

LARGER LAND

DRAWING AS PER SRA APPROVAL 2022 FUTURE DEVELOPMENT SUBJECT TO SUITABLE MODIFICATION

ANNEXURE "B" CHAIN OF TITLE

- 1. The Public Works Department of Government of Maharashtra, is seized and possessed of or otherwise well and sufficiently entitled, as the absolute and exclusive owner thereof, to all that piece and parcel of lands admeasuring approximately 70,554.42 sq. metres bearing C. S Nos. 194 B (Part), situate, lying and being at of Village Ghatkopar, Mumbai 400077, and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "Larger Land"), which has been approved and sanctioned for residential use, and which is affected by the Reservations. Copy of the plan delineating the said larger land is annexed hereto and marked as Annexure "A";
- The slum dwellers occupying the slums, being desirous of developing the Larger Landformed themselves into Slum Societies, and passed necessary resolutions, by majority in respect of the re-development of the Larger Land as a slum rehabilitation scheme under the said regulation 33(10) of the D.C. Regulations, and as contemplated under the Slum Act;
- 3. Pursuant to the proposals prepared and submitted for redevelopment of the Slum Societies as a slum rehabilitation scheme under the Slum Act and applicable D. C. Regulations, the SRA issued Annexure II and thereupon issued an amalgamated Letter of Intent bearing nos. SRA/ENG/1560/N/STGL/LOI and SRA/ENG/1253/N/STGL/LOI dated 12th April, 2010, (hereinafter referred to as the "2010 LOI") in the name of Promoter-2. Thereafter, SRA has granted its inprincipal approval to the slum rehabilitation scheme and issued its Revised Letter of Intent bearing no. SRA/ENG/1560/N/STGL/LOI & SRA/ENG/1253/N/STGL/LOI dated 9th January, 2017 (hereinafter referred to as the "Revised LOI") in the name of Promoter-2 for all that piece and parcel of lands admeasuring approximately 70,554.42 sq. metres bearing C. S Nos. 194 B (Part), situate, lying and being at of Village Ghatkopar, Mumbai 400077, and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "Larger Land"), which has been approved and sanctioned for residential use, and which is affected by the Reservations.

ANNEXURE-C

R.K. JHA & Associates

vocate High court & Legal Consultants

Office, G-2- Ground floor, Prospect Chamber Annexe, 6 Skibs Street, Opp. City Bank, P.JA. Road, Fort, Mun 400001 Ph No. 022-22041614, No.962959991, 900511719. Parilly Michael Photometry Death

FORMAT - A

(CircularNo.: - 28 / 2021)

To Maha RERA HousefinBhavan, Plot No. C-21, E-Block, BandraKurla Complex, Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect Free Sale Plot of Phase IA & Phase IB ("Free Sale Plot Phase I") adm. 10735.48 Sq. Mtrs. and forming part of all that piece and parcel of lands admeasuring approximately 70,554.42 sq. meterssituate at lying and being at of Village Ghatkopar, Mumbai-400077 bearing C.T.S. No. 194 B (part), Village Ghatkopar, Taluka Kurla, registration Sub-District of Kurla, District and registration District of Mumbal Suburbanand larger plot bounded as follows:

On or towards the East: SRA Project being developed by Neelam Realtors
On or towards the West: Rajport House
On or towards the South Skising City Project

SRA Project being developed by Neelam Realtors
Rajport House
Eastern Expressway Highway
Skising City Project

(Hereinafter referred to as the "said Property").

1. We have investigated the (ide of the said Property on the request of L&TAsian Realty Project LLP.

	work of the Free Sale Building
1/12/2020	The Maharashtra Real Estate Regulatory Authority constituted under the RERA, has granted its written permission and consent to (a) Aryamaan Xrbia and L&T jointly as joint promoters undertaking the development of Phase-I A Free Sale Buildings, and (b) Aryamaan and L&T jointly that undertaking development of the Phase-I B Free Sale Buildings. The RERA Authority Consent received through email dated 1 th December 2020
23/11/2019	Updated Title Certificate issued by M/sPurnanand& Co. Advocate 8 Solicitors
20/4/2019	Letter dated 7 th December, 2011 bearing file no. SEAC-2010/CR.787/TC.2 addressed by the Secretary, Environment Department & MS. SEIAA, the Secretary granted environment clearance to re-develop the Larger Land as per the sium rehabilitation scheme, which permission was revalidated vide Letter dated 20 th April, 2019
19/4/2018	SRA issued a Letter bearing Reference no. SRA/ENG/2720/N/STGL/AP to Shrl. Vishwas Satodia (Architect), granting its approval to the amended plans.
5/2/2018	Joint Development Agreement between Aryamaan, referred as party of the one part and Xrbia, referred as party of the second part registered under serial No. KRI-5-1717/2018
24/11/2017	Order dtd-21/9/2011 issued by SRA as modified by Order dtd-24/11/2017, SRA has sanctioned a proposal lay out /sub-division of larger land on the terms and conditions contained in the 2011 Undertaking. As per sanctioned Layout area (i) Rehab Plot adm.approximately 18,412.94 Sq. Mts. (ii) Free Sale Plot adm.approximately 21,902.21 Sq. Mts.

Free Sale Plot of Phase IA & Phase IB adm. 10735-48 Sq. Mtrs. and forming part of all that piece and parcel of lands admeasuring approximately 70,554.42 sq. meterssituate at lying and being at of Village Ghatkopar, Mumbal-400077 bearing CT.S. No. 194 B (part), Village Ghatkopar, Taluka Kuria, registration Sub-District of Kurla, District and registration District of Mumbai Suburban.

- 3. We have investigated the title of the said Property based upon the following
- i) The documents of allotment of said Property plot

Date	Document
15/2/2021	Joint Development Agreement between Aryamaan Developers Privat Limited referred as "Aryamaan" and Xrbia Chakan Developers Privat Limited, referred as "Xrbia" and L&T Asian Realty Project LLP referred a "L&T" registered under serial No. KRL-5-1847/2021.
15/2/2021	Power of Attorney registered with the Office of the Sub-Registrar or Assurances at Kurla, under Serial no. 1851 of 2021 executed by Aryamaan in favour of L&T.
15/2/2021	Power of Attorney registered with the Office of the Sub-Registrar o Assurances at Kurla, under Serial no. 1849 of 2021 executed by Xrbia in favour of L&T
18/1/2021	The statutory approvals for the revised plan bearing ref. no. SRA/ENG/2720/N/STGL/AP in respect of Free Sale Building No. 12 and SRA/ENG/3838/N/STGL/AP in respect of Free Sale Building No. 13, in respect of Phase I Development including the construction of the Multi-Level Car Park Building from SRA followmencement of the construction

31/5/2017	Commencement Certificate bearing reference no. SRA/ENG/3838/N/STGL/AP in respect of the Free Sale Building no. 13
28/4/2017	SRA further issued Commencement Certificate bearing reference no. SRA/ENG/2720/N/STGL/AP in respect of Free Sale Building no. 12
27/4/2017	Executive Engineer Water Works granted it's no objection for supplying water to the proposed Free Sale 3: iliding no. 12
25/4/2017	Executive Engineer Water Works granted it's no objection for supplying water to the proposed Free Sale Building no. 13
15/4/2017	Letter bearing Reference nos. SRA/ENG/2720/N/STGI/AP and SRA/ENG/3838/N/STGI/AP to Shri. Vishwas Satodia (Architect), granting its approval to the plans amended in respect of the Free Sale Building no. 12 and Free Sale Building no. 13.
5/4/2017	Title Certificate issued by M/s. Purnenand& Co. Advocate & Solicitors
24/1/2017	Intimation of Approval bearing no. SRA/ENG/3838/N/STGL/AP in respect of Free Sale Building no. 13
24/1/2017	Letter to Shri. Vishwas Satodia (Architect) granting its approval to the plan amended in respect of Free Sale Building no. 12.
19/1/2017 and 2/3/2017	Commencement Certificate in respect to Rehab Building no. 1, Rehab Building no. 2, Rehab Building no. 3 and Rehab Building no. 4 were reendorsed on 19th January, 2017 and Rehab Building no. 5 on 2nd March, 2017 and were extended for full height of part portion being ground plus 22 upper floors including LMR and DHWT on 13th September, 2017, all in accordance with the approved amended plans dated 16th January, 2017
16/1/2017	Letters to Shri. Vishwas Satodia (Architect), granting its approval to the plans amended in respect of the Rehab Building no. 1, Rehab Building no. 2, Rehab Building no. 3, Rehab Building no. 4 and Rehab Building no. 3

	no.5
9/1/2017	Revised Letter of Intent bearing no. SRA/ENG/1560/N/STGL/LOI & SRA/ENG/1253/N/STGL/LOI
7/6/2012	(i) Commencement Certificate bearing no. SRA/ENG/2541/N/STGL/AP in respect of Rehab Building no. 1, (ii) Commencement Certificate bearing no. SRA/ENG/2542/N/STGL/AP in respect of Rehab Building no. 2, (iii) Commencement Certificate bearing no. SRA/ENG/2543/N/STGL/AP in respect of Rehab Building no. 3, (iv) Commencement Certificate bearing no. SRA/ENG/2544/N/STGL/AP in respect of Rehab Building no. 4 and (v) Commencement Certificate bearing no. SRA/ENG/2545/N/STGL/AP in respect of Rehab Building no. 4 and (v) Commencement Certificate bearing no. SRA/ENG/2545/N/STGL/AP in respect of Rehab Building no. 5, all dated 7 th June, 2012
5/12/2011	Intimation of Approval bearing no. SRA/ENG/2720/N/STGL/AP in respect of Free Sale Building no. 12
21/9/2011	Intimation of Approval bearing no. SRA/ENG/2545/N/STGL/AP in respect of Rehab Building no. 5
21/9/2011	Intimation of Approval bearing no. SRA/ENG/2544/N/STGL/AP in respect of Rehab Building no. 4
21/9/2011	Intimation of Approval bearing no. SRA/ENG/2543/N/STGL/AP in respect of Rehab Building no. 3
21/9/2011	Intimation of Approval bearing no. SRA/ENG/2542/N/STGL/AP in respect of Rehab Building no. 2
31/1/2011	Intimation of Approval bearing no. SRA/ENG/2541/N/STGL/AP in respect of Rehab Building no. 1
12/4/2010	Letter of Intent bearing nos. SRA/ENG/1560/N/STGL/LOI and SRA/ENG/1253/N/STGL/ issued by the SRA.
	Property card showing the name of The Public Works Department of Government of Maharashtra as owner of Land,
12/10/2005	The Slum Society and Aryamaan have respectively entered into

ITCL (India) Limited as Security Trustoe registered under serial No. KR1-1-7095/2018 L&T infrastructure: Finance Company Limited, as the Oxiginal Lender had agreed to grant a term loan facility to the extent of Rs. 280,00,0000/-

and

Deed of Mortgage cum Charge dtd-2/11/2018 between Aryamaen, referred as Borrower in favour of IDBI Trusteeship Services Limited as Security Trustee registered under serial no. KRL1-13140/2018 in consideration of Indusind Bank Limited, as Original Lender agreed to grant a various credit facilities up to a maximum principal amount 150,00,00,000/Aryamaen, agreed to create mortgage in respect of phase 1 B Free Sale Buildings in favour of Security Trustee.

vii) Owners of the Larger Land /Lessee of the Larger Land

The Public Works Department of Government of Maharashtra.

Qualifying comments/remarks — The title of L&T Asian Realty Project LLP in respect of the said property is subject to the observations and encumbrances set out in the enclosed Title Certificate dated 23rd November, 2019.

 The report reflecting the flow of the title of the L&T Asian Realty Project LLPIs enclosed herewith as Annexure.

Encl: Annexure

For R.K. Jha & Associates.

Date 04/09 | 2021

Advocates

and 29/11/2005	Development Document dated 12/10/2005 and 29/11/2005 for undertaking the re-development of the targer Land
13/10/2005	Power of Attorney executed by Sant Namideo Housing Society whereby authorized Aryamaan to do all acts deeds and things including delegate from the Attorney with power for development of the property.
29/11/2005	Power of Attorney executed by JuniRamabai Co-operative Housing Society whereby authorized Aryamaan to do all acts deeds and things including delegate from the Attorney with power for development of the property.

ii) 7/12extract orpropertycardissued and mutationentry

Property card showing the name of The Public Works Department of Government of Maharashtra as owner of Land.

iv) We have also relied upon theTRIe Certificate dated 5/4/2017 and Updated Title Certificate dated 23/11/2019 issued by M/s. Purnanand& Co. Advocate & Solicitorsfor the said Property /Larger Land.

v) Litigation

No Litigation on the Title of the said Property

vi)On the basis of the above said and subject to what is stated herein, we state that L&Tas a developers to the Land, has clear and marketable and free from encumbrances except theindenture of Mortgage dtd-12/6/2018 between Aryamaanand Xrbia, referred as Mortgagor 1' Mr. Rahul Nahar referred as Mortgagor 2' Xrbia, Mortgagor 3' in favor of Vistra

FLOW OF THE TITLE OF THE SAID PROPERTY/LARGER LAND:

1) 7/12 extract/ P.R. Card as on date of application for registration.

Property card showing the name of Public works Department, Government of Maharashtra as owner of Land.

2) Mutation Entry No.

N.A.

3) Search Report for 30Years from 1992 to 2021 Taken from Sub-registrar * Office at Mumbal Suturban.

4) Any other relevant title.

N.A

5) Litigation if any.

No Litigation on the Title of the said Property

- 1. The Public Works Department of Government of Maharashtra is seized and possessed of or otherwise well and sufficiently entitled as the absolute and exclusive owner thereof, to all that piece and parcel of lands adm.approximately 70,554.42 Sq. Mts. Bearing C.T.S. No. 194 (part) and as per the Mora Plan dtd-4/6/2013 issued by City Survey Office, the same has been confirmed as C.T.S. No. 194 B (part) , situate lying and being at of Village Ghatkopar, Mumbai-400077 (hereinafter referred to as Larger Land").
- 2. The Larger Land was affected by and was fully encroached upon by slum/slum dwellers and consequently it was declared and consused as "Slum area" under Slum Act and capable of being re-development under regulation 33(10) of the D.C. Regulations.
- 3. The Slum dwelfers occupying the Slums being desirous of Developing the Larger Land formed themselves into Slum Societies and passed necessary resolutions, by majority in respect of the re-development of the Larger Land under Slum rehabilitation Scheme

under the said regulation 33(10) of the D.C. Regulations and as completed under the Slum Act.

- 4. Juni Ramabai Co-operative Housing Society passed the Special General Body meeting dated 28/6/2005 and Sant Namdeo Housing Society its special General Body Meeting held on 14/12/2009, 14/5/2010 and 18/9/2011 approving and appointing Aryamaan as its developer to undertake the re-development of the Society Plot (hereinafter collectively referred to as the Slum Societies Resolutions*)
- 5. The Slum Society and Aryamaan have respectively entered into Development Document dated 12/10/2005 and 29/11/2005 for undertaking the re-development of the Larger Land and Power of Attorney also executed by Juni Ramabai Co-operative Housing Society and Sant Namdeo Housing Society on 29/11/2005 and 13/10/2005 respectively whereby authorized Aryamaan to do all acts deeds and things including delegate from the Attorney with power for development of the property, which are all valid and subsisting and in full force and effect, create a valid, building and legal contractual obligation and liability on the parties thereto, and have not been amended modified.
- 6. The competent Authority /SRA pursuant to carrying out due certification of the requisite status of slum dwallers was pleased to issue Annexure. If for JuniRamabal Co-operative Housing Society on 14/9/2007 and for Sant Namdeo Co-operative. Housing Society on 25/9/2006 which has been amended from time to time. As on date, there are 1,912 eligible slum dwellers occupying the Larger Land.
- Pursuant to the proposals prepared and submitted by Aryamaan, through its Architects, for redevelopment of the Slum Societies as a slum rehabilitation scheme under the Slum Act and applicable D.C. Regulations, the SRA lasued an amalgamatedLetter of Intent bearing No. SRA/ENG/1560/N/STGL/LOI and SRA/ENG/1253/N/STGL/LOI dtd/12/4/2010.

Building No. No. 13, to Aryamaan, thereby approving the proposal of Aryamaan for carrying out the development of Free Sale Buildings on the terms and conditions as contained therein.

- 12. In accordance with the terms of the 2010 LOI, Aryamaan executed the Undertaking dtd-13/9/2011 in favour of Chief Executive Officer, Slum Rehabilitation Authority registered with the office of the Sub-registrar Assurances under serial No. 8DR-13-7476/2011.
- 13. By Order dtd-11/4/2012 passed by the Hon'ble High Court of Bombay in Notice of Motion No. 481 of 2011 filed in Writ Petition No. 1152 of 2000 the Hon'ble Court granted its approval to Aryamaan to re-align, the recreational ground area (R.G. Area) adm. 10,555 Sq. Mts. out of the larger land to undertake the slum rehabilitation scheme.
- 14. Aryamaan executed in favour of SRA the Undertaking dtd-20/11/2012 registered with the office of the Sub-registrar of Assurances under serial No. KRL-1-11333/2012 under which it inter alia Indemnified SRA against any damage litigation, danger which might be caused due to occupation of transit accommodation by the slum dwellers to demolish the transit accommodation within 30 days from the receipt of the occupation certificate in respect of the Rehab Building and that SRA shall be entitled to forfelt Rs. 1,92,000/-and Rs. 49,000/- in case Aryamaan falls to comply with such conditions.
- 15. The SRA had issued in respect of Rehab Buildings: (i) Commencement Certificate bearing no. SRA/ENG/2541/N/STGL/AP in respect of Rehab Building no. 1, (ii) Commencement Certificate bearing no. SRA/ENG/2542/N/STGL/AP in respect of Rehab Building no. 2, (iii) Commencement Certificate bearing no. SRA/ENG/2543/N/STGL/AP in respect of Rehab Building no. 3, (iv) Commencement Certificate bearing no. SRA/ENG/2544/N/STGL/AP in respect of Rehab Building no. 4 and (v) Commencement Certificate bearing no. SRA/ENG/2545/N/STGL/AP in respect of Rehab Building no. 5, all dated 7th June, 2012 to

- 8. In accordance with the terms of the 2010 LOI. Aryamaan executed the Registered Undertaking /indemnity Bond dtd-17/5/2010 registered with the Office of the Sub-registrar of Assurances under serial No. BOR-3-5769/2010 in favour of the Chief Executive Officer, Slum Rehabilitation Authority inter alla undertaking therein to not misuse the pocket terrace/part terrace, stilt area by using it for other purposes apart from car parking basement area approved for car parking refuge area electric meter room and indemnifying the SRA against any damage that is caused to occupiers of the larger land, and to hand over the set back area to the MCGSM.
- 9. Aryamaan in accordance with sium rehabilitation scheme formulated by it and the approvals obtained and to be obtained by it in respect thereof is constructing and developing upon portion of the Rehab Plot (five) (5) and Rehab Building No. 1, Rehab Building No. 2, Rehab Building No. 3, Rehab Building No. 4, and Rehab Building No. 5, (hereinafter collectively referred to as Rehab Buildings*) over the Phase 1 Plot.
- 10. The SRA has issued the following in respect of Rehab Development (i) Intimation of Approval bearing No. SRA/ENG/2541/N/STGL/AP dtd-31/1/2011 in respect of Rehab Building No. 1, (ii) Intimation of Approval bearing No. SRA/ENG/2542/N/STGL/AP dtd-21/9/2011 in respect of Rehab Building No. 2, (iii) Intimation Approval barring No. SRA/ENG/2543/N/STGL/AP dtd-21/9/2011 in respect of Rehab Building No. 3, (iv) Intimation approval bearing No. SRA/ENG/2544/N/STGL/AP dtd-21/9/2011 in respect of Rehab Building No. 4, (v) Intimation Approval bearing No. SRA/ENG/2545/N/STGL/AP dtd-21/9/2011 in respect of Rehab Building No. 5, to Aryamaan thereby approving the proposal of Aryamaan for carrying out the scheme of development on the terms and conditions as contained therein.
- 11. The SRA had issued in respect of the Free Sale Buildings (i). Intimation of Approval bearing No. SRA/ENG/2720/N/STGL/AP dtd-5/12/2011 in respect of Free Sale Building No. 12, and (ii) Intimation Approval bearing No. SRA/ENG/N/STGL/AP dtd-24/1/2017 in respect of Free Sale

Aryamaan for commencing construction up to the plinth level on the terms and conditions as contained therein. Further, the Commencement Certificate in respect to Rehab Building no. 1, Rehab Building no. 2, Rehab Building no. 3 and Rehab Building no. 4 were re-endorsed on 19th January, 2017 and Rehab Building no. 5 on 2nd March, 2017 and were extended for full height of part portion being ground plus 22 upper floors including LMR and OHWT on 13th September, 2017, all in accordance with the approved amended plans dated 16th January, 2017.

- 16. Aryamaan through its Architects prepared and submitted to SRA, a revised proposal for redeveloping the Larger Land by implementing the slum rehabilitation scheme, whereupon the
 SRA, granted its in-principal approval to the slum rehabilitation scheme and issued its
 Revised Letter of Intent bearing no. SRA/ENG/1560/N/STGL/LOT &
 SRA/ENG/1253/N/STGL/LOI dated 9th January, 2017 (hereinafter referred to as the "Revised
 LOT") permitting amalgamation of the aforesald plots and the schemes that is, Juni Rama
 Society Plot and Sant Namdeo Society Plot.
- 17. By and under the Letter dated 13th January, 2017 bearing reference no. SRA/ENG/S06/N/STGL/LAY addressed by the Executive Engineer-E.S. (SRA) to Shri. Vishwas Satodia (Architect), the Executive Engineer granted its approval to the amended layout/sub-division of the slum rehabilitation scheme in respect of the Larger Land. Further, the SRA also issued (i) 5 (five) Letters dated 16th January, 2017 to Shri. Vishwas Satodia (Architect), granting its approval to the plans amended in respect of the Rehab Building no. 1, Rehab Building no. 2, Rehab Building no. 3, Rehab Building no. 4 and Rehab Building no. 5 and (ii) Letter dated 24th January, 2017 to Shri. Vishwas Satodia (Architect) granting its approval to the plan amended in respect of Free Sale Building no. 12.
- 18. The SRA also issued the Intimation of Approval bearing reference no. SRA/ENG/3838/N/STGL/AP dated 24th January, 2017 in respect of Free Sale Building no. 13

to Aryamaan thereby approving the proposal of Aryamaan for carrying out the scheme of development on the terms and conditions as contained therein.

- 19. The SRA also issued a Letter dated 15th April, 2017 bearing Reference nos. SRA/ENG/2720/N/STGL/AP and SRA/ENG/3838/N/STGL/AP to Shri. Vishwas Satodia (Architect), granting its approval to the plans amended in respect of the Free Sale Building no. 12 and Free Sale Building no. 13.
- 20. By and under a Letter dated 25th April, 2017 bearing reference no. HE/134/EEWW(P&R)/NOC addressed by the Executive Engineer Water Works (Planning & Research), MCGM to Aryamaan, the Executive Engineer. Water Works granted H's no objection for supplying water to the proposed Free Sale Building no. 13 subject to the terms and conditions as contained therein.
- 21. By and under a Letter dated 27th April, 2017 bearing reference no. HE/142/EEWW(P&R)/NOC addressed by the Executive Engineer Water Works (Planning & Research), MCGM to Aryamaan, the Executive Engineer Water Works granted its no objection for supplying water to the proposed Free Sale Building no. 12 subject to the terms and conditions as contained therein.
- 22. The SRA further issued Commencement Certificate bearing reference no. SRA/ENG/2720/N/STGL/AP dated 28th April, 2017 in respect of Free Sale Building no. 12 and Commencement Certificate bearing reference no. SRA/ENG/3838/N/STGL/AP dated 31st May, 2017 in respect of the Free Sale Building no. 13 to Aryamaan, for commencing construction upto the plinth with 2 level basement and on the terms and conditions as contained therein.

28. Aryamann, as per the provisions of RERA, has registered Phase I A Free Sale Buildings and Phase I B Free Sale Buildings, as separate projects as under:

Sr.	Project	New Project Name	Registration Number
Phase		-IA Free Sale Building	A
1.	Chembur Central IVY A - (12A)	Centrona Zen A	P51800006239
2.	Chembur Central IVY 8 - (128)	Centrona Zen B	P51800006139
3	Chembur Central Orchid C - (13C)	Centrona Nova A	P51800005456
4.	(Chembur Central Orchid D - (13D)	Centrona Nova B	P51800004566
	Phas	e-IB Free Sale Building	
1	Chembur Central Orchid A - (13A)	Centrona Zest A	P51800003446
2.	Chembur Central Orchid B - (138)	Centrona Zest B	951900002201

- 29. Pursuant to further revision in the plan in respect of Free Sale Building no. 12, the SRA issued a Letter dated 19th April, 2018 bearing Reference no. SRA/ENG/2720/N/SYGL/AP to Shri. Vishwas Satodia (Architect), granting its approval to the amended plans.
- 30. Letter dated 7thDecember, 2011 bearing file no. SEAC-2010/CR.787/TC.2 addressed by the Secretary, Environment Department & MS. SEIAA, the Secretary granted environment dearence to re-develop the targer land as per the slum rehabilitation scheme, which permission was revalidated vide Letter dated 20th April, 2019.
- 31. The Maharashtra Real Estate Regulatory Authority constituted under the RERA, has granted its written permission and consent to (a) Aryamaan, Xrbia and L&T jointly as joint promoters undertaking the development of Phase-I A Free Sale Buildings, and (b) Aryamaan and L&T jointly that undertaking development of the Phase-I B Free Sale Buildings. The RERA Authority Consent received through email dated 1th December 2020
- 32. Aryamaan has obtained the statutory approvals for the revised plan dated 18th January, 2021 bearing ref. no. SRA/ENG/2720/N/STGL/AP in respect of Free Sale Building No. 12 and SRA/ENG/3838/N/STGL/AP in respect of Free Sale Building No. 13 , in respect of Phase I.

- 23. By order dtd-21/9/2011 as modified by Order dtd-24/11/2017, SRA has sanctioned a proposal lay out /sub-division of larger land on the terms and conditions contained in the 2011 undertaking. As per sanctioned Layout area (i) Rehab Plot is adm.approximately 18,412.94 Sq. Mts. (ii) Free Sale Plot is adm. approximately 21,902.21 Sq. Mts.
- 24. Joint Development Agreement dtd-6/2/2018 executed by and between Aryamaan, referred as Developer of the one part and Xrbia, referred as Joint Developer of the other part registered under serial No. KRL-5-1717/2018 Aryamaan and Xrbia agreed to Joint construct and complete phase 1 A Free Sale Building s, being Free Sale Building No. 12 and Wing C and Wing D of Free Sale Building No. 13 at or for the consideration, and on the terms and conditions contained therein.
- Subsequently the Power of Attorney dtd-6/2/2018 was executed by Aryamaan in favour of and Xrbia, registered under serial No. KRI-5-1718/2018.
- 26. Indenture of Mortgage dtd-12/6/2018 between Aryamaan, and Xrbia, referred as Mortgagor 1' Mr. Rahul Nahar referred as Mortgagor 2' Xrbia, Mortgagor 3' in favour of Vistra TICL (India) Limited as Security Trustee registered under serial No. KRL-1-7095/2018 L&T Infrastructure Finance Company Limited, as the Original Lender had agreed to grant a term loan facility to the extent of Rs. 280,00,00,000/-
- 27. By under the Deed of Mortgage cum Charge dtd-2/11/2018 between Aryamaan, referred as Borrower in favour of IDBI Trusteeship Services Limited as Security Trustee registered under serial No. KRL-1-13140/2018 in consideration of Indusind Bank Limited, as Original Lender agreed to grant a various credit facilities up to a maximum principal amount 150,00,00,000/- Aryamaan, agreed to create mortgage in respect of phase 1.8 Free Seie Buildings in favour of Security Trustee.

Development including the construction of the Multi-Level Car Park Building from SRA for commencement of the construction work of the Free Sale Building.

- 33. Joint Development Agreement dated 15/2/2021 between Aryamaan and Xrbia, and t&T registered under serial no. KRL-5-1847/2021, t.& T acquired the 52% and Aryamaan &Xrbia 48% in respect of Phase 1A Development of a portion phase-1 Plot being an area adm. 4,15,583 Sq. Mts. (proposed RERA carpet area) and by construction thereon Free Sale Building No. 12, inclusive of Wing A and B and known as Chembur Central IVV and Free Sale Building No. 13 inclusive. Wing C and D known as Chembur Central Orchid C and Chembur Central Orchid D and Phase 1 B Development of a portion of Free Sale Phase-1 Plot being an adm. 2,32,290Sq. Sq. Ft. (proposed RERA carpet area) by construction thereon Free Sale Building.
- 34. Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kurfa, under Serial no. 1851 of 2021 executed by the ARYAMAAN in fevour of 1.8T.
- 35. Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1849 of 2021 executed by the XRBIA in favour of L&T.

The title of L&T Asian Realty Project LLP in respect of the said Property is clear and marketable subject to the observations and encumbrances set out in the enclosed Title Certificate dated 25rd November, 2019.

Date: 4/9/2021

Date- 4/9/2021

R.K. Iha

Advocate High Court

Re Search report of property Free Sale Plot of Phase IA & Phase IB ("Free Sale Plot Phase I") adm. 10735.48 Sq. Mus. and forming part of all that piece and parcel of lands admeasuring approximately 70,554.42 sq. meters shade at Ming and being at of Village Ghatkopar, Mumbai-400077 bearing C.T.S. No. 194 B (part), Village Ghatkopar, Taluka Kurla, registration Sub-District of Kurla, District and registration District of Mumbal Suburban and larger plot bounded as follows:

On or towards the East : SRA Project being developed by Neelsm Realtors On or towards the North : Region Expressively Highway Rising Cup Project

Name of Party> L&T Asian Realty Project LLP.

As per your Instruction a have taken Search in respect of abovementioned property at the critics of Sub-registrar bandra and Kurla from 1992 to 2002 [30], yeard I have found the followings during the paried of Search

1992-2001-NH (SPT)

2009-2010-NII

2011-2017-Nd

2018-Entry

ent Agreement old-6/2/2018 executed by and between Aryamaan, referred as Developer of the one part and Xrbia, referred as Joint Developer of the other part registered under serial No. KRL-S-1717/2018. Aryumaan and Xrbia agreed to Joint construct and complete phase 1 A Free Sale Building s, being Free Sale Building No. 12 and Wing C and Wing D of Free Sale Building No. 13 at or for the consideration and on the terms and conditions contained therein.

Subsequently the Power of Actorney dtd-5/2/2018 was executed by Arysmann in favour of and Xrbla, registered under serial No. KRL-5-1718/2018.

Indenture of Mortgage dtd-12/6/2018 between Aryanaan, and Xrbia; referred as Mortgagor 3' Mr. Rehall Nahar referred as Mortgagor 2' Xirbie, Mortgagor 3' in favour of Vistra ITCL (India) Limited as Security Trustice registered under serial No. KRL-1-7085/2018 L&T infrastructure. Finance Company Limited, as the Original Lender had agreed to grant a term loan facility to the extent of its. 280,00,00,000/-

By under the Dead of Mortgage cum Chargo dtd-2/11/2018 between Aryomaan, referred as Borrower in favour of IDBI Trussenship Services Limited as Security Trusten registered under serial No. KRL-1-13240/2018 In consideration of Industrial Bank Limited, as Original Lender agreed to grant a various credit facilities up to a maximum principal amount 150,06,00,000/-Aryamaan, agreed to create mertgage in respect of phase 1 B Free Sale Buildings in favour of Security Trustee.

2019-2020-NII

2021-Entry

pent Agreement dated 15/2/2021 between Arysmaan and Xrbia, and L&T registered under serial no. XRL-5-1847/2021, 1& 7 zequired the 52% and Arysmaan. & Xrbin 48% in respect of Phase 1A Development of a portion phase-1 Plot being an area adm. 4,15,583 Sq. Mts. (proposed RERA carpet erea) and by construction thereon Free Sale fluidling No. 12, inclusive of Wing A and B and known as Chembur Central IVV and Free Sale Building No. 13 Inclusive Wing C and D known as Chembur Cantral Orchid C and Chembur Central Orchid D and Prisse 1 8 Development of a portion of Free Sile Phase-1 Bot being an adn. 2,32,290 Sq. Sq. Ft. (proposed RERA carpet area) by construction thereon Free Sale Building.

Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kurta, under Sertal no. 1851 of 2021 executed by the ARYAMAAN in favour of

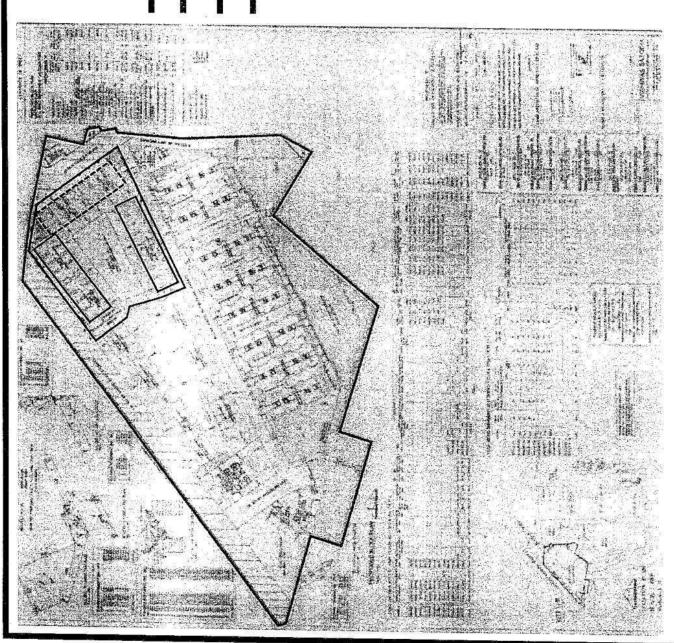
Power of Attamey dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kurla, under Serial no. 1849 of 2021 executed by the XRBIA in favour of LET.

This Search report is subject to born and multibled records and withdrawal of registers of certain years by the office for binding and re-writing computerised index are not mentalized properly please note.

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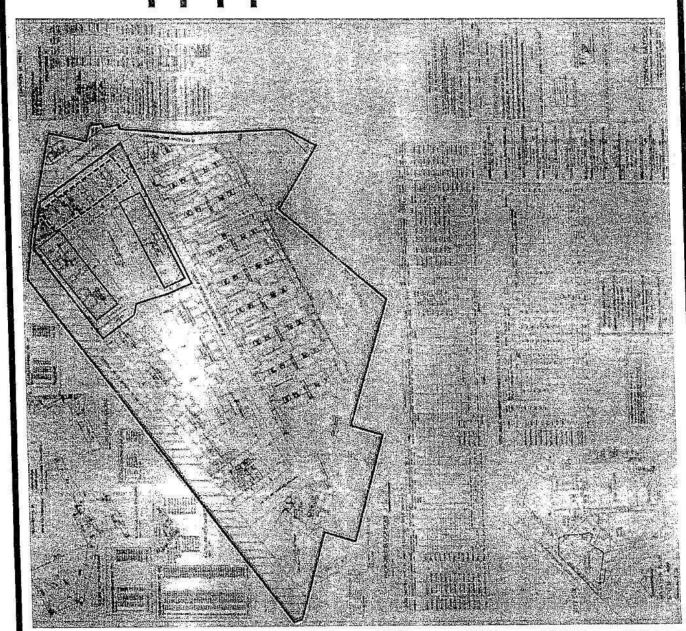
LARGER LAND
PHASE 1A+ PHASE 1B PLOT
ZEN A&B TOWER + ZEST A&B
FUTURE DEVELOPMENT



DRAWING AS PER SRA APPROVAL 2022 FUTURE DEVELOPMENT SUBJECT TO SUITABLE MODIFICATION



PHASE 1A+ PHASE 1B PLOT
ZEN A&B TOWER + ZEST A&B
FUTURE DEVELOPMENT



DRAWING AS PER SRA APPROVAL 2022 FUTURE DEVELOPMENT SUBJECT TO SUITABLE MODIFICATION



Maharashtra Real 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: P51800003201

Project: CENTRONA ZEST- B , Plot Bearing / CTS / Survey / Final Plot No.: 194 Part at Kurla, Mumbai Suburban, 400077;

- L&T Asian Realty Project LIp having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.
- 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; OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 05/08/2017 and ending with 30/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That 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
Dr. Vasani Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 16:51:50

Dated: 09/09/2021 Place: Mumbai

Signature and seal of the Authorized Officer Maharashtra Real Estate Regulatory Authority

ANNEXURE- G

मालयला पत्रक

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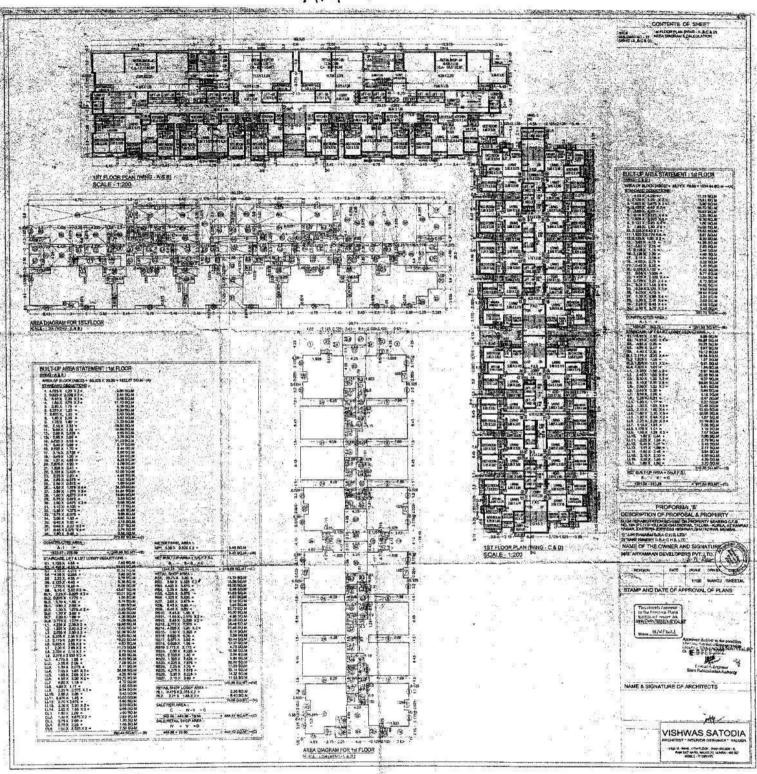
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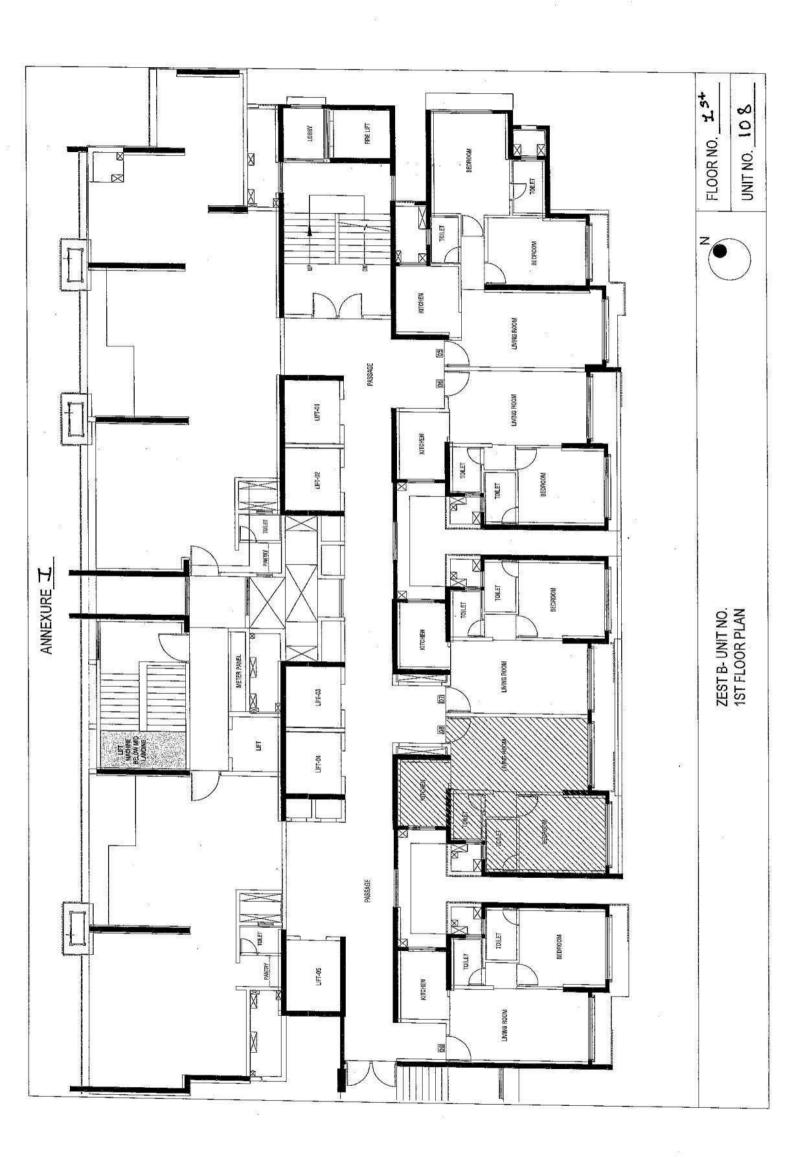
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ANNEXURE-H







SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3838/N/STGL/AP 3 1 MAY 2017

COMMENCEMENT CERTIFICATE

M/s Arwaman Developers Pvt.Lt.	Sale blog No.
1, Hetal, Zaver Road, Mulund (w) •
Mumbai- 400 080.	· · · · · · · · · · · · · · · · · · ·
ir.	· · · · · · · · · · · · · · · · · · ·
With reference to your application No. 20	dated 10/01/2017 for Development
ermission and grant of Commencement Certificate	e under section 44 & 69 of the Maharashtra Regional
own Planning Act, 1966 to carry out development and	d building permission under section 45 of Maharashtra
egional and fown Planning Act, 1966 to erect a buil	ilding on plot No
T.S. No. 194(pt) of village Ghatko	ger Tal- Kurla at kampai Nagan
Eastern Express Highway, Ghatko	per, Mumbal- 400 077.
	A
vilage Ghatkoper	T.P.S. No.
	Sant Namdeos SRA CHS & Juni Ramabai
10	
The Commencement Certificate/Building Permi	it is granted subject to compliance of mentioned in LOI
/R No. SRA/ENG/1253/N/STGL/LOI & SR	KA/ENG/1560/N/STGL/LOT dt2/4/10 & 9/1/
AU/R No. SRA/ENG/3838/N/STGL/AP	
nd on following conditions.	dt24/01/2017,
Supplied to the supplied of th	
The land vacated in consequence of endorseme	ent of the setback line/road widening line shall form part
- Cio i apiro Onecci	
That no new building or part thereof shall be oc to be used by any reason until occupancy perr	ccupied or allowed to be occupied or used or permitted
The Commencement Certificate/Development nerm	mission has been granted. hission shall remain valid for one year from the date of its issue.
TOTAL THE CONSTRUCTION WOLK SHOULD BE COMMEN	aced within three months from the data of the in-
His permission does not entitle vou to develon	land which does not wort in your as in a
and provident of coastal Zone Management high	And the second of the second o
If construction is not commenced this Commencen	ment Certificate is renewable every year but such extended
application for fresh permission under section 44 o	vided further that such lapse shall not bar any subsequent of the Maharashtra Regional and Town Planning Act. 1966.
this definitate is hable to be revoked by the t	C.FO (SRA) if:
(a) The development work in respect of which re	permission is granted under this cartificate to not carried
out of the use thereof is not in accordance	CE WITH the sanctioned plane
(b) Any of the condition subject to which the	same is granted or any of the restrictions imposed by
the C.E.O. (SRA) is contravened or not co	omplied with. same is obtained by the applicant through fraud or
misrepresentation and the applicant and e	every person deriving title through or under him in such
an event shall be deemed to have carried o	Out the development work in contravention of costion 42
and 45 of the Managarda Regional and	10Wn Planning Act 1066
ine conditions of this certificate shall be binding	a not only on the applicant but on his bains
debighees, administrators and successors and	every person deriving title through or under him.
The C.E.O. (SRA) has appointed SI	HPT C D MALIA TANI
	HRI. S.D.MAHAJAN.
aid Act.	ctions of the Planning Authority under section 45 of the
This C.C. is granted for work up to Plinth (Sale Bldg No. 13.	C.C With 2 Level Basement of
	Parada I I I I I I I I I I I I I I I I I I
20	For and on behalf of Local Authority The Slum Rehabilitation Authority
	the Sign Reliabilitation Authority

Executive Engineer FOR

CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)

1.8 JAN 2021 SRA/ENG/3838/N/STGL/AP

This C.C is re-endorsed as per approved amended plans dated 18/01/2021.

Executive Engineer Slum Rehabilitation Authority

SRA/ENG/3838/N/STGL/AP

This C.C is re-endorsed as per approved amended plans dated 09/02/2022 of sale building No- 13.

Tracket to the

·/ / // // //

Executive Engineer Slum Renabilitation Authority

SRA/ENG/3838/N/STGL/AP [1 3 JUN 2023

This C.C is re-endorsed as per approved amended plans dated 13/07/2023 of sale building No. 13

> Executive Engineer Slum Rehabilitation Authority

SRA/ENG/3838/N/STGL/AP

10 MAY 2024

This C.C is further granted from Ground to 13th upper floors of wing A & B of sale building no 13 as per approved plans dated 13%07/2023.

> Executive Engineer Slum Rehabilitation Authority



GOVERNMENT OF INDIA MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

[Refer Rule 20 of the LLP Rules, 2009]

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT UPON CHANGE OF NAME

LLP Identification Number: AAA-5055

In the matter of L&T Avenue Realty LLP

I hereby certify that L&T Avenue Realty LLP which was originally incorporated on THIRD day of JUNE TWO THOUSAND ELEVEN under the LLP Act, 2008 as L&T Avenue Realty LLP having duly passed the necessary resolution in terms of Rule 20(1) of the LLP Rules, 2009. The name of the said Limited Liability Partnership (LLP) is this day changed to ELEVATED AVENUE REALTY LLP and this certificate is issued under Rule 20(3) of the said Rules.

Given under my hand at Manesar this THIRD day of APRIL TWO THOUSAND TWENTY FOUR.

Document certified by DS MINISTRY OF CORPORATE AFFAIRS, CRC-MANESAR 1 < RC RC@MCA.GOV.IN>.

Digitally signed by DS MINISTING CORPORATE AFFAIRS, Chamanesar 1 Date: 2024.04.03 17:31:00 IST

Kuldeep Singh Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies For and on behalf of the Jurisdictional Registrar of Companies Registrar of Companies Central Registration Centre

Mailing Address as per record available in Registrar Office:

ELEVATED AVENUE REALTY LLP

L&T HOUSE BALLARD ESTATE MUMBAI NA Mumbai City Maharashtra India 400001





L&T AVENUE REALTY LLP

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF L&T AVENUE REALTY LLP HELD AT THE REGISTERED OFFICE OF THE LLP ON 28TH MARCH 2024 AT 10:00 A.M.

CONSIDER CHANGE OF NAME OF LLP:

"RESOLVED THAT pursuant to the provisions of Limited Liability Partnership Act, 2008, Limited Liability Partnership Rules, 2009 and other applicable provisions if any, including any enactments or amendments thereof and subject to the approval of the Registrar of Companies, the existing name of the LLP be changed from L&T AVENUE REALTY LLP to ELEVATED AVENUE REALTY LLP or HEIGHT AVENUE REALTY LLP or such other name as may be approved by the Registrar of Companies and agreed upon by the Partners of the LLP.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, Designated Partners of the LLP be and is hereby authorized to make necessary application for obtaining approval to the change of name accordingly to the Registrar of Companies Maharashtra at Mumbai.

RESOLVED FURTHER THAT Designated Partners of the LLP be and is hereby also authorized, on behalf of the LLP, to do all such acts, deeds, matters and things as deem necessary, proper or desirable and to sign and execute all necessary documents, applications and returns for the purpose of giving effect to the aforesaid resolution along with filing of necessary E-Forms of Change of name with the Registrar of Companies Maharashtra at Mumbai."

For L&T AVENUE REALTY LLP

SHRIKANT

Digitally signed by SHRIKANT PRABHAKAR JOSHI PRABHAKAR JOSHI Date: 2024.04.01 16:37:05

UMA CHARAN Digitally signed by UMA CHARAN RATH **RATH** Date: 2024.04.01 16:35:42 +05'30

(SHRIKANT JOSHI) DESIGNATED PARTNER

DIN: 02278471

(U. C. RATH) DESIGNATED PARTNER DIN: 05181797

Date: April 1, 2024

L&T AVENUE REALTY LLP Correspondence Address: LET Realty, A. M. Naik Toy in-Vikhroli Link Road (IVI R)

L&T House, N.M. Marg. Ballard Est: Mumbal - 400 001, INDIA



GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

[Refer Rule 20 of the LLP Rules, 2009]

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT UPON CHANGE OF NAME

LLP Identification Number: AAA-5055

In the matter of L&T ASIAN REALTY PROJECT LLP

I hereby certify that L&T ASIAN REALTY PROJECT LLP which was originally incorporated on Third day of June Two thousand eleven under the LLP Act, 2008 as L&T ASIAN REALTY PROJECT LLP having duly passed the necessary resolution in terms of Rule 20(1) of the LLP Rules, 2009. The name of the said Limited Liability Partnership (LLP) is this day changed to L&T Avenue Realty LLP and this certificate is issued under Rule 20(3) of the said Rules.

Given under my hand at Manesar this Twenty seventh day of April Two thousand twenty-three.

Digitally signed by DS MINISTRY OF CORPORATE AFFAIRS 10 Date:Ed Apr. 28 18:11:05.IST 2023

Vikram Singh

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies For and on behalf of the Jurisdictional Registrar of Companies Registrar of Companies

T)

Central Registration Centre

Mailing Address as per record available in Registrar Office:

L&T Avenue Realty LLP

L&T HOUSE BALLARD ESTATE, , NA, MUMBAI, Mumbai City, Maharashtra, India-400001



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF L&T ASIAN REALTY PROJECT LLP HELD AT THE REGISTERED OFFICE OF THE LLP ON 16TH JANUARY 2023 AT 09:30 A.M.

CONSIDER CHANGE OF NAME OF LLP TO L&T AVENUE REALTY LLP:

"RESOLVED THAT pursuant to the provisions of Limited Liability Partnership Act, 2008, Limited Liability Partnership Rules, 2009 and other applicable provisions if any, including any enactments or amendments thereof and subject to the approval of the Registrar of Companies the existing name of the LLP be changed from L&T ASIAN REALTY PROJECT LLP to L&T AVENUE REALTY LLP or such other name as may be approved by the Registrar of Companies and agreed upon by the Partners of the LLP.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, Designated Partners of the LLP be and is hereby authorized to make necessary application for obtaining approval to the change of name accordingly to the Registrar of Companies Maharashtra at Mumbai.

RESOLVED FURTHER THAT Designated Partners of the LLP be and is hereby also authorized, on behalf of the LLP, to do all such acts, deeds, matters and things as deem necessary, proper or desirable and to sign and execute all necessary documents, applications and returns for the purpose of giving effect to the aforesaid resolution along with filing of necessary E-Forms of Change of name with the Registrar of Companies Maharashtra at Mumbai."

FOR LAT ASIAN REALTY PROJECT II D

(U. C. MATH)

DESIGNATED PARTNER

DIN: 05181797

Date: March 14, 2023

H2-2

L&T Asian Realty Project LLP AMN Tower, Gate No. 3, Saki Vihar Road, Powal, Mumbai - 400 072, India. Tel: +91 22-6892 5000 LLPIN-AAA-5055

Registered Office: L&T House, N. M. Marg Bällard Estate Mumbal - 400 001 TND10

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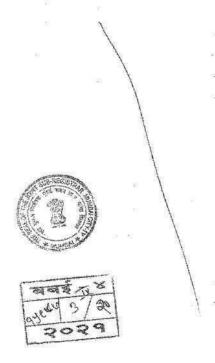
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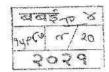
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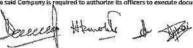


POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) Mr. Bharat Rastogi - Joint General Manager (Finance & Accounts), (2) Mr. Hemant Mohta - Senior Deputy General Manager (Finance & Accounts), (3) Mr. Ritesh Ghai - Head CRM & Facility Management, (4) Mr. J Hareesh Kumar Head – CRM, authorized representatives of L&T ASIAN REALTY PROJECT LLP ("the said Company") appointed vide Resolution dated 05rd May, 2021 ("said Resolution") passed by the said Company having its Registered Office at L&T House, Ballard Estate, N.M. Road, Mumbai 400 001; SEND GREETINGS:

WHEREAS the said Company is developing a Residential Project on land bearing C. S Nos. 194 B (Part) situate, lying and being at Village Ghatkopar, Membai – 400077 known as "CENTRONA ZEST-A", "CENTRONA ZEST-B", "CENTRONA ZEN-A", "CENTRONA ZEN-B", CENTRONA NOVA-A and CENTRONA NOVA-B" ("the said Projects").

AND WHEREAS the said Company is desirous of selling / transferring the residential units / premises and any other premises constructed / being constructed/ to be constructed, in the said Projects, to prospective purchasers/ transferees, for which the said Company is required to authorize its officers to execute documents.



- To appear before the Sub Registrar of Assurances to admit execution of the ents for us and on our behalf and take all effective steps in the matter of registration of the documents.
- To pay necessary fees / charges for the purpose of registration of 3.
- To collect and receive the original/ certified true copies / photocopies of documents, instruments, agreements, writings, etc. executed and registered, from the office of Sub Registrar, the Registrar of Assurances or
- any other Officer/s.

 As our lawful attorney/s to do all such acts deeds, filing and by As our lawful attorney/s to no an audit process statements necessary for effective registration of the documents.
- AND GENERALLY to do and execute all acts, deeds, anothers and things and towards the said flat, requisite as fully and effectively is who could do effective in our own proper person.
- We do hereby ratify and confirm that all acts, deeds and thir said attorney/s shall be deemed to have been acts, deads and trings done by us personally and we undertake to ratify and confirm all and we are sever onfirm all and waterseyer to be done by 19800 & 20 at our said attorney/s shall do or purport to d virtue of these presents.

IN WITNESS WHEREOF, we have executed this Power of A

SIGNED AND DELIVERED

by the within named Donor/s

(1) Bharat Rastogi

of _Nov., 2021.

Joint General Manager - F&A

For Larsen & Toubro Limited

(2) Hemant Mohta

Senior DGM (F&A)

For Larsen & Toubro Limited









AND WHEREAS the said Company has vide Board Resolution dated 06nd May, 2021. authorized each of us to severally sign and execute documents for sale/transfer of residential units /premises and other premises constructed / being constructed/ to be constructed, in the said Project, to intending purchasers/ third parties (copy of the said Board Resolution is annexed herewith). The said Company vide the said Briard Resolution has further authorized us to nominate officers of the said Company, to appear before the Registrar of Assurances to admit execution of the documents on behalf of the said Company.

AND WHEREAS it is not possible for us to personally attend the office of Sub Registrar of Assurances for the purpose of registration of documents;

NOW KNOW YOU ALL THESE PRESENTS WITNESSETH that We, do hereby ite, constitute and appoint following persons, having being employed with Larsen & Toubro Ltd., having their office at CRM Office, Ground Floor, A. M. Naik Tower, L&T Campus, Gate No. 3, Jogeshwari - Vikhiroli Link Road (IVLR), Powai, Mumbai 400 072 and its registered office at L&T House, Ballard Estate, N.M. Road, Mumbal 400 001, to be our true and lawful Attorney/s for us and in our names and on our behalf, for appearing before the Registrar / Sub Registrar of Assurances to admit execution of the documents executed by us, jointly and/or severally, and to

do or cause to be done all or any of the following acts, deeds, matters and things so bey are in employment / engagement with the Company and/or L&T Group

Mr. R.K. Vishwanathan -- Consultant -- (Business Development)

3. Mr. Chirag Chavda – Deputy Manager

4 Mr. Aditya Kulkarni – Deputy Manager

5. Mr. Shyam Renkuntla – Manager 2029 Mr. krishneshwar Singh - Assistant Manager

9. Ms. Varsha Lalwani - Deputy Manager 10. Ms. Suchita Shetty - Senior Executive

To lodge and present the documents executed by us in the office of Registrar for Assurances in respect of the said Project.

Lu



(3) Ritesh Ghai

Head CRM & Facility Manager

For Larsen & Toubro Limited





(4) J Hareesh Ku

Head - CRM

For Latsen & Toubro Limited





Authorized representatives of

L&T ASIAN REALTY PROJECT ILP

In the presence of:

1) Ramakart Thomas 1578-1

mais showbone of









Deputy Manager - CRM













(4) Mr. Aditya Kulkarni

Deputy Manager - CRM





(5) Ms. Mitali Parte

Manager - CRM





(6) Mr. Shyam Renku















(9) Ms. Varsha Lalwani

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Deputy Manager - CRM

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(अधिनिध्य मीरावत2(गांबाटेबें) निम्धन प्रमाण पत्र

में, बह प्रमाणित करता हूँ कि संविध्त दावित्य प्राणीदारी श्रीधिनस्थ, 2008 की बारा 12(1) के करार्यत अ

Form 18 (Ratar Secure 12(1) (b) of the Act) Certificate of Incorporation

मेरे हस्ताहर से बान 3rd day of June, Two Tables and Elavon की दिया गया।

i hereby certify that L&T ASIAN REAL TY FROJECT LLP is inc to section 12(1) of the Limited Liability Partir orship Act 2008.

LET ASIAN REALTY PROJECT LLP

LLP Identity Number: AAA-5055





In the presence of:

1) Romokart Thorast 980)

2) April Sharchare The 1

X 20





D L&T Asian Realty

COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF L&T ASIAN REALTY PROJECT LLP ("LLP") AT THEIR MEETING HELD ON MAY 6, 2021

AUTHORISATION	TO	OFFICIALS	FOR	EXECUTI	NG THE
AGREEMENTS/DOC	UMENTS	PERTAINING	TO	CENTRONA	PROJECT.
GHATKOPAR:	LUISAN III.		- Carlinus		

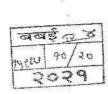
"RESOLVED THAT the approval be and is hereby accorded for Sale and is Residential Premises and any other premises constructed being constructed constructed at C. S Nos. 194 8 (Part), situate, lying and being at Village Gitz Mumbai 400077 ("the said Project") on the terms and conditions which have parced or may be premed behave the 11 2 and may be presented to the project of the project of

RESOLVED FURTHER THAT the following officials be and are hereby authorized, so long as they remain associated with the L&T Group:

Sr. No	Name	Designation
1	Mr. Bharat Rastogi	JGM - F&A, L&T Limited
2	Mr. Hemant Mohta	Sr. DGM - F&A, L&T Limited
3	Mr. Ritesh Ghai	Head - CRM & Faceity Management, L&T Limited
4	Mr. J Hareesh Kumar	Head - CRM, L&T Limited
5	Mr. Soumik Chakraborty	Head - Marketing
6	Ms. Megha Chandratha	Sr. DGM - Architecture

to do or cause to be done, for and on behalf of and in the name of the LLP all or any of the following acts, deeds and things:



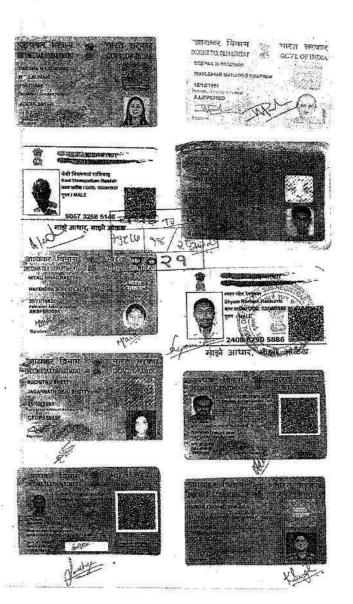


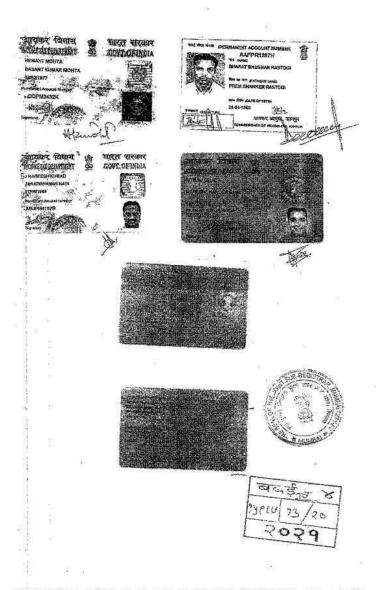


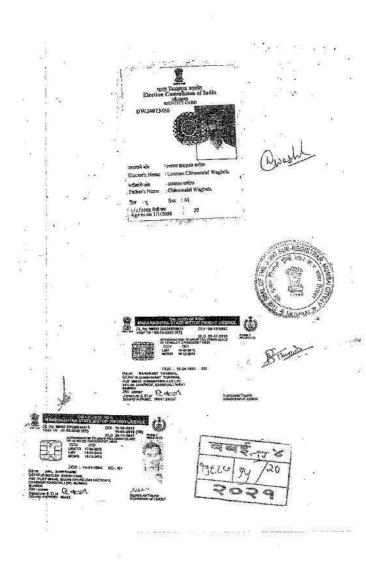
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- d) To represent the LLP, appear and attend before any Registrar or Sub-Registrar of Assurances to present and todge Agreements for Sale, Deed Of Transfer; Sale Deed, or any other deeds or documents writings, etc., for registration in favour of the purchasers! transferees and for this purpose to appear before the Registrar, Sub Registrar of Assurances to admit execution of the aforesaid documents.
- e) To nominate officers of the LLP or Holding Company / ultimate Holding Company, by executing Power of Attorney, for admitting execution of the documental-agreements executed by them, before the concerned Registrar and/or Sub-Registrar of Assurances.
- f) To appear before various authorities whether State or Central and whether Numicipal, Revenue or Judicial or such other local authorities, as the case may be, and to make such applications, undertakings, afficievits, writings, as may be necessary in connection with the said purposes.
- g) To make, sign, execute and file applications, vakalatnarias, written statements, recording of pleas or any other documents expedient or necessary to be made, signed and executed or to be presented or filed in relation to complaints/Appeals/proceedings concerning the said Project, for rand on behalf of the LLP, before the Maharashira Real Estate Regulatory Authority, Maharashira Real Estate Regulatory Authority, Maharashira Real Estate Regulatory Forum, District Consumer Disputes Redressas Forum, State Consumer Dispute Redressas Commission, National Company Law Tibunal, High Court, Supreme Court and such other Courts/Tribunals/Authoritics/Forums and to do such acts, deeds and things as may be necessary for the said purposes.
- g) AND GENERALLY to do all such acts, deeds and things in the name and on behalf of the LLP as the said a Valutorised Signaturies/Officers may consider excelering for the afforeasid oursones.









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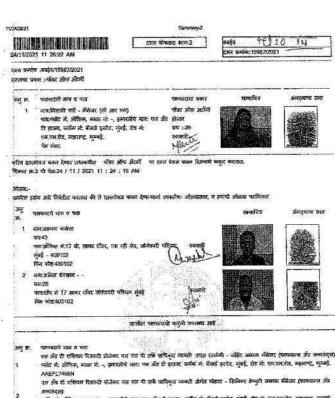
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IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, Aryamnan Developers Private Limited, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013 having its registered office at Near Transit Comp. Eastern Express. Highway, Ghafkepar East, Kannaj Nager, Mumbai 400 077, SEND GREETINGS.

WHEREAS:

(i). The Public Works Department of Government of Maharashtra, is seized and possessed of or otherwise well and sufficiently entitled, as the absolute and exclusive owner thereof, to the lands admeasuring approximately 70,554.42 sq. nueters bearing C. S Nos. 194 (Part) and as per the Mora Plan dated 4th June, 2013 issued by City Survey Officer, the same has been confirmed as C. S Nos. 194 B (Part), situate, bying and being at of Village Ghapt and 400077, more particularly described in the First Schedule hereunder publication for resignifications of the properties of the second properties of the p

(ii). The slum dwellers occupying the slums, being desirons of developing the base stated formed themselves into two (2) societies being Juni Ramsbei Co-operative Housing Society and Sant Namdeo Co-operative Housing Society ("Sium Societies"), and passed necessary resolutions and executed requisite documents in our favour for assigning and granting development rights in respect of the Larger Land. Pursuant thereto, we commenced the construction, after obtaining the requisite permissions/approvals from the competent authority/ies.

(iii). By and under the Joint Development Agreement dated 6th February, 2018, registered with the Office of Sub Registrer of Assurances under Serial no. KRL-5/1717 of 2018, read with Supplementary Agreement dated 6th February, 2018, both executed by and between ourselves, as the "Developer" of the One Part and Aribia Chakun Developers Frivate Limited, as the "Joint Developer" of Other Part and hereinalter referred to as "Xrbia" ("Xrbia Joint Development Agreement"), Aryamaan and Xrbia agreed to jointly construct and complete the development of the Property being building no. 12 comprising of Wing 'A' and Wing 'B' and building no. 13 comprising of Wing 'C' and Wing 'D' (as defined in the Xrbia Joint Development Agreement), at or for the consideration and on the terms and conditions as contained therein. Further, requisite powers agreemented by us to Xrbia by and under a Power.

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Murg. Ballard Estate, Mumbai 400 001, acting herein through any of its partners (INCE units being and from time to time), each one of them severally, to be our the and lawful automore. So thereinafter referred to as the "Attorneys", to do, execute and perform, all such acts, meets matters and things, for us, in our name, and/or in its/their name/s, and to exercise all or any of the following acts, deeds, matters and things, and to exercise all or any of the following powers, authorities and discretions in terms of the Joint Development Agreement,

(1). To correspond and deal with and/or to appear and represent us before all concenat, semi-government, local and public bodies and authorities, including the SRA, if required, in all matters and work, and to procure, apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of Phase-I Development/Free Sale Development, the development of the Phase-I Development/Free Sale Development and acquisition, utilisation and const the Aggregate Development Potential (as defined and described in the Joint Develop Agreement) and to fulfill and comply with all the terms and conditions thereof an in respect of the development of Phase-I Development/Free Sale Development in respect of the development or crueser accounts the register and the reg (if required) all applications, states ents, forms, affidavits, declara indomnities and other necessary papers, documents and writings, and st concerned authorities, and generally to do and perform all necessary act things as may be required by the Attorney/s to fully said effectually undertak of the Phase-I Development/Free Sale Development as aforesaid.

(2). To make, sign, execute, submit, address, and ragister (if required) any applications. forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, nunications, representations, statements, terms, conditions, to or before the Central nent (in all its Ministries and Departments, including the Ministry of Environment & Forests, the Railway Ministry and Authorities, the Defense Ministry and Authorities, and the Ministry of Civil Aviation and the Civil Aviation Authorities, including the Airports Authority of India, National Airports Division, Mumbai Airport, and the Airports Authority of India, the International Civil Aviation Organization ("ICAO")), or the State Government of Maharashtra (in all its Ministries and Departments, including the Ministry of Enviro Foresis), the Collector of Muzubai and other Revenue Authorities and officers, the authorities and officers under the Maharashtra Regional and Town Planning Act, 1966, the SRA. Municipal Corporation of Greater Mumbai ("MCGM") and all the concerned offices and ts of the MCGM, MHADA, the Town Planning Authorities, the Chief Fire Officer and other concerned Fire Brigade Authorities, the Maharashtra State Electricity Board, Adami Electricity Mumbai Limited, Tata Power Limited, Bombay Subtuban Electric Supply, the Mahanagar Telephone Nigam Limited (hereinafter referred to as "MINL"), the Competent only or Authorities under the Urban Land (Ceiling and Regulations) Acs, 1976 (since

(3), repealed), Collectors of Land Revenue and Assossors and Collectors of Municipal Rates and Taxes, Commissioner of Police, the Polittion Confess Bootes, Environmental and

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er Serial no. KRL-58718 of 2018, to effectively discharge the teams and co

ay, 2018 registered with the Office of Sub Registrar of Assumocs

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the pursuance cost in terms of the Joint Development Agreement, and on the execution thereof; i.e. Thing entered upon the said Land and commenced the development thereof.

Let' an irrevocable power of attorney containing, inter alia, powers and authorities in respect of the development of the Phase-I Development/Free Sale Development (as defined in the Joint Development Agreement) and herein as "Phase I Development/Free Sale Development/Free Sale Development (as defined in the Joint Development Agreement) and herein as "Phase I Development/Free Sale Development," and accordingly we are executing this Power of Attorney in favour of L&T.

(vii). The Joint Development Agreement, being the principal Instrument employed in respect of the aforesaid transaction, has been duly stamped with the requisite advancementamp duty prescribed under Article Signoj(i) of Schedule-1 to the Maharashtra Stamp Act, 1958, and accordingly, this Power of Atturney has been duly stamped with fixed stamp duty of Rs. SOM- (Rupees Five Hundred Only) in accordance with Article 48(g) of Schedule-1 to the Maharashtra Stamp Act, 1958.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We, Aryamaan Developers Private Limited, a company incorporated and registered under the psevisions of the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at Near Transit Camp, Eastern Express Highway. Challepar East, Kammi Nagar. Mumbui 400 077, do hereby nominate, constitute and appoint the said L&T Asian Realty Project LLP, a limited liability partnership formed and registered under the Limited Liability Partnership Act, 2008, having its registered office at L&T House, Ballard Estate, N.M. Joshi





Ecological Salvariose, far City Streey & Land Records Authorities, Unity service providers may at eliber development authorities, and/or any other government, semi-government, and my after appropriate Government or Local or Statutory authority or other Competent. Authorities of public body at bodies (hereinafter collectively refurred to as the "Authorities") whatsoever as may be necessary to carry out and for implement any of the provisions of law.

(4). To prepare, sign and submit to the SRA, and all concerned officers and departments of SRA, the MCGM and the Authorities, building plans, layout plans, sub-division plans, analysmation plans, and other plans, drawings, designs and specifications for and in respect of the development the Pinese-I Development/Free Salo Development as aforesaid and to have the same approved and sentimed, and perform all sets, deeds, matters and things in connection therewith, as may be deemed fit and proper by the Attorney in accordance with the Joint Development Agreement, and to apply to the SRA, MCGM and/or other concerned authorises to graph of the property of the SRA, MCGM and/or other concerned authorises to graph of the property of the state of the property of the second property of the property of the second property of the property of the property of the second property of the property of the second property of the second property of the second property of the state of the second property of the second

(5) deposit analysis, as may be required, with the SRA, MCGM, Civil Aviation
Deposit and/or any other authority in connection with any of the aforesaid and
in respect of the Phase-I Development, and to apply for and receive refund of the deposit so
made and to sign and give all effectual and valid receipts and discharges for the same;

(6). To have the Free Sale Plot (as defined in the John Development Agreement), surveyed by the City Survey & Land Records Authorities, the MCGM, and/or other concerned Authorities, and to got demarcated and certify the boundaries and areas thereof, and also of the portion/s of the Free Sale Plot which may now or hereafter be notified for, designated as, and/or affected by any sol-back, reservation, acquisition, and/or requisition, as also portion/s thereof which rany now or hereafter be affected by saturary amenity space/s, and to finalise the areas thereof, and for these purposes, to sign and execute all necessary applications, plans, forms, letters and other documents and writings whatsoever as may be required by the City Survey & Land Records Authorities, the Collector, the MCGM and all other Authorities concerned.

(7). To surresider, band over and/or transfer to the MCGM, the Collector, and/or any other Authority concerned, the portion/s of the Free Saie Plot (as defined and described in the Joint Development Agreement) which may now or bernafter be notified for, designated as, and/or affected by any set-back, reservation, acquisition, requisition, and/or amenity space, whether under the sanctioned Development Plan of Greater Mumbai, or otherwise howeverer, and thereupon to carry out and effect the necessary amendments and mustions in the records of the aforesaid authorities and the City Survey & Land Records Authorities, and to apply for and obtain from the MCGM, the Collector, and/or such other Authorities, the compensation and solatium in lieu thereof, whether by way of money, compensatory floor space index.

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development rights, transferable development rights and/or any and/or otherwise howsoever, and to utilise, appropriate and construction upon and development of the Free Sale Plot (as 1202 and described in the loint Development Agreement), and deal with the same, as ma

be legally permissible. For the purposes hereof to deal, correspond with and appear and represent us before the Authorities concerned, including the MCGM, the Collector and the City Survey & Land Records Authorities, and to sign, execute, register, submit and file all necessary applications,

objections, claims, forms, statements, declarations, affidevits, agreements, undertakings, indemnities, plans, pleadings, proceedings and other documents, papers and writings whatsoever, and to do and perform all other necessary acts, deeds, things and matters (8). To deal, correspond with, and to appear and represent us before the Collector and other ue Authorities, the MCGM and SRA in and before all its concerned departments and

officers, including the Assessor & Collector of Municipal Rates & Taxes, Ug providers and all other Authorities concerned, in respect of, and to pay and diversity wills, rates, toxes, cosses, N. A. assessments and other assessments are all other charges, levies, daes, payments and outgoings whatsoever, preor which may hereafter be ne due and psyable, in respect of or on acc Plot, and to apply for and obtain reduction in and/or refund of the armou correspond with, and to appear and represent as before the Authorities, bodi-

the purpose of determining, fixing, revising and/or reviewing the ustable, capital, and/or value/s of the Free Sale Plot, and the rents, rates, taxes, cesses, N. A. assess assessments, land revenue, and all other charges, levies, dues, payments and outgoings soever payable now or hereafter in respect thereof. To make, sign, execute, register and file all necessary letters forms, undertakings, declarations, affidavits, inden entations, petitions, complaints, applications, and other documents, pleadings and writings, and to acrive at any arrangements, compromises or settlements with the concerned Authorities in respect thereof, and if the Attorney so deems fit and proper, then to dispute or challenge any values, rates, rents, utility services, taxes, cosses, N. A. assess menus, land revenue and all other charges, levies, dues, payments and outgoings whatsoever, which may be fixed, determined, charged, levied, and/or imposed, or prope or sought to be fixed, determined, charged, levied, and/or imposed, by any of such Authorities

(9). To apply for and/or have suspended or disconnected any or all service and utility ions installed in respect of the Fren Sale Plot or any part/s thereof, including water, electricity, gas and telephone connections, and for such purposes, to do, execute and perform ry acts, deeds, things and matters, including to sign, execute and submit to the SRA. MCGM, Adam Electricity Mumber Limited, Tata Power Limited and/or any other concerned electricity and power providers, MTNL, and/or any other concerned telephone and cations services providers, Mehanagur Gas Limited, and all other concerned service and utility providers and suppliers and Authorities, all necessary applications, forms, ndemnities, undertakings, affidavits, declarations, does

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To do and perform all acts, deeds, matters and things

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and preservation of the Free Sale Plot, and for securing and safeguaden the Free Sale Plot og (but nor limited to); (i) appointing and engaging security guards in respect th and/or by installing security equipment, (ii) by strengthening, constructing, and/or recting the boundary walls and fences thereof, (iii) effecting insurance is respect of the building, in such manner as the Attorney may deem fit and proper, and, (iv) to remove, and/or ved encroachments (if any) from any portion of the Free Sale Plot and Phase I land, and for such purposes, to deal with, correspond with and represent us before and to negotiate with the occupants (if any) thereof, and/or to arrive at amicable settlements with them, and/or to initiate such action in law against them as may be necessary, and/or required, at the discretion of the Attorney;

(14). To ask, demand, sue for, recover and receive of and from all persons, all claims, dues and all other sums of money whatsoever and howsoever payable as things and properties, now owing or navable or to become coving and things and properties, now owing or payable or to become owing and espect of the Free Sale Plot, and/or the buildings to be constructed thereof, and to sign, execute and pass receips and discharges for and it

(15). For the purposes hereof, and/or in respect of, end/or in co things relating to the Free Sale Plot , and/or the construction and develo supon, including for the purposes of recovery or enforcement of any debt, sum of right, title, benefit, interest, property, claim, and/or demand whatsoever, now owing, due or payable, or to become owing, due or payable, in any manner, by any person/s, by any means or on any account whatsoever, in respect of the Free Sale Plot, and/or the construction and development to be effected upon the Free Sale Plot, to accept service of any writ, summons or other legal process or notice, and is issue acknowledgements for and to reply to the same. and to commence, institute, prosecute, conduct, continue, resist, oppose and defend any and all suits, actions, complaints, pelitions, and/or other logal, judicial and quasi-judicial igs whatsoever including the Pending Proceedings and Future Proceedings (as defined in the Joint Development Agreement), and by or against any person's whomsoever, including the Authorities and for these purposes, to appear before and to represent us in all courts, tribonals, administrative and quasi-judicial bodies and authorities whatspever (civil, revenue and cruninal) and all officers whomsoover, including before all authorities and officers of or under the Authorities, and such suits, actions, complaints, petitions end/or proceedings to refer to arbitration, withdraw, settle, compromise, adjust, compound, abandon, submit to judgment/execution, discontinue or become non-suited therein, and also to take such other proceedings, including proceedings in execution, attachment, distress, distreint and otherwise in pursuance of any decrees, orders, awards or otherwise, for the purposes herein med or otherwise, and to appoint, engage and/or retain, on such terms and conditions as the Attorney shall think fit, advocates, solicitors and legal advants for the purposes aforesaid.

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nd to appear and represent us before the co g, but not limited to, Adani Electricity Mumbai Limited), viders finchi ad/or any other public or private body, authority, and/or person, for removing, shifting or relocating any existing electricity sub-station/s or distribution kinsk/s on the Free Sale Plot. and/ox for obtaining electricity and power lines, cables and connections during the course of ction and development for and in respect of the buildings to be constructed thereon. and to do and perform all necessary acts, deeds, matters and things for the same, including to construct and install or permit to be constructed and installed new electricity sub-station/s, and/or distribution kiosk/s on the Free Sale Plot, and to hand over and/or transfer (by way of sub-lease, licence or otherwise) or otherwise, to the concerned electricity/power providers (including, but not limited to, Adam Electricity Mumbai Limited), and/or such other public or private body, authority, and/or person (as the case may be), the portion/s of the Free Sale Plot con the same is/are constructed and installed, in such manner and on such terms one, covenants and provisions as may be required by or agreed upon by the Altorney. and for these surposes, to cancel, terminate, vary, and/or amend any agreements, deeds. gogister (if agi rired) and submit all necessary applications, forms, state fidewits, decigrators, undertakings, indemnities, agreements, sub-lease, and/or licence of unjustifying and to pay all necessary interpretations, and to pay all necessary integers, fores from the deposits and other amounts whoseover, and to do and perform all other ds, things and matters.

- (11). To deal and correspond with, and represent us before, any owners or occupiers of adjoining lands or properties, in relation to any joint or common covenants affecting the Free Sale Plot and such adjoining lands and properties.
- (12). To enter into any arrangements, agreements or understandings with the owners and/or occupiers of any other adjoining or neighbouring lands and properties, including in respect of boundary walls of the Free Sale Plot, if any, owned by and/or shared with such owners and occupiers, including the demolition, repairs or re-construction thereof, and/or for acquiring such or rights and/or easements, io, through, over and/or in respect of adjoining and/or neighbouring fands and properties, and/or for any other purpose whatsoever, and to do and perform all or any of the aforesaid in such manner, for such consideration and on such other terms, conditions, covenants and provisions as the Attorney may think fit and proper but without adversely affecting the Free Sale Plot, and/or the development thereof, and/or the Aggregate Development Potential, and for these purposes, to do, execute and perform all sary acts, deeds, things and matters, including to enter into, sigo, seal, execute and register (if required) all necessary agreements, deeds, documents, instru



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in time to true to remove them and appoint other/s in his/her/their place, and to pay their feet remineraries cases, thanges and expenses, as the Atterney shall think fit, and for all or any of the purposes aforesaid, to give, tender and farmish avidance (a. oxessid, to give, tender and formish evidence (oral or written), and an or may or me purposes moresaid, to give, tender and formish evidence (oral or written), and to make, draw, sign, seal, expectue, endosse, affirm, verify, declare, deliver sod file all ny appearances. Vakalatnamas, authorizations, warrants, plaints, complaints, writ petitions, review, reference and revision applications and petitions, and all other petitions and pleadings, applications, notices, defences, written statements, appeals, undertakings, statements, accounts, declarations, affidavita, consent terms and other documents, waters and writings whatsoever, as the Attorney shall think fit and proper. It is hereby clarified that all ever the Attorney are authorised and empowered to do, execute and perform by virtue of the powers, authorities and discretions hereinabove contained in this clause, the Atterney shall be authorised and empowered to do, execute and perform in respect of: (i) say public interest litigations and other suits, actions and proceedings, and any appeals and/or other proceedings and matters arising therefrom and/or consequent thereto and/or related reto, that are or may be filed/initiated by third parties against any of the Authorities, instading the SRA, the Government and State of Maharashtra and MCGM, in respect of the nt of the Free Sale Plot, and/or the utilization of floor space index, developer night and communicable development rights arising out of and in respect of the Free Sale Plat to guidel we said on the Free Sale Plot and/or the development thereof, may be hindered and/or any manne hatsoever, and, (ii) occupants/energachments (if arry), on or affecting de Piot and P se I land:

ary steps for the formation and registration of the Societies and for sign and execute all necessary applications, papers, writings, instruments are is, and make representations before all concerned Governmental Authorities as and when necessary and required:

- (17). To deal with and pay the brokerage costs and charges in respect of the units constructed in Phase-IB Free Sale Development (as defined and described in the Joint Development
- (18). To do all such acts, deeds, matters and things as may be required under the provisi of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder, and to the extent applicable (hereinafter referred to "RERA"), including to prepare all information, sts, records, writings, plans, forms, letters, declarations, agreements for sale etc., to be furnished, provided and submitted to the concerned Real Estate Regulatory Authority (hereinafter referred to as the "RERA Authority") and to be uploaded on the website of the RERA Authority and to sign and execute all necessary declarations, applications, paper writings, deeds, instruments and documents and to appear and make representations before RERA Authority as and when necessary and required to do so.



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(19). In accordance with the Joint Development Agre Aggregate Premises (as defined and described in the Joint Development Ag Car-parking Spares (as defined and described in the Joint Devel

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us as party to any or all of the letters, writings, memorandums, agre us for sale), and other documents to be entered into and executed by L&T in respect of the aliotraents and sales, or other alienation by L&T of the Aggregate Premises (as defined and described in the Joint Development Agreement), and/or as may be required, or prescribed under the provisions of the RERA and to sign and execute such agreements (including agreements for saie), letters, writings, etc., for and on our behalf, and to have the same registered and admit execution thereof on our behalf, and also to enforce the terms, conditions and provisions of such agreements, letters, writings, eac., and/or to reminate and cancel the and/or to charge, collect, receive, and appropriate the sale proceeds in accordance with the Joint Development Agreement, the entire consideration and other monies, deposits, contributions, charges, taxes and benefits which may be received by or ac thereof, and/or thereunder, and to give and pass receipts and discharges for the same in our name, and to hand over and deliver the quies, vacans, and peaceful the same. of the Aggregate Premises (as defined and described in the Joint Development and the Car-parking Spaces (as defined and described in the Joint Deve to the allottoes, purchasers and acquirers thereof, as and when the same are purposes, to do, execute and perform all necessary acts, deeds, things an Attorney may deem fit and proper in its sole, absolute and unfe

(20). To cause the lease/sub-lease of the Rehab Plot (as defined and described in the Joint Development Agreement) and/or the Phase - I Free Sale Piot from time to time in accordance with law in favour of the co-operative housing society/ies formed/to be formed by the allottees and purchasers/sub-lessees of the Phase IA Premises and Phase IB Premises (as defined and described in the Joint Development Agreement) respectively and to ondertake and do all acts, deeds, matters and things as may be required in this regard and to execute all deeds, ts, writings, instruments, deeds of lease, deeds of sub-lease, deeds of assignments deeds of transfer, undertakings, indemnities, affidavits, letters, declarations, applications, correspondences, confirmations, statements, returns, forms, replies and other docu papers and writings, as may be required to be given by and/or to the Authorities and/or any other person's, as deemed necessary by the Attorney at its sole discretion and to admit execution of all or any of them before all concerned Offices of the Sub-Registrar of Assurances and to make payment of all menies, sums, charges, premiums deposits and other unts as may be required in this regard to the SRA and to all other authorities and person and to apply for and receive refund thereof and to issue and pass effectual receipts and



(21). To comply with all the terms and conditions of the deed of lease/deed of sub-lease ated in favour of the co-operative housing social

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(26). To undertake and perform all acts, deeds, matters an to be carried out for the besterment of Phuse-I Development ar therein in respect of the Project(as defined and described to the Joint Development Agreement);

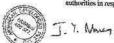
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(27). For the purpose of the Joint Development Agreement, and/or of these prespurposes related, and/or incidental to the same, to make, enter into, endorse, authenticate, execute, sign, seal and deliver, and/or to present and lodge for registration with/before the ed Sub-Registrar's of Assurances, and to admit execution of, and to complete the registration of, all letters, plans, forms, applications, agreements, indentures, representations, undertakings, indemnities, declarations, affidavits, receipts, returns, statements, and other contracts, assurances, instruments, deeds, documents and writings whatsoever, including any deeds, documents, instruments and writings whatsoever which have been or may hereafter be ed into and executed by us with or in favour of the Attorney, or otherwise howsoever. and also to submit the same to the MCGM, and/or any of the other Author required or deemed fit by the Attorney,

(28). For the purposes of these presents, to engage, retain, employ, and is an engineers, designers, surveyors, advocates, solicitors, acco consultants, professionals, experts and persons as may be required, an ronnmeration, costs, charges and expenses.

(29). In addition to the power hereby granted, in the event L&T exercises its step-in right as defined in the Joint Development Agree nent, then in such an event only L&T can exercise following powers and authorities of said Larger Land, only to the extent it is necessary and required to complete the development of Phase I Land in accordance with Joint Development Agreement i.e.

- a) To deal and interact with the Aggregate Sium Dwellers (as defined and described in the Joint Development Agreement) and the Slam Societies and shall ensure their compliance with the terms and conditions, of the Joint Development Agreement and the agreements executed and/or to be executed between the individual stum dwellers and us, as well as Applicable Law(as defined and described in the Joint Development Agreement), if required
- b) to obtain all necessary no objection certificates, consents, approvals, from the SRA and/or Maha RERA and/or any other concerned Authorities in respect of development of the Larger Plot;
- c) to sign and execute all documents, deeds, applications, forms, writings, undertakings, indemnities etc. and to submit the same and to deal with and represent us before the SRA and/or Maha RERA and/or other con authorities in respect of the development of the Larger Plot





logs and platfaces and purchasers of the Phase IA Premises and Phase IB Premises (as a clear described in the John Development Agreement) respectively, as the case may be, EN of rent, utility bills, and all taxes and outgoings as required Sign Millider

- (22). To put up and erect, and/or permit to be put up and erected advertisement and sign boards upon the said Land or any part/s thereof.
- (23). If as a result of any changes or amendments to any existing statutes, laws, codes, rules, regulations, and/or notifications, and/or any new statutes, laws, codes, tules, regulations and/or notifications being pussed or brought into force, the Free Sale Plot, and/or the buildings to be constructed thereon or any part's thereof, and/or the Free Sale Development, is/are affected in any manner, then to comply with the provisions of such statutes, laws, endes, rules, regulations, and/or notifications (as the case may be) in all respects as regards the same, and to do, execute and perform all acts, deeds, things and matters required thereunder in respect of the same, including to sign, execute, affirm, verify, submit, file, and/or register al applications, statements, forms, returns and other papers, writings and documents, and to upply for and obtain all necessary approvals, pennissions, sanctions, exemptions, orders, is said no objection vertificates and other certificates in respect of the Free Sale Plot, and the tile characteristic thereof and/or the alienation or disposal thereof or any part's thereof.

ndering, handing over and transferring any portion/s of the Free Sale are MCGM, the Collector, and/or any of the other Authorities, and/or if and as may be ced by anyof the Authorities, and/or as may be required or deemed fit by the Attorney, ir for any oblier grason whatsnever, to effect, carry out and complete any mutations, and/or funents in respect of the Free Sale Plot, or any part/s thereof, in the records of any of the es concerned, including the MCGM, the Collector, and the City Survey & Land Records Authorities. For the purposes of this classe, to do, execute and perform all necessary acts, deeds, things and matters, including to deal and correspond with and to appear and represent us before the Authorities concerned, and to sign, execute, endorse, register (if required) and submit all letters, applications, forms, plans, declarations, affidavits, representations, undertakings, indemnities, and other papers, documents and writings whatsoever, and to pay all necessary fees, premia, deposits, charges and other amounts

To do and perform all acts, deeds, matters and things, including to execute all is, deeds and writings, that may be required or necessary for effectuating and implementing the purposes herein mentioned or those incidental or related thereto, and for effectuating and implementing the terms, conditions and provisions of any agrecontracts, deeds, documents, instruments, assurances and writings whatsoever, entered into by us or on our behalf, with or in favour of any person(s), in respect of the Free Sale oprotest and/or any part(s) thereof.





कर्ल - ५ ent us before and deal with the slum rehabilitation authorities and all other o 4649 disauthorities and bodies, in all matters concerning the slum one and the compliance with the terms, conditions and 2029 approvals of all 2010 LOI and Revised LOI (as defined in the Joint Development Agreement) and other approvals and pennissions issued in respect thereof with a view to ensuring that the same is undertaken and completed in accordance therewith:

> e) To deal with and settle all the eligible, incligible slum dwellers and all other occupants and humants, as per Amexure-II on the Rehab Plot (as defined in the Joint Development Agreement), if required. To verify the eligibility and non-eligibility of the Aggregate Stam Dwellers (as defined and described in the Joint Development Agree ment) in accordance with the SRA mies, and relocate ali the Aggregate Slum Dwellers (as defined in the Joint Development Agreement), eccupants and hulments to a transit accommodation during the development and construction of the Rehab Buildings (as defined and described in the Joint Development Agreement), if required

for the above purposes to correspond with and represent us before all persons. nent authorities, the slam rehabilitation authorities and to do. without limitation, all acts, deeds, matters and things as may be and required in respect thereof, in the sole and unfertered discretion of our Attorney. risk and costs in all respects.

The injuries are saly clarified that the rights and entiflements granted to L&T under this le Power of Attorney shall not in any way decogate from or dilute our obligations to fulfill and comply with all its' obligations under the Joint Development Agree

(32). This Power of Attorney is executed in pursuance of the Joint Development Agree and is irrevocable during subsistence of the Joint Development Agree

Generally, to do and perform all acts, deeds, matters and things necessary for and/or ocidental and/or related to all or any of the purposes aforesaid, and for giving full effect to the Joint Development Agreement and the development of the Free Sale Plot, as amply, fidly and effectually in all respects as we could ourselves do and perform if these presents had an beau made.





AND WE HEREBY CLARIFY, AGREE, CONFIRM AND DEC

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(a) The powers, authorities and discretions hereby given an accessors in title and/or its assigns (from time to time), jointly or severally and separately, and that each of them is hereby authorised to exercise all or any of the powers, authorities and discretions hereby given and granted to and conferred upon them, and therefore, where yet the word "Attorney" is used in these presents, the same shall also mean and inclode "Attorneys".

(b). The powers, authorities and discretions hereby given, conferred and granted shall not be limited or restricted to such acts, deeds, things, matters and transactions as are berein expressly mentioned, but the same are intended to extend and shall in all cases extend to all other acts, deeds, things, matters and transactions not herein precisely or mentioned or defined, which in the course of the development powers, and/or in the course of any matter and/or experience, relating, incidental, and/or concerning thereto, and/or in the course of energing or colding of their rights, interests, and/or benefits under, incidental and/or precipit to the right processor, and the processor of the description of their rights, interests, and/or their powers, authorities and discretion are applied to the right and conferred, may by the Attorney be deemed to be requisite or administration.

(c). All and whatsoever that shall be lawfully done, executed, and/or performed by the Atterney under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by us.

(d). All the powers, authorities and discretions hereby given and granted to and conferred upon the Attorney, shall be exercised by them in accordance with the provisions of the Joint Development Agreement as well as in accordance with the law in Jorce for the time being and from time to time.

(e). The exercise of the powers and authorities under this Power of Attorney shall be at the cost of L&T. L&T shall however be emitted for reinibusement of cost if any, agreed to be paid by Aryamaan or Krbia as the case may be, under the Joint Development Agreement.





13

The Second Schedule Hereinahove Referred to 9439 9430

(Description of Phase I Sale Phit)

All that piece and parcel of lands approximately admeasures 10,735.48 square meters on which proposed Sale Building up. 12 (comprising of Wing 'A' and Wing 'B') now named as Chembur Central (VY and Sale Building na. 13 (comprising of Wing 'A' to Wing 'D') now named as Chembur Central Orchid forming part of the Larger Land, more particularly described in the First Schedule written hereinabove and shown on the plan hereto annexed as Armexure I hatched by Red colour wash.

Signed And Delivered
for and on behalf of the withinnamed
Aryamana Developers Private Limited
by its authorized Director, Mr. Jatin Yogosh Mehta
in pursuance of resolutions passed at the
meetings of its Board of Directors held
16th December, 2020,
in the prosence of ...

(I) Swaped Kalkens Jak
(2) Sandref Sand W. C. C.



Accepted by the withinnamed
Atterney
L&T Asian Realty Project Life
by its anthorised signatory
Mr. Rakesh Kaul,
Authorized by the Resolution
Dated 20th January, 2020
Passed by its Partners
in the presence of
(1) Guest Water

Authorized Signatory

Authorized Signatory

Authorized Signatory

We hereby Declare And Confirm that these presents shall be binding upon our

And We bereaty Agree And Undertake to ratify and confirm all and whatsoever that the America's shall lawfully the or purport to do or cause to be done by virtue of these presents, 20 and the same shall be bloddeg upon us in the same manner as if the same was done by us.

And We Hereby Agree Declare And Confirm that this Power of Attorney and all the powers, authorities and discretions contained herein, are given for consideration as recorded in the Joint Development Agreement, hence this Power of Attorney is coupled with interest, and shall be irrevocable and shall not be cancelled, terminated or countermanded during subsistence of the Joint Development Agreement.

IN WITNESS WHEREOF we Asymman Developers Private Limited, have set our respective hands and seals at Mumbai the 15 Feb day of 2021.

The First Schedule Hereinahove Referred To

(Description of the Larger Land)

All that piece and parcel of lands adottessuring approximately 70,554.42 sq. metres bearing C. S Nos. 194-B (Part), situate, lying and being at of Village Ghatkopar, Mumbai 400077 and bounded as follows:

On or towards the East:

SRA Project being developed by Neelam Realtors

On or towards the West:

Rajput House

On or towards the North:

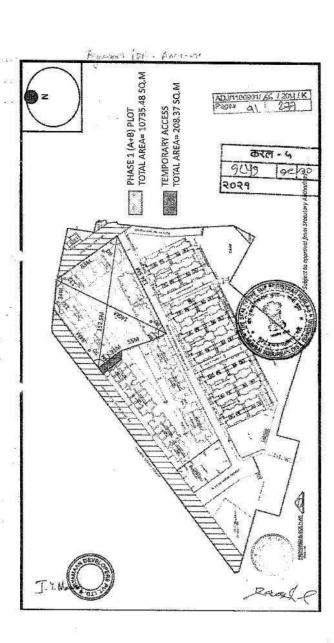
Eastern Expressway Highway and

Rising City Project

On an essenancia the South.



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सूची क.2

हुम्बन विजेशक : सह हु जि.कुनों ह दस्त क्रमीय : 1848/2021 नोहेनी :

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(3) याचारबाज्(प्रतिषटकाष्या यावतित्वच्ट्यावर अच्यारपी देती की प्रदेखर वे ज्युद प्रताबे;	1	२०२१
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(4) मृत्यापन,पोटहिन्छा न परक्रमांक (सन्वयक्त)

पानिनेते नाम अंशामकं क्षेत्र एक. इ.स. माने क्ष्य माने क्ष्य नामिक मुख्य पीकर स्वेष्ट में वर्ष्ट कर्मा कर्मा क्ष्य प्रमाणे (C.T.S. Number : 1848 (PASS): 1)

सेवकड

()] उत्तरिक बच्च देवान्यतिहरू ठेवाच्या ()] उत्तरिक बच्च देवान्यतिहरू ठेवाच्या स्वाप्त्राये नात निम्न दिशायी न्यव्यास्थाय शुक्रमान्य चिना बादेश असम्बन्ध, त्रियादिक सब व रक्त

किना दिस्ति भावास्तरका दुष्ट्रणास विका स्थित वस्ति भावास्तरका दुष्ट्रणास विका स्थित कारव्याप्त, प्रतिवासिये नाव व एता (मे) सानदेवन करन दिल्लाका विजान

15/02/2021 15/02/2021 16/49/2021 500

(12)वाकारमाशायनाने गुप्तीक कुन्न (13)वाकारमाशायनाने नीवणी शुन्क (14)वेस

(11)वनुरुपांच,चंद द ५४

 कुम्बरिताची सावस्त्रका गाडी स्थरन द्वत स्वत्रक भाडी

सुर्वोत्र सुरुव बाकारवाना विवस्तेना समुख्येत :- Document IS Wil Revokation Type

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lodex-2(सूची - २)

सूची क.2

इज्यम निजंबक: यह गु.मि.कुनाँ ठ राज कमांक: 1847/2021 मोर्डमी:

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(2)मोस्प्रदेश	0
(3) बाजारमाव(महरेपटःमाच्या बावतिहमारसम्बद्धाः सम्बद्धाः वेशी श्री ध्वहेदार	3

यासभै अधः विकासकरारसम्बद्धाः ठ ३३२७४०७०० 9639 92/30 2029

बावतिहरपटस्थार सम्बारणी देवी की पहेदार हे महुद सरावे) (4) भू-मापन् पीटहिलार न भरक्षमंद्र विसन्तरण)

्री व्यक्तियं नार्यक्रीकारीक्षा क्षेत्रात्व कृत एक रावेच्य , अरुपारिक्षीय वर्गाम्य नांक्यवर के ब्रेस क्ष्रा 20054.८. में नीर्देशिक्ष प्राथमेल्य मित्रिक्प पंत्रिक्षीत्वार्थ्य प्राथमित्रकार प्राथमेल्या मुझ्ले बारावेच्य इस होत्री 40007 राजुक्य ३०६ तोक्स्या-४६६ वेच्यूप हेक्सीय च बताया ताहर केल्यामाने करूप समार कृतिया 1000168261के दिनांच 220012021.६ С.Т.S. Namber: 1948 (PART);))

(०) दनकड (६)भकारणी सिंवा जरी देखान वसेल तेस्ट

(१) दारापेवन जन्म देश-मानिहृत ठेनका था पत्रकाराचे पान विंदा विद्यामी नामकावाना कुमनामा विना वादेश बसम्बाद धनिवादिने बाद न पत्रद

1): नाक-सर्वनान वेस्कुलबं प्रावेश निर्मित में संस्थान अधीन गोनत महारा मण-31; नाफ-मार्गत से स्वीतन, मांना ने , बनारपीने गांत: , करीब ने हुम्मीत केंद्र सनत एकर्च एक्सित होति , हीतने मानवान नाइ स्वात्मेश मुं, महाराष्ट्र MAMIGAE. कि शोध-MODET में के AAPCARESIM 2: नाक-प्रमाति मार्गत महाराज में स्वात मिलित मिलित में सोवान केंद्र मार्गत प्रतिकृत प्रावेश मार्गत प्रत्येश स्वात मार्गत केंद्र प्रतिकृत मार्गत मार्गत में स्वात में मार्गत में मार्गत में मार्गत में मार्गत में मार्गत मार्गत में मार्गत में मार्गत मार्गत में मार्गत में मार्गत में मार्गत में मार्गत में मार्गत में मार्गत मार्गत में मार्गत मार्गत में मार्गत मार्गत में मार्गत मार्गत मार्गत में मार्गत में मार्गत में मार्गत में मार्गत में मार्गत मार्गत में मार्गत में मार्गत मार्गत में मार्गत में मार्गत मार्गत में मार्गत मार्गत में मार्गत में मार्गत मार्गत मार्गत में मार्गत में मार्गत म

(६)सत्तरेषक करूर वेदा-या पक्षकाराचे न रिवा दिवायी न्यासावयाचा हुकुमहाना किया आर्देश सहन्यास,प्रतिवादिचे नात व पशा

1): वाल-एक मीच्य की एपियम रिप्तियों मिलेक्ट एक्पपती में मोरीएक्ट निवेदी एडिल कींक्र मक-छेए एक-प्रांक्तर में मीच्या में अर्थम है इसका , माज़ कर , बमारावित बावर संवार होता. अर्थान के एव एक मोनी मार्च बेलाई हीतर मुंबई, ऐंड घंट , माएउड्ड, MUMSAL निव बांच-4,0001 ऐंड की-4,4001 प्रेंड की प्रांक्त की प्रांत क

(अ) यस्त्येयम् करून वित्याचा विशेषः (१०)दरत नीयमी प्राथाना विशेषः (११)मञ्जूदन्तीषः, येट व पृष्ठः (१२)प्राथानायामा स्थापे सुद्रोक सुन्तरः

22/81/2021 15/02/2021 1847/2021 1847/2021

नुष्योकतामाती विचायत पेत्रमेमा **टबर्गीम**ः

पुरुषांकराणी व्यवसम्बद्धाः नाही कार्यः वृत्तात्रकरत्तुत्तरः समस्य स्वयस्थः गाही

मुद्रांश शूरण स्थाधारताचा निददसेना अनुभक्तेद :-:

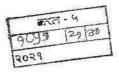


Index-2(सूची - २)

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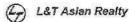
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Payment Details

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4.		DHC .		0902202116458	2000	RF	0902202116438D	15/02/2021
5		DHG		0902202118028	2000	POF	09022021150280	15/02/2021
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7		DHC	The order of the same	0902202117985	5000	RF	09022021179650	15/02/2021
8		DHC		0002202117850	2000	RF	09022021178500	15/02/2021
9		DHG		0902202117491	2000	RF	0902202117491D	15/02/2021
16		DHC		0502202117138	2000	RF	0902202117130D	15/02/2021
12		DHC		0902202118896	2000	RF	0902202116896D	15/02/2021
12		eChaften		MH011385805202021E	30000	RF	0005452018202021	15/02/2021

करत - % 9 (9) 9330 २०२१





COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF LET AS LLP AT THEIR MEETING HELD ON JANUARY 20, 2820

Mr. ec	1 - 4
949	10330

EXECUTION AND REGISTRATION OF JOINT DEVELOPMENT AGREEMENT AND OTHER RELATED DOCUMENTS FOR DEVELOPMENT OF A RESIDENTIAL PROJECT AT VILLAGE GHATKOPAR, RUMENAL.

"RESOLVED THAT the LLP do enter into a Joint Development Agreement with MIS. ARYAMAÁN DEVELOPERS PRIVATE LIMITED AND XRBIA CHAKAN DEVELOPERS PRIVATE LIMITED AND XRBIA CHAKAN DEVELOPERS PRIVATE LIMITED, for paint developers of the plece and operated into underseasting approximately 10,735.48 opuzze meleus bearing CTS No. 194 (pt.) of village Ghatkopar, Mumbai – 400 077.

RESOLVED FURTHER THAT Mr. Shrikkant Joshi or Mr. U. C. Rath, Designated Pertuens or Mr. Rekesh Raul, Authorised Signatory, be and are hereby severally authorised to do or cause to be cone, for and on behalf of and in the name of the LLP all or any of the lesowing acts, deeds and things

- (1) To negotiate and finalise the deal and sign and execute the John Development Agreement, Supplanental Agreement, Itemorandum of Intent, Multi-party Agreement, trendoable Power of Attorney, Escow Agreement, Departing Agreement and other definitive agreements and all other required to consummate the transaction, for and on behalf of the LLP.
- (2) To represent the LLP, appear and aftered before any Registrar or Sub-Registrar & Assurances to have the Joint Davelopment Agreement, tre-ocution Prevent of Attorney or any other deed, agreement or document duly registered in favour of LLP and for this purpose to sign and admit procurion of the same.
- (3) To appear before various authorities whether State or Central and whether Municipal, Revenue or Judicial or such other local authorities as the case may be, and to make such applications enderthelms, afficiently to may be increased to refuse the local support.
- To appoint Advictates, Veisiers and or other consultants as may be necessary for the aforesald
- (5) AND GENERALLY to do all such acts, deads and libings in the name and on behalf of the LLF as the said Authorised Signatory and the Designated Partner may consider expedient for the absenced our model.



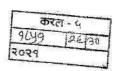
ULC. RATHI DESIGNATED PARTING DIN: 05181797

Date: January 20, 2020

LST Assimi Boeity Project LLP (API Tomo: Calocife, 3, Said War Road, Pomoi, Pharboi -400 (FZ, 1969). Tet: +93, 22 67057696

Registered Office: USF House, FLM, Hosp Splight Interes Number - 400 001, DN











ARYAMAAN DEVELOPERS PV

कर	ल - ५
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रठरे१	NEW MISSISSE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ARYAMAAN DEVELOPERS PRIVATE LIMITED AT THE REGISTERED ADDRESS OF THE COMPANY HELD ON WEDNESDAY, 16^{TR} DECEMBER, 2020 AT 1:30 P.M.

Authorizing Mr. Jatin Yogesh Mehta for signing Joint Development Agreement;

"RESOLVED THAT, the Company has proposed to enter into a Joint Development Agreement ("DA") with L&T Asian Resilty Project LLP ("L&T") and Xrbia Chakkan Developers Private Limited ("Xrbia") for the cu-development of land bearing C.T.S No. 194 (pt), admeasuring plinth area approximately 2556.46 sq. mirs. out of total admeasuring area 70,554 sq. mirs. of Village Ghadkoper. Mumbai-400077.

RESOLVED FURTHER THAT, the board be and hereby authorize Mr. Jaim Yogesh Mebts, Director of the Company to sign, sed and execute the John Development Agreement and any other relevant documents for the above-mentioned transaction and to do all such ecis, deeds, things, matter els. as may be necessary to give effect to the said resolution.

RESOLVED FURTHER THAT. Mr. jatin Yogesh Media is further authorize to lodge, submit, register and admit the execution of the same before applicable Sub-Registrar of Assurances, Mumbai and further to take such further steps as is required in order to give effect to the above resolution.

RESOLVED FURTER THAT, a certified copy of the resolution be given to anyone concerned or interested in the matter."

//CERTIFIED TO BE A TRUE COPY//

For Aryamaan Developers Private Limited

Disanan Nilinkomar Dhami
Director
DIN: 05125076

Place: Mumbai Dafe: 16th December, 2020



Nece Transit Camp, Esstern Express Highway, Chatkopar (East), Namraj Nagae, Membai-400 077. Vol. 022-26262221 « E-mail : mcilling13@yahon.com « CIB ND - 845200MH2005FFC151480





करल - ५







Summary1 (GoshwaraBhag-1)

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त. कं. 1851, तर दि.15-02-2024 देवी 11:32 स.पू. वत. हजर केता.	कारतकरपाराचे नावः संपानक ततीन बोबर	अर्थमान डेव्हनपर्से प्राप्तेट मिनिटेड पे १ मेहना
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Summary-3(दस्त गोंक्वारा भाग - २)

*******	LANE CENTRAL STATE	ी बन्ध गीरे	बाग केस-2ं ∤	कम्प्रक इसर कणांक:185 (202	·
	। अञ्चर्डा १८६६ एउटाइ । १८४ : पुरुष्युक्तमारमञ्ज				
wyw.	पक्षणाग्य पाच व पृत्रा	on on the second	गुलकाराचा प्रकार	হাণ্যনিব	र्थसञ्चान्स दला
1	লাক মন্ত্ৰীয়াল বিপ্ৰেল্পটো প্ৰান্তিক বিশ্বনিক নি নামৰ ব্যৱস্থা আনাস্পতি বাং প্ৰান্তিক, নামল মৃত্যু, মুন্তুবলী কুলাকৈ কিব সকলে সভাৰী কুলাকৈ প্ৰতিবিধ্ আহলীকে পুৰ্ব , মুন্তুবাৰু প্ৰতিবিধাৰ বাংলীকে পুৰ্ব , মুন্তুবাৰু প্ৰতিবিধাৰ বাংলীকে পুৰ্ব , মুন্তুবাৰু প্ৰতিবিধাৰ	चे बाबा -, अर्थक्ष में:	Kadanda pain as >31 mmil- T. T. March		F*************************************
2	माम्प्रास्त भेग्व हो प्रिमेशन मिनिसी प्रोवेशन स्रोनेपाइन निर्देशी गोन्स - प्रीस प्रमाण्योत के आणिक गाम बीच ही हरकर , प्रमाण्योत के आणिक गाम बीच ही हरकर , मेल्यों के प्रमाण के अस्मिक्ट , गोप ना , सहागाह, अस्मिक्ट , गीन नेवग AASFI, 1486N	, মানম ব, রমাপানী	नीया जीव कार्ति हीन्या ते वय - 68 स्थापनि-	ij_	
गीन दन्त नेक ग.३	हेक्ट कर्न्य प्रेम्पर विश्वकरीतः कुलबुधारास्थ्यः की केव्हार्ड <i>। 02 । 2</i> 021 11 : 35 : 22 AM	मा छान देखा छन	र दिलाचे क्यून क्रमाद.	a	ज्रल - ५
प्रेष्टक:- राषीन डर	अब अने विलेतीय सम्प्राप में संदर्भक्षण करन	द्रेकान्यामां सर्वाक्ष्यः	মাকতভাগ, য আঘা উঞ	9099	30 30
æşæ.	ক্ষেত্ৰ নাৰ ৰ কনা	- 1	Suprification of the control of the	2024	वीयकारका छना
4	सार्थक्रभण - मणवानाः । । । भग ३०	280	(1)		all sales
- 9	पना-भार के 31 की मांच पर्राह्मकरी हुई चित्र और अंदर-602101	9	स्थायन	P#	

विस्ता क्र.4 में केल:15 / 02 / 2021 11 : 36 : 02 AM क्रिक्ट #5, विस्ती 5/02 / 2021 11 : 28 : 23 AM मोगी गुमार 4 मां

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ar.	Purchaser	Type	Vertication no/Vendor	G5MLicence	Amount	Used At	Dirfsbe Number	Detaca Data
1	LAND T ASIAN REALTY PROJECT ULP	eChallen	62608672021020980532	MH011391386202021E	500.00	SO .	0005453477202024	15/02/2061
2		DHC		1602202100907	600	RF	15022021008070	15/02/2021
3	L AND T ASIAN REALTY PROJECT	sChallen	Service Good Indian Co.	604014391388202021E	16G	먇	0006453477202021	15/02/2021

Service Services (1997)

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सत. दुष्यम निबंधक, कुलां क. ५, सुंबई उपनाम जिल्हा.

ेटि. इंटर प्रयोग निस्ताक, क्रमां क. ५.

घोषणापत्र

मी
याव्दारे घोषित करतो की, दुय्यम निबंधकयांचे
कार्यालयात यां शिर्षकाचा
दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री
व इ. यांनी दि रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या
आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करूण कबुली जबाब
दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रह केलेले
नाही किंवा कु लमुखत्यारपत्र लिहुन देणार व्यक्तींपैकी कोणीही मयत झालेले नाही
किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रह बातल ठरलेले नाही. सदरचे
कु लमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :

कुलमुखत्यारपत्र धारकाचे नांव व सही