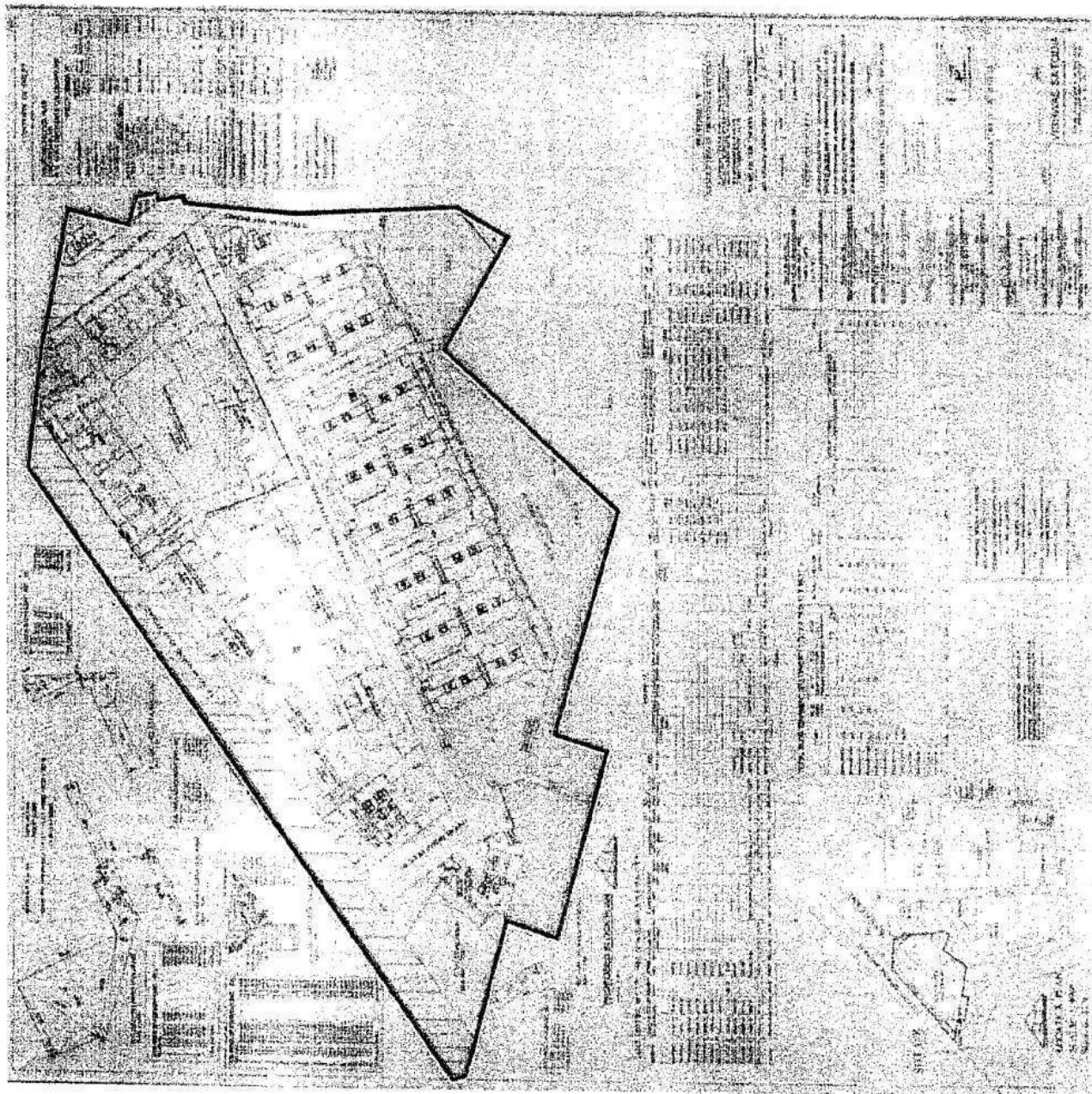


ANNEXURE - A



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"**;
2. The slum dwellers 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 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 in-principal 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

Advocate High Court & Legal Consultants

Office-G-2-Ground floor, Prospect Chamber Annex, 6 Pitha Street, Opp. City Bank, P.M. Road, Fort, Mumbai-400001 Ph No. 022-22041614, No.962089991, 9620811719.

FORMAT - A

(Circular No.: - 28 / 2021)

To
Maha RERA,
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla 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. meters situate 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 Mumbai Suburban and larger plot 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
On or towards the South: Rising City Project

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

1. We have investigated the title of the said Property on the request of L&T Asian Realty Project LLP.

2. Description of the property

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. meters situate 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 Mumbai Suburban.

3. We have investigated the title of the said Property based upon the following documents

- i) The documents of allotment of said Property plot

Date	Document
15/2/2021	Joint Development Agreement between Aryamaan Developers Private Limited referred as "Aryamaan" and Xrbia Chakan Developers Private Limited, referred as "Xrbia" and L&T Asian Realty Project LLP referred as "L&T" registered under serial No. KRI-5-1847/2021.
15/2/2021	Power of Attorney registered with the Office of the Sub-Registrar of 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 of 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 for commencement of the construction

	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 st December 2020
23/11/2019	Updated Title Certificate issued by M/s Purmand & Co. Advocate & 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 slum rehabilitation scheme, which permission was revalidated vide Letter dated 20 th April, 2019
15/4/2018	SRA issued a Letter bearing Reference no. SRA/ENG/2720/N/STGL/AP to Shri. Vishwas Satodia (Architect), granting its approval to the amended plans.
6/2/2018	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.

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 Building 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/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.
5/4/2017	Title Certificate issued by M/s. Purmand & 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 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 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.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. 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/LOI 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

and 29/11/2005	Development Document dated 12/10/2005 and 29/11/2005 for undertaking the re-development of the Larger Land
13/10/2005	Power of Attorney executed by Sant Namdeo 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 Junirambai 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) 7/12 extract or property card issued and mutation entry

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

iii) Search report for 30 years from 1992 till 2021 taken from the Sub-Registrar's office at Mumbai Suburban.

iv) We have also relied upon the Title Certificate dated 5/4/2017 and Updated Title Certificate dated 23/11/2019 issued by M/s. Purnanand & Co. Advocate & Solicitors for 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&T as developers to the Land, has clear and marketable and free from encumbrances except the indenture of Mortgage dtd-12/6/2018 between Aryamaan and Xrbia, referred as Mortgage 1' Mr. Rahul Nahar referred as Mortgage 2' Xrbia, Mortgage 3' in favor of Vistra

ITCL (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/- and

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 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.

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

Encl: Annexure

For R.K. Jha & Associates.

Date 04/09/2021

Advocates

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 30 Years from 1992 to 2021 Taken from Sub-registrar's Office at Mumbai Suburban.

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 censused as "Slum area" under Slum Act and capable of being re-development under regulation 33(10) of the D.C. Regulations.

3. The Slum dwellers 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 dwellers was pleased to issue Annexure II for Juni Ramabai 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.
7. 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 issued an amalgamated Letter 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. BDR-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 forfeit Rs. 1,92,000/- and Rs. 49,000/- in case Aryamaan fails 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 alia 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 MCGM.

9. Aryamaan in accordance with slum 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 bearing 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 of 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 re-developing 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/LOI & SRA/ENG/1253/N/STGL/LOI dated 9th January, 2017 (hereinafter referred to as the "Revised LOI") permitting amalgamation of the aforesaid 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/506/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 its 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. Aryamaan, 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-I A Free Sale Building			
1.	Chembur Central IVY A - (12A)	Centrona Zen A	P5180006239
2.	Chembur Central IVY B - (12B)	Centrona Zen B	P5180006138
3.	Chembur Central Orchid C - (13C)	Centrona Nova A	P51800005456
4.	Chembur Central Orchid D - (13D)	Centrona Nova B	P51800004566
Phase-I B Free Sale Building			
1.	Chembur Central Orchid A - (13A)	Centrona Zest A	P51800003446
2.	Chembur Central Orchid B - (13B)	Centrona Zest B	P51800003201

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/STGL/AP to Shri. Vishwas Satodia (Architect), granting its approval to the amended plans.

30. Letter dated 7th 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 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 1st 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 21,802.21 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 Buildings, 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.

25. Subsequently the Power of Attorney dtd-6/2/2018 was executed by Aryamaan in favour of and Xrbia, registered under serial No. KRL-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 PCL (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 B Free Sale 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 L&T registered under serial no. KRL-5-1847/2021, L&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 IVY 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. 2,32,290 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 Kuria, under Serial no. 1851 of 2021 executed by the ARYAMAAN in favour of L&T.

35. Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kuria, 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 23rd November, 2019.

Date: 4/9/2021



Search Report

To R. K. Jha Date- 4/9/2021

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. Mtrs. and forming part of all that piece and parcel of lands admeasuring approximately 70,554.42 sq. meters situate at lying and being at of Village Ghatkopar, Mumbai-400077 bearing C.T.S. No. 194 B (part), Village Ghatkopar, Taluka Kuria, registration Sub-District of Kuria, District and registration District of Mumbai Suburban and larger plot bounded as follows:

On or towards the East : SRA Project being developed by Neelam Realtors
On or towards the West : Rajest House
On or towards the North : Eastern Expressway Highway
On or towards the South : Rising City Project

Name of Party:- L&T Asset Realty Project LLP.

Dear Sir

As per your instruction I have taken Search in respect of abovementioned property at the office of Sub-Registrar Bandra and Kuria from 1992 to 2021 (30 years) I have found the followings during the period of Search

1992-2001-Nil (SPT)

2002-2005-Nil

2006-2010-Nil

2011-2017-Nil

2018-Entry

Joint Development Agreement dttd-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, 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 dttd-6/2/2018 was executed by Aryamaan in favour of and Xrbia, registered under serial No. KRL-5-1718/2018.

Indenture of Mortgage dttd-12/6/2018 between Aryamaan, and Xrbia, referred as Mortgagor 1st Mr. Rahul Nehar referred as Mortgagor 2nd Xrbia, Mortgagor 3rd In favour of Vistra (ICL India) Limited as Security Trustee registered under serial No. KRL-1-7055/2018 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/-.

By under the Deed of Mortgage cum Charge dttd-27/1/2018 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 B Free Sale Buildings in favour of Security Trustee.

2019-2020-Nil

2021-Entry

Joint Development Agreement dated 15/2/2021 between Aryamaan and Xrbia, and L&T registered under serial no. KRL-5-1847/2021, L&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 IVY 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. 2,32,290 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 Kuria, under Serial no. 1851 of 2021 executed by the ARYAMAAN in favour of L&T.

Power of Attorney dated 15/2/2021, registered with the Office of the Sub-Registrar of Assurances at Kuria, under Serial no. 1849 of 2021 executed by the XRBIA in favour of L&T.

This Search report is subject to torn and mutilated records and withdrawal of registers of certain years by the office for binding and re-writing computerised index can not maintained properly please note.

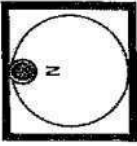
Search Clerk

Shalindra Kumar

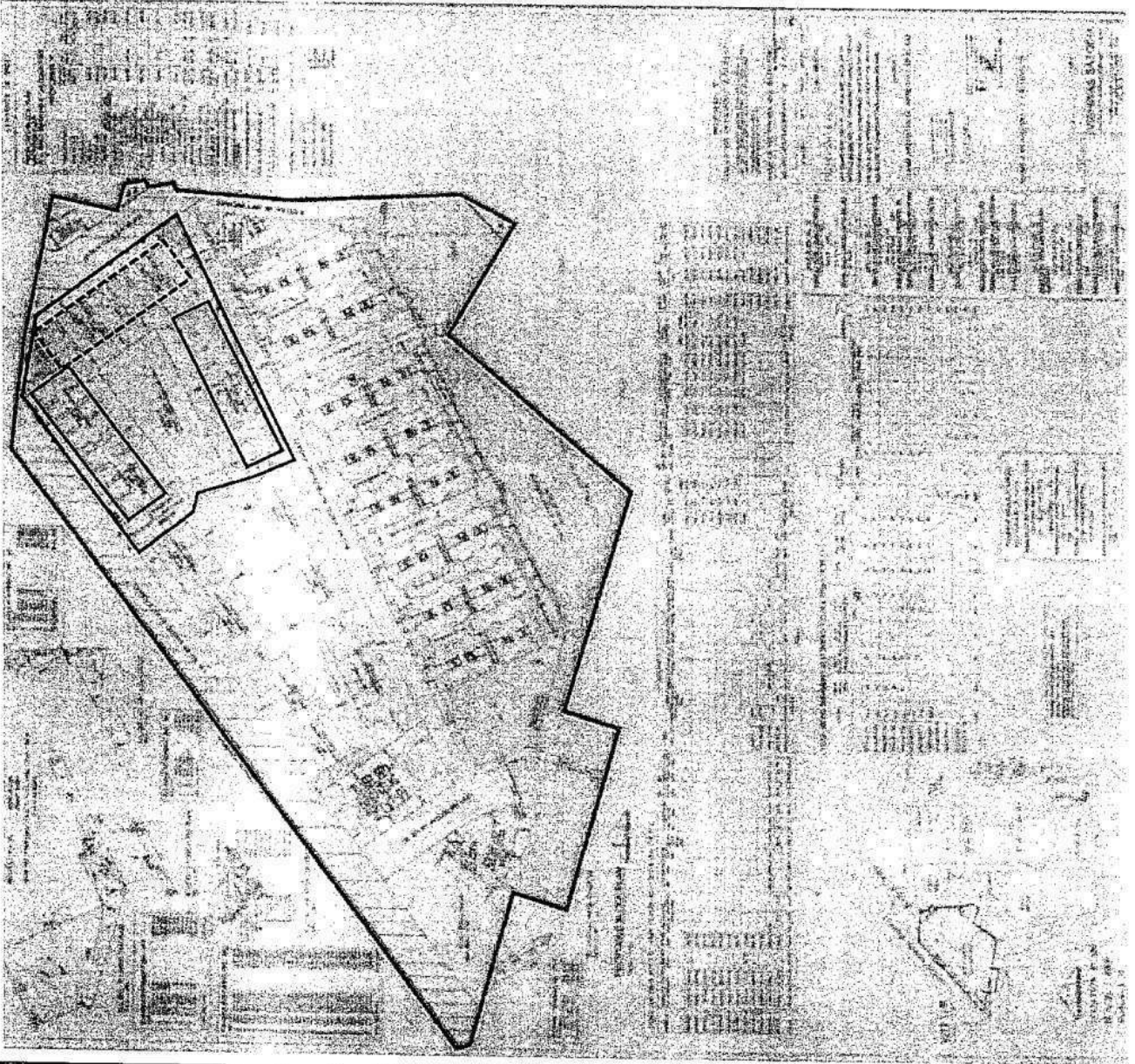
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INTENTIONALLY



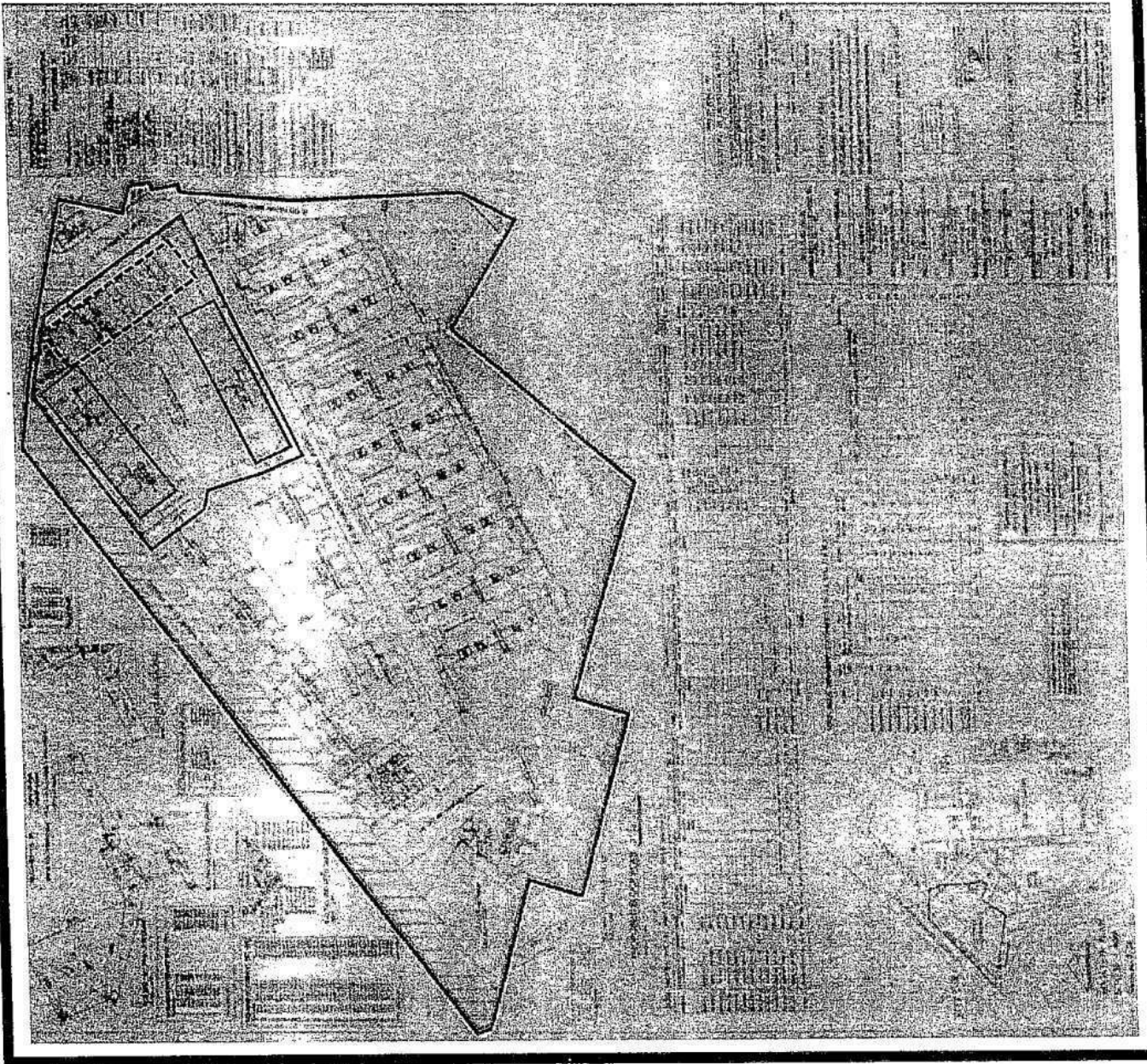
- LARGER LAND
- PHASE 1A+ PHASE 1B PLOT
- ZEN A&B TOWER + ZEST A&B
- FUTURE DEVELOPMENT



ANNEXURE - E



- 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

ANNEXURE-F



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 :
P5180003201

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

1. **L&T Asian Realty Project LLP** 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
3. 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.

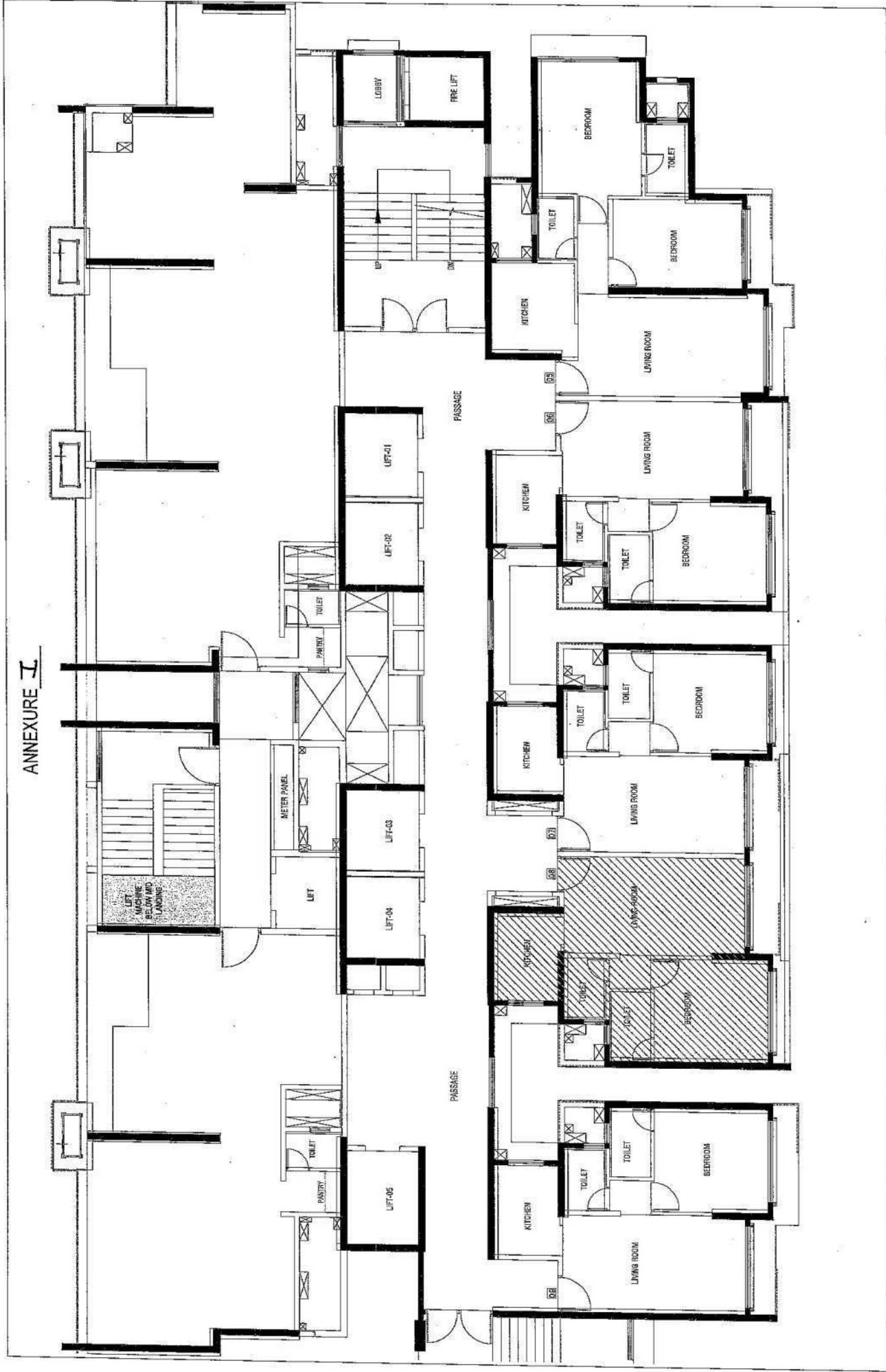
Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 16:51:50

Dated: **09/09/2021**

Place: **Mumbai**

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

ANNEXURE I

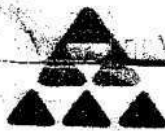


FLOOR NO. 1st

UNIT NO. 108



ZEST B- UNIT NO.
1ST FLOOR PLAN



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

Sale Bldg No. 13

TO,
M/s Aryaman Developers Pvt.Ltd.
1, Hetal, Zaver Road, Mulund (W).
Mumbai- 400 080.

Sir,

With reference to your application No. 200 dated 10/01/2017 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 194(pt) of village Ghatkoper Tal- Kurla at kamraj Nagar, Eastern Express Highway, Ghatkoper, Mumbai- 400 077.

of village Ghatkoper T.P.S. No. _____
ward 'N' Situated at For "Sant Namdeo SRA CHS & Juni Ramabai SRA CHS

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1253/N/STGL/LOI & SRA/ENG/1560/N/STGL/LOI dt 2/4/10 & 9/1/17 IDA U/R No. SRA/ENG/3838/N/STGL/AP dt 24/01/2017 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (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 complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI. S.D.MAHAJAN.
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth C.C With 2 Level Basement of
Sale Bldg No. 13.


For and on behalf of Local Authority
The Slum Rehabilitation Authority

31.05.17
Executive Engineer (SRA) III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/3838/N/STGL/AP

18 JAN 2021


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


18/1/21
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3838/N/STGL/AP

6 FEB 2022


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


16/2/22
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3838/N/STGL/AP

13 JUL 2023

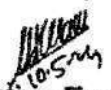
This C.C is re-endorsed as per approved amended plans dated 13/07/2023 of sale building No. 13

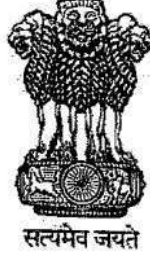

13/7/23
Executive Engineer
Slum Rehabilitation Authority

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.


10/5/24
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@CRC@MCA.GOV.IN>

Digitally signed by
DS MINISTRY OF CORPORATE
AFFAIRS, CRC-MANESAR 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



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
PRABHAKAR JOSHI

Digitally signed by SHRIKANT
PRABHAKAR JOSHI
Date: 2024.04.01 16:37:05
+05'30'

(SHRIKANT JOSHI)
DESIGNATED PARTNER
DIN : 02278471

UMA CHARAN
RATH

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

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

Date: April 1, 2024

L&T AVENUE REALTY LLP
Correspondence Address:
L&T Realty, A. M. Naik Tower
L&T Campus Gate No. 3,
Jogeshwari-Vikhroli Link Road (JVLR),
Powai, Mumbai - 400 072, India.

Registered Office:
L&T House, W.M. Marg, Ballard Estate,
Mumbai - 400 001, INDIA
LLPIN-AAA-5055



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: Fri 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

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





L&T Asian Realty

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 **L&T ASIAN REALTY PROJECT LLP**


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

Date: March 14, 2023

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

Registered Office:
L&T House, N. M. Marg
Bakerd Estate
Mumbai - 400 001, INDIA



बवई ४
१५/०६/२०
२०२१

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) Mr. Bharat Bastogi – Joint General Manager (Finance & Accounts), (2) Mr. Hemant Mohita – 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 05th 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, Mumbai – 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.

[Handwritten signatures]

AND WHEREAS the said Company has vide Board Resolution dated 06th 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 Board 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 nominate, 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 – Vikhroli Link Road (LVLR), Powai, Mumbai 400 072 and its registered office at L&T House, Ballard Estate, N.M. Road, Mumbai 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 long as they are in employment / engagement with the Company and/or L&T Group Companies:



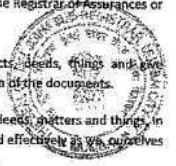
बवई ४
१५/०६/२०
२०२१

- 1. Mr. Deepak Pradhan – Consultant (Business Development)
- 2. Mr. R.K. Vishwanathan – Consultant – (Business Development)
- 3. Mr. Chirag Chavda – Deputy Manager
- 4. Mr. Aditya Kulkarni – Deputy Manager
- 5. Mr. Mitail Parde – Manager
- 6. Mr. Shyam Renkuntla – Manager
- 7. Ms. Sandhya Nair – Senior Manager
- 8. Mr. Krishneshwar Singh – Assistant Manager
- 9. Ms. Varsha Lahwani – Deputy Manager
- 10. Ms. Surchita Shetty – Senior Executive

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

[Handwritten signatures]

- 2. To appear before the Sub Registrar of Assurances to admit execution of the documents for us and on our behalf and take all effective steps in the matter of registration of the documents.
- 3. To pay necessary fees / charges for the purpose of registration of documents.
- 4. 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.
- 5. As our lawful attorney/s to do all such acts, deeds, things and statements necessary for effective registration of the documents.
- 6. AND GENERALLY to do and execute all acts, deeds, matters and things in and towards the said flat, requisite as fully and effectively as we ourselves could do effective in our own proper person.
- 7. We do hereby ratify and confirm that all acts, deeds and things done by our said attorney/s shall be deemed to have been acts, deeds and things done by us personally and we undertake to ratify and confirm all and whatsoever that our said attorney/s shall do or purport to do or cause to be done by virtue of these presents.



बवई ४
१५/०६/२०
२०२१

IN WITNESS WHEREOF, we have executed this Power of Attorney on this 22nd day of June, 2021.

SIGNED AND DELIVERED

by the within named Donor/s
(1) Bharat Bastogi
Joint General Manager – F&A
For Larsen & Toubro Limited

[Handwritten signature]
[Fingerprint]
[Photograph]

(2) Hemant Mohita
Senior DGM (F&A)
For Larsen & Toubro Limited

[Handwritten signature]
[Fingerprint]
[Photograph]

(3) Ritesh Ghai
Head CRM & Facility Management
For Larsen & Toubro Limited

[Handwritten signature]
[Fingerprint]
[Photograph]

(4) J Hareesh Kumar
Head – CRM
For Larsen & Toubro Limited

[Handwritten signature]
[Fingerprint]
[Photograph]

Authorized representatives of
L&T ASIAN REALTY PROJECT LLP

- In the presence of:
1) Ramakant Thernal
2) Anil Sherkhane

We Accept (Attorney Holders):

- (1) Deepak Pradhan
Consultant – Business Development
- (2) R.K. Vishwanathan
Consultant – Business Development
- (3) Mr. Chirag Chavda
Deputy Manager – CRM

बवई ४
१५/०६/२०
२०२१

[Handwritten signatures]
[Fingerprints]
[Photographs]

(4) Mr. Aditya Kulkarni

Deputy Manager - CRM



(5) Ms. Mitali Parte

Manager - CRM



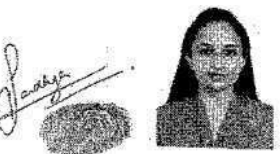
(6) Mr. Shyam Rencunda

Manager - CRM



(7) Ms. Sandhya Nair

Senior Manager - CRM



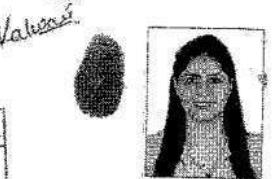
(8) Mr. Krishaneshwar Singh

Assistant Manager - CRM



(9) Ms. Varsha Lalwani

Deputy Manager - CRM



10) Ms. Suchita Shetty

Senior Executive - CRM




In the presence of:

- 1) Ramakant Tharwal
- 2) Anil Sherkhane

बबई ३४
१५/०८/२०
२०२१

बबई ३४
१५/०८/२०
२०२१


प्रकरण 16
(अभिधायन की संख्या 27(1)(बी) देवी)
निगमन प्रमाण पत्र

एनएसएपी पहचान संख्या: AAA-5055 2011

मैं, अर्ध प्राधिकृत करता हूँ कि नीचे उल्लिखित प्राधिकृत प्राणीद्वारा अधिनियम, 2008 की धारा 12(1) के अंतर्गत आज
L&T ASIAN REALTY PROJECT LLP
को निगमित किया गया है।
मेरे हस्ताक्षर के अंतर्गत 3rd day of June, Two Thousand Eleven को दिया गया।

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

LLP Identity Number: AAA-5055

I hereby certify that L&T ASIAN REALTY PROJECT LLP is incorporated in accordance with section 12(1) of the Limited Liability Partnership Act 2008.

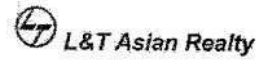
Given under my hand at Delhi this 3rd day of June, Two Thousand Eleven.

(Santosh Kumar)
Registrar

Address:
L&T ASIAN REALTY PROJECT LLP
L&T HOUSE
BALLANG ESTATE
MUMBAI
Maharashtra-400001

बबई ३४
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बबई ३४
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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 EXECUTING THE AGREEMENTS/DOCUMENTS PERTAINING TO CENTRONA PROJECT, GHATKOPAR.

RESOLVED THAT the approval be and is hereby accorded for Sale and transfer, Residential Premises and any other premises constructed/ being constructed/ to be constructed at C. S No. 194 B (Part), situated, lying and being at Village Ghatkopar, Mumbai 400077 ("the said Project") on the terms and conditions which have been agreed or may be agreed between the LLP and prospective purchaser/ transferees.

RESOLVED FURTHER THAT the following officials be and are hereby severally 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 & Facility Management, L&T Limited
4	Mr. J Hareesh Kumar	Head - CRM, L&T Limited
5	Mr. Soumik Chakraborty	Head - Marketing
6	Ms. Megha Chandrate	Sr. DGM - Architecture

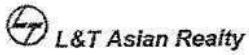
to do or cause to be done, for and on behalf of and in the name of the LLP all or any of the following acts, deeds and things:

- a) To sign and execute agreements of any description including agreements for sale, sale deed, deed of transfer and such other documents, required to be executed in respect of the premises in the said Project.
- b) To sign and execute all documents ancillary to and necessary for the completion of transactions mentioned hereinabove including but not limited to Memorandum of Understanding, Allotment Letters, Possession letters, etc.
- c) To apply for and obtain all consents, concessions, licences and approvals of any and all nature from any person or statutory authority or Courts, in connection with the transactions mentioned hereinabove and to make applications, petitions, affidavits and enter into such agreements and have such undertakings as the said person or statutory authority or Courts may require.

L&T Asian Realty Project LLP
A-14, 14th Floor, L&T Complex, Gate No. 3, Bandra West (W-3), Mumbai-400050
+91 22 6703 0255 Fax: +91 22 6705 1211
LLP-AAA-5055

बबई ३४
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- d) To represent the LLP, appear and attend before any Registrar or Sub-Registrar of Assurances to present and lodge Agreements for Sale, Deed Of Transfer, Sale Deed, or any other deeds or documents writings, etc., for registration in favour of the purchaser/ 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 documents/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 Municipal, Revenue or Judicial or such other local authorities, as the case may be, and to make such applications, undertakings, affidavits, writings, as may be necessary in connection with the said purposes.
- g) To make, sign, execute and file applications, vakalatnarnas, 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 and on behalf of the LLP, before the Maharashtra Real Estate Regulatory Authority, Maharashtra Real Estate Appellate Tribunal, Conciliation Forum, District Consumer Disputes Redressal Forum, State Consumer Disputes Redressal Commission, National Consumer Dispute Redressal Commission, National Company Law Tribunal, High Court, Supreme Court and such other Courts/Tribunals/Authorities/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)Authorized Signatories/Officers may consider expedient for the aforesaid purposes.

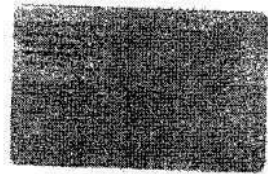
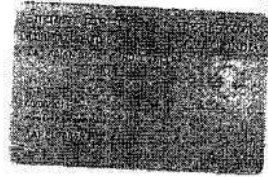
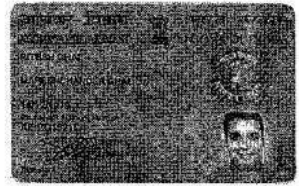
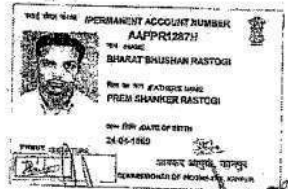
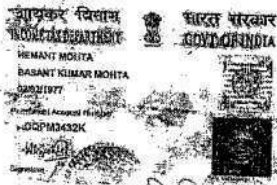
For L&T ASIAN REALTY PROJECT LLP

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 Date: २०२१

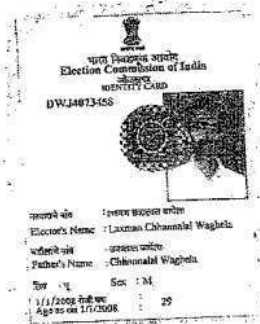
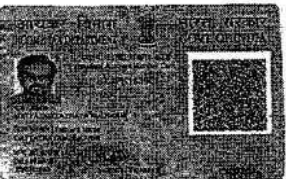
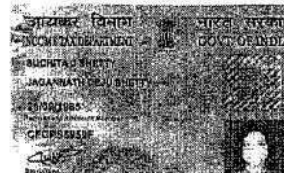
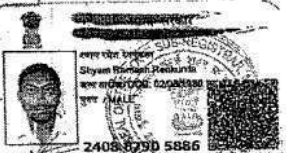
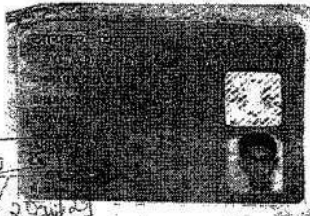
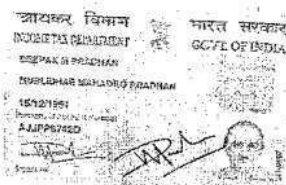
(U. C. RATH)
 DESIGNATED PARTNER
 DIN : 05181797



Registered Office:
 L&T House, H. M. Park
 Eakland Estate
 Mumbai - 400 002, INDIA



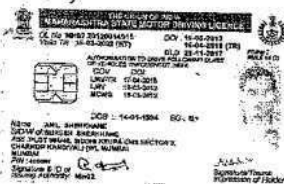
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बवई त ४
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- 11 कुम्भेश्वर सिंधु - अतिरिक्त मॅनेजर (सी आर एम)
पॉस्ट नं: अॅफिस, माळा नं: -, इमारतीचे नाव: एन अँड टी हाऊस, ब्लॉक नं: बॅलकॉन इस्टेट, मुंबई, रीड नं: एन.एम.रोड, महाराष्ट्र, मुम्बई,
वर्षा :सावधानी - केव्हाही मॅनेजर (सी आर एम)
- 12 पॉस्ट नं: अॅफिस, माळा नं: -, इमारतीचे नाव: एन अँड टी हाऊस, ब्लॉक नं: बॅलकॉन इस्टेट, मुंबई, रीड नं: एन.एम.रोड, महाराष्ट्र, मुम्बई,
सुधितार तोंदटी - सिविलर एडिटर/सुधितार (सी आर एम)
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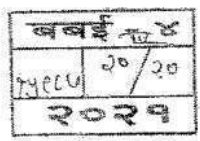
कार्यरत पात्रावस्थेची तक्रारी उपलब्ध आहे .

- क्र. सं. पात्रावस्थेचे नाव व पदा
- 1 एन अँड टी एरिक्शन रिजल्टी प्रोजेक्ट एन एन पी लॉक प्राधिकृत व्यवहारी (आर) सरतोली - अॅफिस जनरल मॅनेजर (व्यवसाय अँड अकॉउंट्स)
पॉस्ट नं: अॅफिस, माळा नं: -, इमारतीचे नाव: एन अँड टी हाऊस, ब्लॉक नं: बॅलकॉन इस्टेट, मुंबई, रीड नं: एन.एम.रोड, महाराष्ट्र, मुम्बई,
AAEFL7465N
 - 2 एन अँड टी एरिक्शन रिजल्टी प्रोजेक्ट एन एन पी लॉक प्राधिकृत व्यवहारी (आर) सरतोली - सिविलर केव्हाही व्यवहारी मॅनेजर (व्यवसाय अँड अकॉउंट्स)
पॉस्ट नं: अॅफिस, माळा नं: -, इमारतीचे नाव: एन अँड टी हाऊस, ब्लॉक नं: बॅलकॉन इस्टेट, मुंबई, रीड नं: एन.एम.रोड, महाराष्ट्र, मुम्बई,
AAEFL7465N
 - 3 एन अँड टी एरिक्शन रिजल्टी प्रोजेक्ट एन एन पी लॉक प्राधिकृत व्यवहारी (वैदेशी पदा) - रीड सी आर एन अँड सिविलीटी मॅनेजर
पॉस्ट नं: अॅफिस, माळा नं: -, इमारतीचे नाव: एन अँड टी हाऊस, ब्लॉक नं: बॅलकॉन इस्टेट, मुंबई, रीड नं: एन.एम.रोड, महाराष्ट्र, मुम्बई,
AAEFL7465N
 - 4 एन अँड टी एरिक्शन रिजल्टी प्रोजेक्ट एन एन पी लॉक प्राधिकृत व्यवहारी (सी आर एम) - रीड सी आर एन
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AAEFL7465N
 - 5 टीएल अकॉउंट - कन्सल्टंट (मिडिलर अकॉउंट्स/मॅनेजर)
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कुम्भेश्वर सिंधु - अतिरिक्त मॅनेजर (सी आर एम)
 - 11 पॉस्ट नं: अॅफिस, माळा नं: -, इमारतीचे नाव: एन अँड टी हाऊस, ब्लॉक नं: बॅलकॉन इस्टेट, मुंबई, रीड नं: एन.एम.रोड, महाराष्ट्र, मुम्बई,
वर्षा :सावधानी - केव्हाही मॅनेजर (सी आर एम)
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सुधितार तोंदटी - सिविलर एडिटर/सुधितार (सी आर एम)
 - 13 पॉस्ट नं: अॅफिस, माळा नं: -, इमारतीचे नाव: एन अँड टी हाऊस, ब्लॉक नं: बॅलकॉन इस्टेट, मुंबई, रीड नं: एन.एम.रोड, महाराष्ट्र, मुम्बई,

दिनांक 24 वी वेळ: 24 / 11 / 2021 11 : 26 : 07 AM

दिनांक 25 वी वेळ: 24 / 11 / 2021 11 : 26 : 10 AM सोदणी पुरावा 4 मध्ये

सह संचालक, मुंबई-4



प्रमाणित करण्यात येते की वर
दिलेल्या पत्राचा
पुरावा क्र. 24-11-2021-11-26-10 AM
दिनांक 24/11/2021
सह संचालक, मुंबई-4

करली - ६
१८/११/२०२१
२०२१

करली - ६
१८/११/२०२१
२०२१

IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, Aryamaan 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 Camp, Eastern Express Highway, Chhatrapati East, Kamraj Nagar, 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. meters bearing C. S Nos. 194 (Part) and as per the Mera Plan dated 4th June, 2013 issued by City Survey Officer, the same has been confirmed as C. S Nos. 194 B (Part), situate, lying and being at of Village Ghoshpada, Chhatrapati East, Kamraj Nagar, Mumbai 400077, more particularly described in the First Schedule hereunder (hereinafter referred to as "Larger Land"), which has been approved and sanctioned for residential use, and which is affected by various reservations and was fully encroached upon by slum dwellers;

(ii). The slum dwellers occupying the slums, being desirous of developing the Larger Land formed themselves into two (2) societies being Jini Ramabai Co-operative Housing Society and Sant Namdeo Co-operative Housing Society ("Slum 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-Registrar 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 Xrbia Chakau Developers Private Limited, as the "Joint Developer" of Other Part and hereinafter 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), as or for the consideration and, on the terms and conditions as contained therein. Further, requisite powers were granted by us to Xrbia by and under a Power

J. Y. Nung
Mumbai

[Signature]
Mumbai

Murg, Ballard Estate, Mumbai 400 001, acting herein through any of its partners (each of them being and from time to time), each one of them severally, to be our true and lawful attorney (hereinafter referred to as the "Attorneys"), to do, execute and perform, all such acts, deeds, matters and things, for us, in our name, and/or in its/their name/s, and/or on our behalf, 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, that is:

(1). To correspond and deal with and/or to appear and represent us before all concerned government, 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 consumption of the Aggregate Development Potential (as defined and described in the Joint Development Agreement) and to fulfill and comply with all the terms and conditions thereof and to do and in respect of the development of Phase-I Development/Free Sale Development, and to do and in respect thereof as aforesaid, and for these purposes to sign, execute and register and (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things as may be required by the Attorney/s to fully and effectually undertake the development of the Phase-I Development/Free Sale Development as aforesaid.

(2). To make, sign, execute, submit, address, and register (if required) any applications, forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, communications, representations, statements, terms, conditions, to or before the Central Government (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 Environment & Forests), the Collector of Mumbai 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 departments of the MCGM, MHADA, the Town Planning Authorities, the Chief Fire Officer and other concerned Fire Brigade Authorities, the Maharashtra State Electricity Board, Adani Electricity Mumbai Limited, Tata Power Limited, Bombay Suburban Electric Supply, the Mehanagar Telephone Nigam Limited (hereinafter referred to as "MTNL"), the Competent Authority or Authorities under the Urban Land (Ceiling and Regulations) Act, 1976 (since repealed), Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and Taxes, Commissioner of Police, the Pollution Control Boards, Environmental and

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By a Joint Development Agreement dated 22/11/2021, entered into between ourselves, Xrbia and L&T Asian Realty Project LLP (hereinafter referred to as "L&T") which is registered with the Office of Sub Registrar of Assurances under Serial No. KRL-5-1844-2021 of 15/2/2021 (hereinafter referred to as the "Joint Development Agreement"), we along with Xrbia, jointly granted exclusive rights and entitlements to develop Phase IA Free Sale Buildings (as defined in the Joint Development Agreement and herein as "Phase IA Free Sale Buildings"), and we granted exclusive rights and entitlements to develop Phase-I B Free Sale Buildings (as defined in the Joint Development Agreement and herein as "Phase IB Free Sale Buildings"), over a portion of the Larger Land admeasuring 10,735.48 square meters and shown on the plan hereto annexed as Annexure I (hereinafter referred to as the said "Land") for consideration and on the terms and conditions as contained

in pursuance of and in terms of the Joint Development Agreement, and on the execution thereof, L&T Phase entered upon the said Land and commenced the development thereof.

In terms of the Joint Development Agreement, we have agreed to execute in favour of L&T 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", and accordingly we are executing this Power of Attorney in favour of L&T.

(vi). The Joint Development Agreement, being the principal instrument employed in respect of the aforesaid transaction, has been duly stamped with the requisite ad-valorem stamp duty prescribed under Article 5(g-a)(i) of Schedule-1 to the Maharashtra Stamp Act, 1958, and accordingly, this Power of Attorney has been duly stamped with fixed stamp duty of Rs. 500/- (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 provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at Near Transit Camp, Eastern Express Highway, Chhatrapati East, Kamraj Nagar, Mumbai 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

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Ecological and other authorities, the City Survey & Land Records Authorities, Utility service providers and all other development authorities, and/or any other government, semi-government, and all other appropriate Government or Local or Statutory authority or other Competent Authority or Authorities or local or public body or bodies (hereinafter collectively referred 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, amalgamation plans, and other plans, drawings, designs and specifications for and in respect of the development of the Phase-I Development/Free Sale Development as aforesaid and to have the same approved and sanctioned, and perform all acts, 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 authorities for and obtain all the necessary permissions, approvals, clearances, orders and no objection certificates, and such other certificates and no objection certificates which are necessary for commencing, carrying out and completing the development of the Phase-I Development/Free Sale Development and/or the building/s constructed thereon.

(5). To deposit, as may be required, with the SRA, MCGM, Civil Aviation Department 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 Joint Development Agreement), surveyed by the City Survey & Land Records Authorities, the MCGM, and/or other concerned Authorities, and to get 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 set-back, reservation, acquisition, and/or requisition, as also portion/s thereof which may now or hereafter be affected by statutory 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 surrender, hand over and/or transfer to the MCGM, the Collector, and/or any other Authority concerned, the portion/s of the Free Sale Plot (as defined and described in the Joint Development Agreement) which may now or hereafter 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 howsoever, and thereupon to carry out and effect the necessary amendments and mutations 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 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 other benefits or advantages and/or otherwise howsoever, and to utilise, appropriate and deal with the same in the construction upon and development of the Free Sale Plot (as described in the Joint Development Agreement), and deal with the same, as may 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, affidavits, 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 Revenue Authorities, the MCGM and SRA in and before all its concerned departments and officers, including the Assessor & Collector of Municipal Rates & Taxes, Utility and service providers and all other Authorities concerned, in respect of, and to pay and discharge, utility bills, rates, taxes, cesses, N. A. assessments and other assessments, dues, payments and all other charges, levies, dues, payments and outgoings whatsoever, present, past and payable or which may hereafter become due and payable, in respect of or on account of the Free Sale Plot, and to apply for and obtain reduction in and/or refund of the amount thereof. To deal, correspond with, and to appear and represent us before the Authorities, bodies and persons for the purpose of determining, fixing, revising and/or reviewing the estate, capital, and/or other value/s of the Free Sale Plot, and the rents, rates, taxes, cesses, N. A. assessments and other assessments, land revenue, and all other charges, levies, dues, payments and outgoings whatsoever payable now or hereafter in respect thereof. To make, sign, execute, register and file all necessary letters, forms, undertakings, declarations, affidavits, indemnities, representations, petitions, complaints, applications, and other documents, pleadings and writings, and to arrive 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, cesses, N. A. assessments and other assessments, land revenue and all other charges, levies, dues, payments and outgoings whatsoever, which may be fixed, determined, charged, levied, and/or imposed, or proposed 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 connections installed in respect of the Free Sale Plot or any part/s thereof, including water, electricity, gas and telephone connections, and for such purposes, to do, execute and perform all necessary acts, deeds, things and matters, including to sign, execute and submit to the SRA, MCGM, Adani Electricity Mumbai Limited, Tata Power Limited and/or any other concerned electricity and power providers, MTNL, and/or any other concerned telephone and telecommunications services providers, Mahanagar Gas Limited, and all other concerned service and utility providers and suppliers and Authorities, all necessary applications, forms, indemnities, undertakings, affidavits, declarations, documents and writings, and to pay all

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charges, deposits, amounts and levies whatsoever therefore, and to obtain refund there of. To deal, correspond with and to appear and represent us before the concerned Authorities, including, but not limited to, Adani Electricity Mumbai Limited, and/or any other public or private body, authority, and/or person, for removing, shifting or relocating any existing electricity sub-station/s or distribution kiosks on the Free Sale Plot, and/or for obtaining electricity and power lines, cables and connections during the course of construction 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 kiosks 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, Adani 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 wherein the same is/are constructed and installed, in such manner and on such terms, conditions, covenants and provisions as may be required by or agreed upon by the Attorney, and for these purposes, to cancel, terminate, vary, and/or amend any agreements, deeds, documents, instruments, writings which may have been executed heretofore in respect of any existing electricity sub-station/s or distribution kiosks on the Free Sale Plot, and to sign, execute, register (if required) and submit all necessary applications, forms, statements, affidavits, declarations, undertakings, indemnities, agreements, sub-lease, and/or licence documents, and other deeds, documents, instruments and writings, and to pay all necessary charges, deposits, amounts and levies whatsoever, and to do and perform all other necessary acts, deeds, 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, in, through, over and/or in respect of adjoining and/or neighbouring lands 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 necessary acts, deeds, things and matters, including to enter into, sign, seal, execute and register (if required) all necessary agreements, deeds, documents, instruments, assurances and writings whatsoever.

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(13). To do and perform all acts, deeds, matters and things necessary for the protection and preservation of the Free Sale Plot, and for securing and safeguarding the Free Sale Plot including (but not limited to): (i) appointing and engaging security guards in respect thereof, and/or by installing security equipment, (ii) by strengthening, constructing, and/or reconstructing the boundary walls and fences thereof, (iii) effecting insurance in respect of the building, in such manner as the Attorney may deem fit and proper, and, (iv) to remove, and/or have removed 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 damages, claims, dues and all other sums of money whatsoever and howsoever payable, in respect of things and properties, now owing or payable or to become owing and payable in respect of the Free Sale Plot, and/or the buildings to be constructed thereon, and/or in respect thereof, and to sign, execute and pass receipts and discharges for and in respect of the same.

(15). For the purposes hereof, and/or in respect of, and/or in connection with the buildings to be constructed thereupon, including for the purposes of recovery or enforcement of any debt, sum of money, 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 to 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, petitions, and/or other legal, judicial and quasi-judicial proceedings 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, tribunals, administrative and quasi-judicial bodies and authorities whatsoever (civil, revenue and criminal) and all officers whomsoever, including before all authorities and officers of or under the Authorities, and such suits, actions, complaints, petitions and/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, distraint and otherwise in pursuance of any decrees, orders, awards or otherwise, for the purposes herein mentioned or otherwise, and to appoint, engage and/or retain, on such terms and conditions as the Attorney shall think fit, advocates, solicitors and legal advisors for the purposes aforesaid.

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and from time to time to remove them and appoint other/s in his/her/their place, and to pay the cost, charges and expenses, as the Attorney shall think fit, and for all or any of the purposes aforesaid, to give, tender and furnish evidence (oral or written), and to make, draw, sign, seal, execute, endorse, affirm, verify, declare, deliver and file all necessary appearances, Vakalatnamas, authorizations, warrants, plaints, complaints, writ petitions, review, reference and revision applications and petitions, and all other petitions and pleadings, applications, notices, defenses, written statements, appeals, undertakings, statements, accounts, declarations, affidavits, consent terms and other documents, papers and writings whatsoever, as the Attorney shall think fit and proper. It is hereby clarified that all and whatsoever the Attorney are authorized and empowered to do, execute and perform by virtue of the powers, authorities and discretions hereinabove contained in this clause, the Attorney shall be authorized and empowered to do, execute and perform in respect of: (i) any 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 thereto, that are or may be filed/initiated by third parties against any of the Authorities, including the SRA, the Government and State of Maharashtra and MCGM, in respect of the development of the Free Sale Plot, and/or the utilization of floor space index, development rights and transferable development rights arising out of and in respect of the Free Sale Plot and/or in respect of the Free Sale Plot and/or the development thereof, may be hindered and/or affected in any manner whatsoever, and, (ii) occupancies/encroachments (if any), on or affecting the Free Sale Plot and Phase I land;

(16). To do and perform all necessary steps for the formation and registration of the Societies and for that purpose to sign and execute all necessary applications, papers, writings, instruments and documents, 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 Agreement).

(18). To do all such acts, deeds, matters and things as may be required under the provisions 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, documents, 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, papers, 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 Agreement to allow, sell and transfer the Aggregate Premises (as defined and described in the Joint Development Agreement) and the Car-parking Spaces (as defined and described in the Joint Development Agreement) and join us as party to any or all of the letters, writings, memorandums, agreements (including agreements for sale), and other documents to be entered into and executed by L&T in respect of the allotments 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 sale), 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, etc., and/or to terminate and cancel the same, 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 accrue in respect 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 quiet, vacant, and peaceful possession of the Aggregate Premises (as defined and described in the Joint Development Agreement), and the Car-parking Spaces (as defined and described in the Joint Development Agreement) to the allottees, purchasers and acquirers thereof, as and when the same are ready for the same purpose, to do, execute and perform all necessary acts, deeds, things and matters in the Attorney may deem fit and proper in its sole, absolute and unfettered discretion.

(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 Plot from time to time in accordance with law in favour of the co-operative housing societies/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 undertake and do all acts, deeds, matters and things as may be required in this regard and to execute all deeds, documents, writings, instruments, deeds of lease, deeds of sub-lease, deeds of assignment, deeds of transfer, undertakings, indemnities, affidavits, letters, declarations, applications, correspondences, confirmations, statements, returns, forms, replies and other documents, papers and writings, as may be required to be given by and/or to the Authorities and/or any other persons, 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 monies, sums, charges, premiums deposits and other amounts as may be required in this regard to the SRA and to all other authorities and persons and to apply for and receive refund thereof and to issue and pass effectual receipts and discharges for the same.

(21). To comply with all the terms and conditions of the deed of lease/deed of sub-lease executed in favour of the co-operative housing societies/ies to be formed of the slum



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Wellness and allottees and purchasers of the Phase IA Premises and Phase IB Premises (as defined and described in the Joint Development Agreement) respectively, as the case may be, and to make regular payment of rent, utility bills, and all taxes and outgoings as required by the landlord.

(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, rules, regulations, and/or notifications being passed 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, codes, 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 all applications, statements, forms, returns and other papers, writings and documents, and to apply for and obtain all necessary approvals, permissions, sanctions, exemptions, orders, clearances and no objection certificates and other certificates in respect of the Free Sale Plot, and/or the development thereof and/or the alienation or disposal thereof or any part/s thereof.



(24). Pursuant to surrendering, handing over and transferring any portion/s of the Free Sale Plot to the MCGM, the Collector, and/or any of the other Authorities, and/or if and as may be required by any of the Authorities, and/or as may be required or deemed fit by the Attorney, and/or for any other reason whatsoever, to effect, carry out and complete any mutations, and/or amendments in respect of the Free Sale Plot, or any part/s thereof, in the records of any of the Authorities concerned, including the MCGM, the Collector, and the City Survey & Land Records Authorities. For the purposes of this clause, 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 thereof.

(25). To do and perform all acts, deeds, matters and things, including to execute all documents, 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 agreements, contracts, 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 Development and/or any part/s) thereof.



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(26). To undertake and perform all acts, deeds, matters and things which may be required to be carried out for the betterment of Phase-I Development and the buildings to be constructed therein in respect of the Project (as defined and described in the Joint Development Agreement);

(27). For the purpose of the Joint Development Agreement, and/or of these presents, and/or purposes 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 concerned Sub-Registrar 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 entered 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 Authorities, required or deemed fit by the Attorney.

(28). For the purposes of these presents, to engage, retain, employ, and/or appoint architects, engineers, surveyors, advocates, solicitors, accountants, contractors, and/or other consultants, professionals, experts and persons as may be required, and to pay for their remuneration, 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 Agreement, 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 Slum Dwellers (as defined and described in the Joint Development Agreement) and the Slum 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 slum 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 concerned authorities in respect of the development of the Larger Plot;



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represent us before and deal with the slum rehabilitation authorities and all other concerned authorities and bodies, in all matters concerning the slum rehabilitation scheme and the compliance with the terms, conditions and approvals of all 2010 LOI and Revised LOI (as defined in the Joint Development Agreement) and other approvals and permissions 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, ineligible slum dwellers and all other occupants and hutments, as per Annexure-II on the Rehab Plot (as defined in the Joint Development Agreement), if required. To verify the eligibility and non-eligibility of the Aggregate Slum Dwellers (as defined and described in the Joint Development Agreement) in accordance with the SRA rules, and relocate all the Aggregate Slum Dwellers (as defined in the Joint Development Agreement), occupants and hutments to a transit accommodation during the development and construction of the Rehab Buildings (as defined and described in the Joint Development Agreement), if required.

(30). and/or the above purposes to correspond with and represent us before all persons, entities, authorities, government authorities, the slum rehabilitation authorities and to do, execute and perform without limitation, all acts, deeds, matters and things as may be necessary and required in respect thereof, in the sole and unfettered discretion of our Attorney, at our entire risk and costs in all respects.

(31). It is expressly clarified that the rights and entitlements granted to L&T under this Irrevocable Power of Attorney shall not in any way derogate from or dilute our obligations to fulfill and comply with all its' obligations under the Joint Development Agreement.

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

Generally, to do and perform all acts, deeds, matters and things necessary for and/or incidental 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, fully and effectually in all respects as we could ourselves do and perform if these presents had not been made.



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AND WE HEREBY CLARIFY, AGREE, CONFIRM AND DECLARE THAT

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(a). The powers, authorities and discretions hereby given and conferred upon the said Attorney, shall be available for exercise and may be exercised by any of the successors 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 conferred upon them, and therefore, wherever the word "Attorney" is used in these presents, the same shall also mean and include "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 herein 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 specifically mentioned or defined, which in the course of the development of the Joint Development/Free Sale Development, and/or in the course of any matter for or in relation to, relating, incidental, and/or concerning thereto, and/or in the course of operating or realising of their rights, interests, and/or benefits under, incidental and/or pursuant to the Joint Development Agreement, and/or their powers, authorities and discretions herein given, granted and conferred, may by the Attorney be deemed to be requisite or necessary to be done, executed or performed.

(c). All and whatsoever that shall be lawfully done, executed, and/or performed by the Attorney 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 force 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 entitled for reimbursement of cost if any, agreed to be paid by Aryaman or Xrbia as the case may be, under the Joint Development Agreement.



J. Y. Mehta



Rakesh Kaul



J. Y. Mehta



Rakesh Kaul

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

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And We Herby Agree And Undertake to ratify and confirm all and whatsoever that the Attorney shall lawfully do or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.

And We Herby 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 Aryaman Developers Private Limited, have set our respective hands and seals at Mumbai the 16th day of 2021.

The First Schedule Hereinabove Referred To

(Description of the Larger Land)

All that piece and parcel of lands measuring 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
- On or towards the South: Rising City Project



The Second Schedule Hereinabove Referred To

(Description of Phase I Sale Plot)

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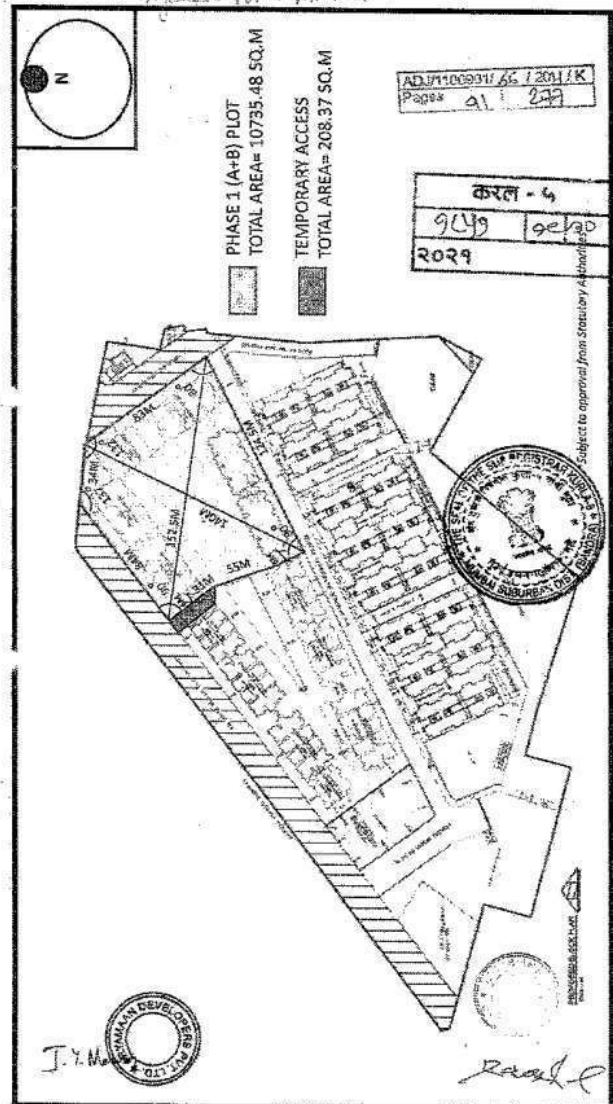
All that piece and parcel of lands approximately admeasuring 10,735.48 square meters on which proposed Sale Building no. 12 (comprising of Wing 'A' and Wing 'B') now named as Cleburn Central (VY) and Sale Building no. 13 (comprising of Wing 'A' to Wing 'D') now named as Cleburn Central Orchid forming part of the Larger Land, more particularly described in the First Schedule written hereinabove and shown on the plan hereto annexed as Annexure I hatched by Red colour wash.

Signed And Delivered for and on behalf of the withinnamed Aryaman Developers Private Limited by its authorized Director, Mr. Jatin Yogesh Mehta in pursuance of resolutions passed at the meeting of its Board of Directors held 16th December, 2020, in the presence of ...
(1) Suresh Kulkarni
(2) Sandeep Sant

J. Y. Mehta
DIRECTOR

Accepted by the withinnamed Attorney L&T Asian Realty Project LLP by its authorized signatory Mr. Rakesh Kaul, Authorized by the Resolution Dated 20th January, 2020 Passed by its Partners in the presence of ...
(1) Suresh Kulkarni
(2) Sandeep Sant

Rakesh Kaul
Authorized Signatory





सूची क्र.2

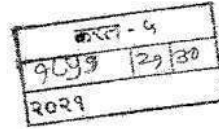
दस्तावेज क्र. : 1848/2021
दिनांक : 18/07/2021
रेगिस्ट्रार

Form with fields for document details, including 'व्यक्ति का नाम', 'पते का पता', and 'व्यक्ति का पता'. Includes a stamp from the Registrar of Mumbai Suburban District.

Payment Details

Table with columns: Sr., Purchaser, Type, Verification no/Vendor, DRN/Invoice, Amount, Used At, Deface Number, Deface Date. Contains payment records for ARYAMAAN DEVELOPERS PRIVATE LIMITED.

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



सूची क्र.2

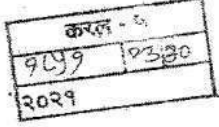
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दिनांक : 18/07/2021
रेगिस्ट्रार

Form with fields for document details, including 'व्यक्ति का नाम', 'पते का पता', and 'व्यक्ति का पता'. Includes a stamp from the Registrar of Mumbai Suburban District.

Payment Details

Table with columns: Sr., Purchaser, Type, Verification no/Vendor, DRN/Invoice, Amount, Used At, Deface Number, Deface Date. Contains multiple payment records for ARYAMAAN DEVELOPERS PRIVATE LIMITED.

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



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COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF L&T ASIAN REALTY PROJECT LLP AT THEIR MEETING HELD ON JANUARY 20, 2020

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

"RESOLVED THAT the LLP do enter into a Joint Development Agreement with M/S. ARYAMAAN DEVELOPERS PRIVATE LIMITED AND XRBIA CHAKKAN DEVELOPERS PRIVATE LIMITED, for joint development of the piece and parcel of land admeasuring approximately 10,735.48 square meters bearing CTS No. 194 (pt.) of village Ghatkopar, Mumbai - 400 077.

RESOLVED FURTHER THAT Mr. Shrikant Joshi or Mr. U. G. Rath, Designated Partners or Mr. Rakesh Kaul, Authorized Signatory, be and are hereby severally authorized 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:-

- (1) To negotiate and finalise the deal and sign and execute the Joint Development Agreement, Supplemental Agreement, Memorandum of Intent, Multi-party Agreement, Irrevocable Power of Attorney, Escrow Agreement, Operating Agreement and other definitive agreements and all other requisite deeds, papers and documents as may be required to consummate the transaction, for and on behalf of the LLP.
- (2) To represent the LLP, appear and attend before any Registrar or Sub-Registrar of Assurances to have the Joint Development Agreement, Irrevocable Power of Attorney or any other deed, agreement or document duly registered in favour of LLP and for this purpose to sign and admit execution 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, undertakings, affidavits as may be necessary in connection with the said purpose.
- (4) To appoint Advocates, Valuers and/or other consultants as may be necessary for the aforesaid purposes.
- (5) AND GENERALLY to do all such acts, deeds and things in the name and on behalf of the LLP as the said Authorised Signatory and the Designated Partner may consider expedient for the aforesaid purposes.

For L&T ASIAN REALTY PROJECT LLP



(U. G. RATH)
DESIGNATED PARTNER
DIN : 05181757

Date: January 20, 2020

L&T Asian Realty Project LLP
101 Dinesh Court No. 3, 3rd Floor Road, Powai, Mumbai - 400 072, India.
Tel: +91 22 67025599
LRO-AAA-3025

Registered Office:
L&T House, R. M. Road,
Ghatkopar East,
Mumbai - 400 077, India



ARYAMAAN DEVELOPERS PRIVATE LIMITED

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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, 16TH 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 ("JDA") with L&T Asian Realty Project LLP ("L&T") and Xrbia Chakkan Developers Private Limited ("Xrbia") for the re-development of land bearing C.T.S No. 194 (pt.) admeasuring plinth area approximately 2556.46 sq. mtrs. out of total admeasuring area 70,554 sq. mtrs. of Village Ghatkopar, Mumbai-400077.

RESOLVED FURTHER THAT, the board be and hereby authorize Mr. Jatin Yogesh Mehta, Director of the Company to sign, seal and execute the Joint Development Agreement and any other relevant documents for the above-mentioned transaction and to do all such acts, deeds, things, matter etc. as may be necessary to give effect to the said resolution.

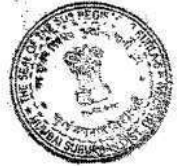
RESOLVED FURTHER THAT, Mr. Jatin Yogesh Mehta is further authorize to lodge, submit, register and admit the execution of the same before applicable Sub-Registrar of Assurances, Mumbai and further to take such further steps as is required in order to give effect to the above resolution.

RESOLVED FURTHER 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

D. N. Dhawan
Dhanraj Nitinkumar Dhawan
Director
DIN: 05125076



Place: Mumbai

Date: 16th December, 2020

Near Transit Camp, Eastern Express Highway, Ghatkopar (East), Mumbai-400 077.
Tel: 022-26162221 • Email: rcs@ltd.com • CIN: RD-U45200MH2005PTL114280

आयकर विभाग
INCOME TAX DEPARTMENT
L&T ASIAN REALTY PROJECT LLP

भारत सरकार
GOVT. OF INDIA

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03/06/2011
आयकर विभाग
INCOME TAX DEPARTMENT

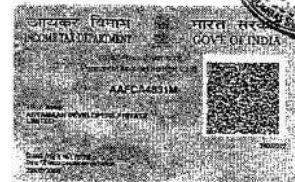


Self Attested
(साक्षकन)



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J. N. Manoj
Self Attested
(साक्षकन)



घोषणापत्र

मी

याद्वारे घोषित करतो की, दुय्यम निबंधक

कार्यालयात या शिर्षकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री

व इ. यांनी दि. रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुली जबाब

दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही

किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सादरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :

कुलमुखत्यारपत्र धारकाचे नांव

व सही