29/07/18

200000

RECEIVED from the Allottee herein an aggregate sum of **Rs.1,00,00,000/- (Rupees One Crore Only)** being the amount to be paid by the Allottee to the Promoter towards the said Consideration in accordance with the Fourth Schedule as per the details mentioned below:

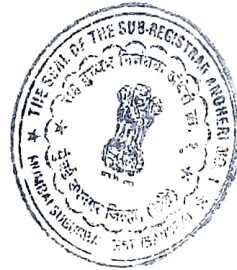
DATE	CHEQUE NO.	NAME OF THE BANK	AMOUNT
09.05.2017	217029	Punjab National Bank	Rs.50,00,000/-
11.08.2017	000059	Kotak Mahindra Bank	Rs.50,00,000/-
TOTAL			Rs.1,00,00,000/-

For Keystone Realtors Pvt. Ltd.

Bhatnagar
(Authorized Signatory)

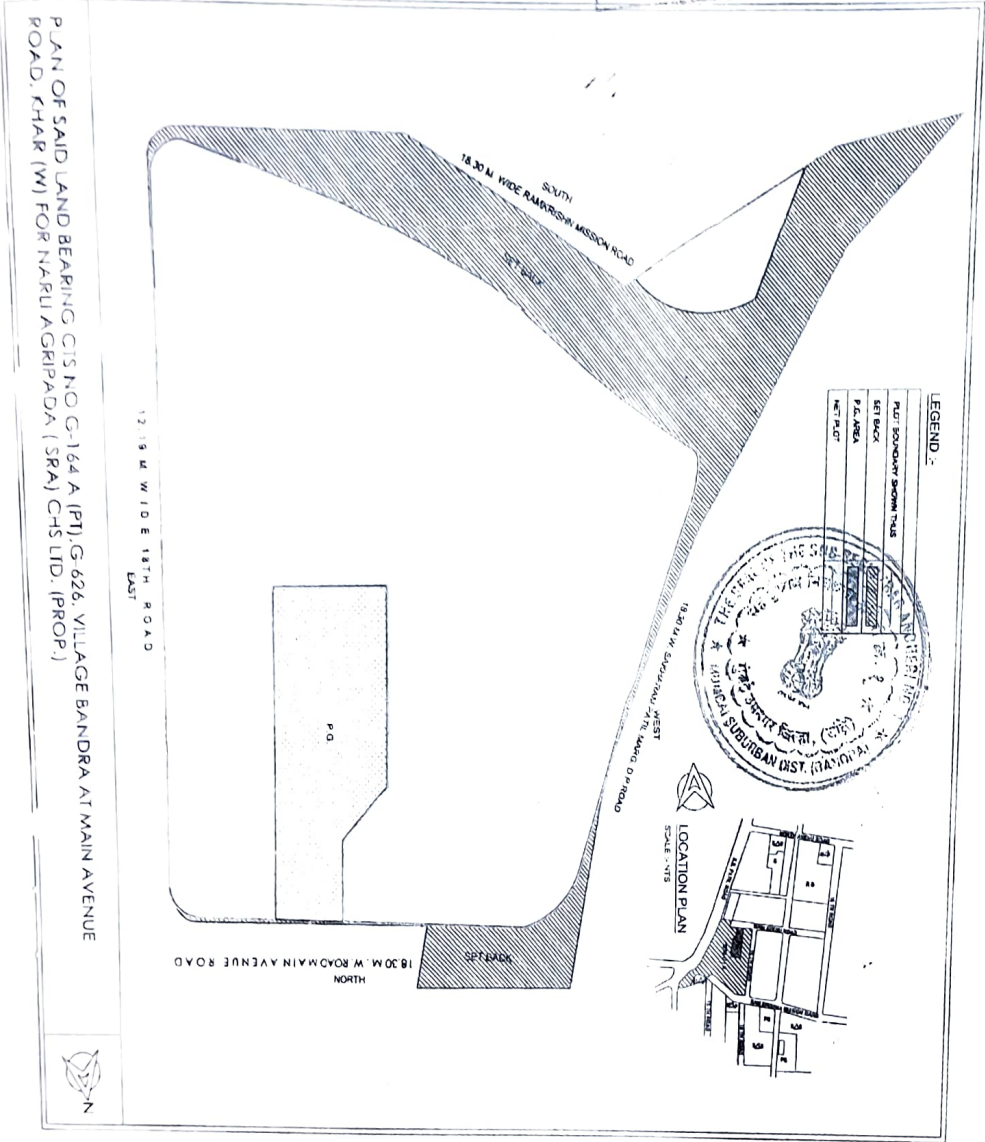
Witness:

1. Vaibhav Bhandari
2. Vishal Bhalerao



ANNEXURE - "1"

बंदर - १		
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१०१७		



PLAN OF SAID LAND BEARING C/S NO G-164 A (PT) G-626, VILLAGE BANDRA AT MAIN AVENUE ROAD, KHAR (W) FOR NAFUJA GRIPADA (SRA) CHS LTD. (PROP.)



ANNEXURE - "2"

S. MAHOMEDBHAI & CO.

(Registered)

ADVOCATES & SOLICITORS

TAMARIND HOUSE, FIRST FLOOR,

36, TAMARIND LANE

FORT, MUMBAI - 400 001.

INDIA

Telephone: +91 - 22 - 2265 2778

+91 - 22 - 6634 5053

E-mail: smcolan@gmail.com

SHAMIMA TALY
MUKUL TALY
MALLIKA TALY

To,

Keystone Realtors Private Limited
(successor in interest of
Suranjan Holding And Estate Developers Private Limited)
702, Natraj, M.V. Road Junction,
Western Express Highway,
Andheri (East)
Mumbai 400 069

Sirs,

Ref: All that piece and parcel of freehold land bearing CTS, No. G-626, admeasuring 11,142.10 square meters, G-164-A (Part) admeasuring 2750 square meters together with additional area admeasuring 292 square meters aggregating to 14,184.10 square meters or thereabouts of Village Bandra, Taleka Andheri, Mumbai Suburban District (the said property)

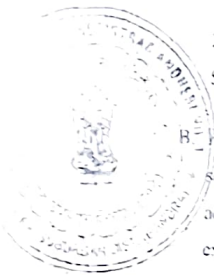


By our Certificate of Title dated July 23, 2015 we have opined that subject to what is stated therein, Suranjan Holding And Estate Developers Private Limited ("Suranjan") is entitled to develop the said property more particularly described in the Schedule thereunder written (which is also the Schedule hereunder written) under development rights taken from Narli Agripada Co-operative Housing Society Limited and to sell on ownership basis to third parties, premises comprised in the free sale component of the sanctioned Slum Rehabilitation Scheme with respect to the said property with clear and marketable title, free from reasonable doubts and after compliance with the terms and conditions of all permissions obtained by them.

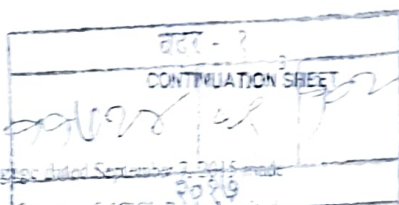
Since the issuance of the said Certificate of Title, certain events have transpired which make it necessary to issue this Supplementary Certificate of Title:

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२०१३	

A. All the amounts borrowed by Suranjan from IDBI Trusteeship Services Limited and secured by issuance of Secured Redeemable Non-convertible Debentures and the charge created over the development rights and all other right, title and interest with respect to the said property (Slum Rehabilitation Scheme) by virtue of the LOI issued by the Slum Rehabilitation Authority together with the buildings constructed and to be constructed thereon in favour of IDBI Trusteeship Services Limited in its capacity as Debenture Trustee for the benefit of Debenture Holders, in accordance with terms of Debenture Trust Deed dated 18th February, 2014 executed by Suranjan in favour of IDBI Trusteeship Services Limited and registered in the office of the Sub-Registrar of Assurances at Andheri -2, Mumbai under Serial No. BDR4/1194/2014 has been repaid in full. The said IDBI Trusteeship Services Limited have in consideration executed a Deed of Re-conveyance dated September 23, 2015 in favour of Suranjan *inter alia* in respect of the said property. The said Deed of Re-conveyance is duly registered in the office of the Sub-Registrar of Assurances, Andheri -2, Mumbai Suburban District under Serial No. BDR4/7087/2015 on September 23, 2015;



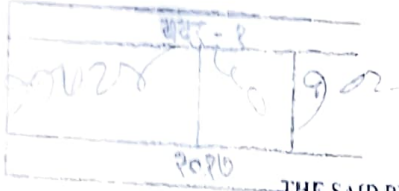
B. All the amounts borrowed by Suranjan from ECL Finance Limited and secured by a mortgage or charge created in respect of the said property in accordance with the terms of the Mortgage Deed dated February 20, 2014 executed by Suranjan in favour of ECL Finance Limited and registered in the Office of the Sub-Registrar of Assurances, Andheri -2, Mumbai Suburban District under Serial No. BDR4/1256/2014 on February 21, 2014 have been repaid in full. Accordingly, ECL Finance Limited have in consideration thereof, signed and executed a Deed of Re-conveyance dated September 23, 2015 in favour of Suranjan *inter alia* in respect of the said property. The said Deed of Re-conveyance is duly registered in the Office of the Sub-Registrar of Assurances, Andheri -2, Mumbai Suburban District under Serial number BDR4/7085/2015 on September 23, 2015;



- C. By and under an Indenture of Mortgage dated September 2, 2015 made and entered into by Suranjan in favour of ICICI Bank Limited Suranjan has against the mortgage security *inter alia* of the said property together with the structures standing thereon and an exclusive charge by way of a registered mortgage of the scheduled receivables has borrowed a sum of Rs. 260.00 crores from ICICI Bank Limited. The said Indenture of Mortgage is registered in the office of the Sub Registrar of Assurances, Andheri No. 2, Mumbai Suburban District under Serial No. BDR47088/2015 on September 23, 2015 ;
- D. By and under an Order dated September 22, 2016 of the Hon'ble High Court of Judicature at Bombay made in Company Scheme Petition No.292 of 2016 connected with Company Summons for Direction No.341 of 2015, the Hon'ble Court was pleased to order and direct that Suranjan Holding & Estate Developers Pvt. Ltd. (the Transferor Company) be amalgamated with Keystone Realtors Private Limited and was pleased to grant sanction of the Hon'ble Court under Sections 391 to 394 of the Companies Act, 1956 to the Scheme of Amalgamation of Suranjan Holding & Estate Developers Pvt. Ltd. with Keystone Realtors Private Limited and their respective Shareholders.

In light of the aforesaid facts, Keystone Realtors Private Limited is the successor in interest of Suranjan Holding And Estate Developers Private Limited and all acts, deeds, matters and things done or caused to be done by Suranjan Holding upon Keystone Realtors Private Limited in terms of the said Order dated September 22, 2016 of the Hon'ble High Court of Judicature at Bombay.

In our opinion, subject to what is stated above, Keystone Realtors Private Limited is entitled to develop the said property more particularly described in the Schedule hereunder written under development rights taken from Narli Agripada Co-operative Housing Society Limited and to sell on ownership basis to third parties, premises comprised in the free sale component of the sanctioned Slum Rehabilitation Scheme with respect to the said property with clear and marketable title, free from reasonable doubts and after compliance with the terms and conditions of all permissions obtained by them.



SCHEDULE

THE SAID PROPERTY ABOVE REFERRED TO :

All that piece or parcel of freehold land bearing CTS. Nos. G-626 admeasuring 11,142.10 square meters, and G-164-A (Part) admeasuring 2750 square meters together with area admeasuring 292 square meters aggregating to 14,184.10 square meters or thereabouts of Village Bandra, Taluka Andheri, Mumbai Suburban District and bounded as follows:

On or towards the :

- North : 18.30 M. Wide Avenue Road
- South : 18.30 M. Wide Ramkrishna Mission Road
- East : 12.19 M. Wide 18th Road
- West : 18.30 M. Wide Sakharan Patil Road/
Proposed D.P. Road

Mumbai
Date: February __, 2017

Partner,
S. Mahomedbhai & Co.,
Advocates & Solicitors



S. MAHOMEDBHAI & CO.

(Registered)

ADVOCATES & SOLICITORS
TAMARIND HOUSE, FIRST FLOOR,
36, TAMARIND LANE
FORT, MUMBAI - 400 001.
INDIA

Telephone : +91 - 22 - 2265 2778
+91 - 22 - 6634 5053
E-mail : smcolaw@gmail.com

SHAMIMA TALY
MUKUL TALY

To.

Suranjan Holdings And Estate Developers Private Limited,
702, Natraj, M.V. Road Junction,
Western Express Highway,
Andheri (East)
Mumbai- 400 069.

Sirs.

Ref: All that piece and parcel of freehold land bearing CTS. Nos. G-626 admeasuring 11,142.10 square meters, G-164-A (Part) admeasuring 2,750 square meters together with additional area admeasuring 292 square meters aggregating to 14,184.10 square meters or thereabouts of Village Bandra Taluka Andheri, Mumbai Suburban District ("the said property")

We have investigated the title of Suranjan Holdings And Estate Developers Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East) Mumbai- 400 069, ("the Developer") in respect of the said property more particularly described in the Schedule hereunder written.

Narli Agripada Co-operative Housing Society Limited ("Owners"), a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/2221 and having its registered office at Narli Agripada, 18th Road, Khar (West), Mumbai 400 052 are the owners of the larger property bearing CTS Nos. G-399A, G-626, G-164A (Part) and G-



164D of Village Bandra, Taluka Andheri in the Mumbai Suburban District and admeasuring 17,879 square meters or thereabouts ("the Larger Land").

By and under the Notification No. DC/ENC/A/38- Narli Agridada dated October 18, 1977, the Deputy Collector (ENC) and Competent Authority ("Competent Authority") appointed under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("Slums Act") has declared a portion of the said property bearing CTS No.G-626 and admeasuring 11,142.1 square meters as a "slum area" within the meaning of the provisions of the Slums Act.

By and under an Agreement dated April 5, 1979 made between the Owners on the one hand and one Messrs. Ramko Builders and its partners for the time being on the other hand, the Owners with the sanction of the Competent Authority allowed Messrs. Ramko Builders to develop the Larger Land as a Slum Redevelopment Scheme under the provisions of the Slums Act.

Messrs. Ramko Builders filed Original Suit No.820 of 1983 in the Hon'ble High Court of Judicature at Bombay wherein the Owners were Defendant No. 4 along with one Roshanlal Agarwal and 2 others who were Defendant Nos. 1 to 3 in the aforesaid Suit. On April 28, 1983 Consent Terms were filed in the aforesaid Suit between the parties and a decree in terms of Consent Terms was passed by the Hon'ble Court. Under the terms of the said Consent Terms dated April 28, 1983, the Owners, at the instance of Messrs. Ramko Builders, out and from the Larger Land granted and demised / leased absolutely an area admeasuring 1,764 square meters earmarked as Plot 'C' on the plan of the Larger Land annexed to the said Consent Terms together with the benefit of 22,859 square feet Floor Space Index built up for a term of 999 years for the annual rent of Re.1/- in favour of the said Roshanlal Agarwal and 2 others with power to sub lease, under lease, assign, transfer, mortgage, deal with, dispose of, alienate or encumber the said Plot 'C' as

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S. MAHOMEDBHAI & CO.

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CONTINUATION SHEET	

marked on the plan of the Larger Land annexed to the said Consent Terms and any building or part thereof in such manner as they deem fit. The said portion has been constructed upon and is known as "Narendra Apartments"; Messrs. Ramko Builders were unable to carry on or complete the work entrusted to them under the Agreement dated April 5, 1979. For diverse reasons some of which are enumerated in the letters of the Owners dated June 17, 1993 addressed to Messrs. Ramko Builders and dated September 29, 1993 addressed to the Competent Authority and dated October 28, 1993 addressed to Messrs. Ramko Builders (hereinafter collectively referred to as "the letter of termination"), the Owners have terminated the Development Agreement dated April 5, 1979 with Messrs. Ramko Builders. Messrs. Ramko Builders filed Original Side Suit No. 263/1994 ("said Suit") in the Hon'ble High Court of Judicature at Bombay seeking specific performance of the Agreements between the Owners and themselves. The Notice of Motion No. 260/1994 filed in the said Suit was dismissed. The appeal filed against dismissal of Notice of Motion was dismissed as withdrawn. The said Suit is pending. Messrs. Ramko Builders have not been granted any interlocutory reliefs in the said Suit;

A portion of the Larger Land bearing CTS No. G-3996 measuring 2,223.20 square meters (not being a part of the said property) is in the occupation of a member of the Owners claiming as an alleged tenant. In addition a third party M/n. Dakshin Enterprises is claiming the said portion as owner under a Conveyance dated September 20, 2006 registered in the office of the Sub Registrar of Assurances at Andheri - 2, under Serial No. BDR/4- 7192/2006 dated September 26, 2006. The name of the Owners is reflected in the Property Register Card of the said portion of the Larger Land as owners thereof. The disputes are the subject matter of two pending Writ Petitions (viz. Writ Petition No. 2133 of 2011 and Writ Petition No. 30 of 2012) in the Hon'ble High Court

of Judicature at Bombay arising out of Record of Rights proceedings under the provisions of the Maharashtra Land Revenue Code, 1966;

The Owners herein have entered into a Development Agreement dated August 19, 1995 ("Development Agreement") for the development of the Larger Land in favour of the Developer. The said Development Agreement is registered vide a Deed of Confirmation dated January 28, 2010 ("Confirmation Deed") with the office of the Sub Registrar of Assurances under Serial No. BDR - 15 / 4184 / 2010 on April 17, 2010. The Owners have granted an Irrevocable Power of Attorney dated February 11, 2014 in favour of the Developer. The said Power of Attorney is duly registered with the office of the Sub Registrar of Assurances, Andheri 2 at Mumbai under Serial No. BDR-4/1004/2014 on February 11, 2014.

By and under a Notification No. SRA/DC/Desk-4/Tab-4/Narli Agripada/ 3C/ 2009/1665 dated August 3, 2009, the Chief Executive Officer, Slum Rehabilitation Authority appointed under the provisions of the Slums Act has declared a portion of CTS No.G-164A(part) admeasuring 2,340.30 sq. meters as a "slum rehabilitation area" within the meaning of the provisions of the Slums Act.

The Developer has submitted to the Slum Rehabilitation Authority, Mumbai a slum redevelopment scheme in respect of the said property under the provisions of Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 ("DCR").

By and under a Rectification Deed dated February 01, 2014 ("Rectification Deed") executed by and between the Owners of the One Part and the Developers of the Other Part, the Owners have rectified the mistakes in the particular description of the Larger Land as contained in the said Development Agreement and the said Confirmation Deed. The said Rectification Deed is duly registered in the office of the Sub Registrar of

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Assurances Andheri -2 at Mumbai under Serial No. BDR4-1003-2014 on February 11 2014.

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The Slum Rehabilitation Authority has issued a Letter of Intent and revised Letters of Intent ("LOI"), Intimation of Approvals and Commencement Certificates in favour of the Developer inter alia, permitting the Developer to develop the rehab component as well as the free sale component of the said property more particularly described in the Schedule hereunder written under the provisions of Regulations 33(10) and 33(14) D of the DCR.

The development rights and all other right, title and interest with respect to the said property by virtue of the LOI together with the buildings constructed and to be constructed thereon have been secured by issuance of Secured Redeemable Non-convertible Debentures and a charge has been created over in favour of IDBI Trusteeship Services Limited in its capacity as Debenture Trustee for the benefit of Debenture Holders, in accordance with terms of Debenture Trust Deed dated 18th February, 2014 executed by the Developer in favour of IDBI Trusteeship Services Limited and registered in the office of the Sub-Registrar of Assurances at Andheri -2, Mumbai under Serial No.BDR4/1194/2014.

By Indenture of Mortgage dated 20th February, 2014 executed by the Developer in favour of ECL Finance Limited and registered in the office of the Sub-Registrar of Assurances at Andheri -2, Mumbai under Serial No.BDR4/1256/2014, the Developer has mortgaged to ECL Finance Limited the development rights and all other right, title and interest with respect to the said property for the loan advanced by ECL Finance Limited to the Developer.

The Developer being duly authorized by the General Body Resolution of the Owners is constructing the rehabilitation component for rehabilitation of the eligible slum

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working on the said property and is also constructing free sale buildings on the said property with the intention to sell the same on ownership basis to intending buyers.

We have perused the various title documents referred to above in the course of investigation of title of the Developer. We have inspected the Property Register Card with respect to the said property produced by the Developers for our perusal. We have conducted a search in the office of the Sub Registrar of Assurances in respect of the Larger Land in the offices of the Sub Registrar of Assurances at Bandra and Mumbai for the period 1945 to 2002 (58 years). Our Search Clerk found that in the office of the Sub Registrar of Assurances at Bandra the Index No. II for the years 1945 to 1954, 1956 to 1964, 1971 to 1973 and 1977 to 1983 are entirely torn. Our Search Clerk found that in the office of the Sub Registrar of Assurances at Mumbai, the Index No. II for the years 1946 to 1949, 1959, 1960, 1964, 1965, 1971, 1972, 1977 to 1985 are entirely torn. We have conducted a further search in the office of the Sub Registrar of Assurances at Bandra and Mumbai from 2002 to 2015 (14 years) and also at the new office of the Sub Registrar of Assurances at Andheri, MTNL Office from 2002 to 2015 (14 years) where the record books are BDR 1 (Manual Books), at the new office of the Sub Registrar of Assurances at Andheri - 1, MTNL Office from 2002 to 2015 (14 years), at the new office of the Sub Registrar of Assurances at Bandra, Andheri - 2, BDR/4, from 2005 to 2015 (11 years), at the new office of the Sub Registrar of Assurances, Khar, MTNL Office, Andheri - 3, BDR/9 from 2005 to 2015 (11 years), at the new office of the Sub Registrar of Assurances at Andheri - 4, MTNL Office, BDR/15 from 2005 to 2015 (11 years), at the new office of the Sub Registrar of Assurances at Andheri - 5, Jogeshwari MTNL Office, BDR/16 from 2013 to 2015 (3 years - computer), at the new office of the Sub Registrar of Assurances at Andheri - 6, Jogeshwari MTNL Office, BDR/17 from 2013 to 2015 (3 years - computer books). Our Search Clerk found that in respect of Sub Registrar of

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Assurances at Andheri, Office Nos. 1, 2, 3, 4, 5 and 6 - BDR/1, 4, 9, 15, 16 and 17, the Register of Computerized Index No. II have not been maintained properly. In cases of Manual Books, the search is taken subject to torn pages.

We have taken a search in the office of the Registrar of Companies, Maharashtra State, Mumbai and no charges other than those referred to herein have been registered in the said office with respect to the Developers.

We have issued Public Notices in English in the daily newspaper "The Free Press Journal" and in Marathi in the daily newspaper "Navshakti" both dated 2nd April, 2015 inviting persons having any claim, right, title or interest whatsoever in respect of the said property or part thereof more particularly described in the Schedule hereof to notify the same to us in writing. We have not received any notice of any such claims etc. The Public Notices and this Certificate is restricted to the said property more particularly described in the Schedule hereunder written.

In our opinion, subject to what is stated above, Suranjan Holdings And Estate Developers Private Limited is entitled to develop the said property more particularly described in the Schedule hereunder written under development rights taken from Narli Agripada Co-operative Housing Society Limited and to sell on ownership basis to third parties, premises comprised in the free sale component of the sanctioned Slum Rehabilitation Scheme with respect to the said property with clear and marketable title, free from reasonable doubts and after compliance with the terms and conditions of all permissions obtained by them.

SCHEDULE

THE SAID PROPERTY ABOVE REFERRED TO :

All that piece or parcel of freehold land bearing CTS. Nos. G-626 admeasuring 11,142.10 square meters, and G-164-A (Part) admeasuring 2750 square meters together with area

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containing 292 square meters aggregating to 14,184.10 square meters or thereabouts of
Village: ~~Bandra~~ ~~Andheri~~ ~~Mumbai~~ Suburban District and bounded as follows:

Or towards the

North : 18.50 M. Wide Avenue Road
South : 18.30 M. Wide Ramkrishna Mission Road
East : 12.19 M. Wide 18th Road
West : 18.50 M. Wide Sakcharam Pamil Road
Proposed D.F. Road

Mumbai.
Date: July 23, 2015


Partner
S. Mahomedshah & Co.
Advocates & Solicitors

