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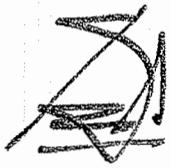
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TO WHOMSOEVER IT MAY CONCERN

1 By a Deed of Lease dated 8th October 2001 registered under no BDR -1/7012 of 2001 on 10th October 2001 with the Sub-registrar at Andheri Mumbai the Maharashtra Housing and Area Development Authority ('MHADA') demised and granted unto Azad Nagar Arunoday Co-operative Housing Society Limited ('Society') the lease in respect of the land bearing no 34 situate at Road no 5 off Veera Desai Road Azad Nagar Andheri (West) Mumbai 400 053 within the limits of Greater Mumbai in the revenue village of Ambivali taluka Andheri in the district and registration sub-district of Mumbai City and Mumbai Suburban formerly bearing S no 133(pt) and now bearing CTS no 837(pt) admeasuring about 821.23 sq mts ('Plot') for a period of 99 years.

2 By a Deed of Conveyance dated 8th October 2001 registered under no BDR-1/7013/2001 on 10th October 2001 with the Sub-registrar at Andheri Mumbai MHADA sold and transferred unto the Society the Building no 34 of ground and three upper floors consisting of thirty two(32) residential flats known as 'Arunoday' ('Old Building') constructed on the said Plot.

3 By its letter bearing no CO/MB/Arch/NOC/F-354/1905/2002 dated 23rd April 2002 readwith the letter no CO/MB/Arch/NOC/File



No 354/58/02 dated 3rd January 2003 MHADA granted its permission to redevelop the said Plot and the said Old Building.

4 By an Agreement dated 6th May 2002 the Society and its Members granted and confirmed unto Vaidehi Akash Housing Private Limited ('VHPL') the rights to develop the said Plot with the said Old Building thereon for the consideration and upon the terms and conditions therein mentioned.

5 By an Indenture of Lease dated 26th May 2003 registered under No BDR- 4/3636/2003 on 27th May 2003 with the Sub-Registrar at Andheri Mumbai MHADA further demised and granted unto the Society the lease in respect of another open plot of land adjoining/appurtenant to the said Plot and situate at Veera Desai Road Azad Nagar Andheri (West) Mumbai 400 053 within the limits of Greater Mumbai in the revenue village of Ambivali taluka Andheri formerly bearing S no 133(pt) and now bearing CTS no 837(pt) admeasuring about 387.50 square meters ('RG Plot') for a period of 30 years. The said RG Plot is reserved for recreation ground.

6 From the Development Agreement dated 22nd June 2011 as hereinafter setout, it appears that: (a) the Society has been in the undisturbed and unhindered possession and occupation of a strip of land admeasuring about 201 sq mts abutting the said Plot on the east side thereof ('Strip') and (b) certain encroachers are occupying a part of the said Plot admeasuring 130 sq mts abutting the said RG Plot



(**Additional Plot**'). The said Strip and Additional Plot was agreed to be developed by the Developer.

7 The said Plot, the said RG Plot, the said Strip and the said Additional Plot in aggregate admeasure about 1,547.30 sq mts and shall hereinafter collectively be referred to as the '**Property**'.

8 VHPL demolished the said Old Building and constructed a new building of ground and eight upper floors on a part of the said Property (**Building**).

9 By an Agreement dated 2nd June 2011 registered under no BDR15-09446 of 2011 on 24th August 2011 with the Sub-registrar at Andheri 4 Mumbai Society granted unto Keemaya Build Private Limited (**Developer**) the rights to further develop the said Property by using utilizing the unutilized/available FSI and the MHADA floating FSI in respect of the said Property. The said VHPL confirmed and ratified the said Agreement.

10 By its Certificate bearing no EE/BD/S.DIV/MB/2430/201 dated 30th September 2011, MHADA has certified that upon demarcation the area of the said Plot including the RG Plot was 1,015.90 sq mts and the area of the said Strip and Additional Plot was 531.40 sq mts. Hence the aggregate area of the said Property is 1,547.3 sq mts.



11 We have issued the public notices caused the searches to be taken in the records of the Competent Sub-registrar and inspected the said Agreement dated 2nd June 2011 and otherwise investigated the title of the said Society and the rights of the Developer to the said Property and certify that in our opinion the same is clear and free from encumbrances beyond reasonable doubts and as such marketable.

Dated this 7th day of November 2011

For L D Shah & Company

A handwritten signature in black ink, appearing to be 'LD Shah', written over a horizontal line.

Partner

Advocates Solicitors & Notary