MAGNAACASA REALTY PVT. LTD.

(Erstwhile Shree Akshay Housing)

Corporate Add: Shree Krushna Tower, Aastik Marg, Next to Harmony Tower, Mulund (W), Mumbai - 400 080.

+91 74004 13392 business@akshayhousing.com www.akshayhousing.com

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, MAGNAACASA REALTY PRIVATE LIMITED (erstwhile SHREE AKSHAY HOUSING), a Company duly incorporated under the Indian Companies Act, 2013 having its registered office at B 601, Guru Ganesh Co. Op. HSG. Soc., Nr. Deshmukh Garden, Mahatma Phule Cross Road, Mulund (East), Mumbai 400 081, has been appointed as Developer by the societies of slum dwellers under the Slum Rehabilitation Scheme for the redevelopment of immovable property being all that piece and parcel of land alongwith structures standing thereon bearing CTS. No.723E (pt), 746 (pt), 747A(pt) and 750 (pt), lying being and situate at Village - Mulund, Taluka -Kurla, District - Mumbai Suburban, Astik Manek Road, Sarojini Naidu Cross Road, Mulund (W), Mumbai 400 080 (Said Property).

The said Property is census slum as photo passes are issued to some slum dwellers and therefore deemed as slum area within the meaning of Maharashtra slum Areas (Improvement clearance & Re-development) Act, 1971.

The said Property is encroached and occupied by several slum dwellers/occupants **("Slum Dwellers),** who have constructed various structures, hutments on the said Property and have come together and formed co-operative societies,

Government of Maharashtra is the owner of the CTS. No.746 (pt), 747A (pt) and 750 (pt) as per Property Card and CTS.723E (pt) is private land now owned by us being lawful owner of the same.

The building plans, design and specifications for construction of new Buildings have been sanctioned by the Executive Engineer Slum Rehabilitation Authority (SRA) under IOA bearing No.SRA/ENG/3916/T/STGL/AP dated 28.05.2019 and amended the same on 04.03.2021, 13.04.2022. The competent authorities have granted the Commencement Certificate bearing No.SRA/ENG/3916/T/STGL/AP dated 08.11.2019, further Commencement Certificate dated 21.10.2021 & 22.11.2021.

Since the said CTS. No 746 (pt), 747A (pt) and 750 (pt) is owned by Government of Maharashtra therefore, we have paid the Land Rate Premium of Rs.2,32,57,150/- to the Slum Rehabilitation Authority vide (i) Receipt No.40437 & Challan No.46747 dt 20.11.2018 for Rs.48,64,200/-, (ii) Receipt No.42733 & Challan No.49058 dt. 03.06.2019 for Rs.48,64,200/-, (iii) Receipt No.44633 & Challan No.50966 dt. 23.10.2019 for Rs.72,96,250/-, (iv) Receipt No.45336 & Challan No.51670 dt. 03.12.2019 for Rs.48,64,200/- and (v) Receipt No.58793 & Challan No.65282 dt. 31.03.2022 for Rs.13,68,300/- all issued by Asst. Accounts Officer, Slum Rehabilitation Authority, Mumbai towards Land Rate Premium.

By and under a registered Mortgage Deed dated 12.04.2022, registered under Sr. No.KRL-3-6588-2022 dated 12.04.2022, executed by us with the IDBI Trusteeship Services Limited as Debenture Trustee, we have mortgaged all right, title, interest, benefits and entitlements and other benefits on

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the said Private Land CTS No.723E (pt)) and also all our right, title, interest, benefits and entitlements with respect to the development, marketing and sale and other benefits on the said Government Land CTS No.746 (pt), 750 (pt) and 747 (pt) as mentioned therein. Except this we have not created any kind of lien and/or mortgage and/or raised financial assistance in respect of said Property.

THIS IS TO CERTIFY THAT except the above-mentioned Mortgage Deed dated 12th April 2022, executed with IDBI Trusteeship Services Limited as Debenture Trustee, we, MAGNAACASA REALTY PRIVATE LIMITED (erstwhile SHREE AKSHAY HOUSING) does not have any charge/encumbrance in respect of the said immovable property.

DESCRIPTION OF IMMOVABLE PROPERTY

All that land or ground bearing CTS. No.723E(pt), 746 (pt), 747A (pt) and 750 (pt) lying being and situate at Village - Mulund, Taluka-Kurla, District-Mumbai Suburban, Astik Manek Road, Sarojini Naidu Cross Road, Mulund (W), Mumbai 400 080 within the registration district and sub district of Mumbai Suburban,

Place: Mumbai

Date: 27.07.2022

For Magnaacasa Realty Private Limited
(erstwhile Shree Akshay Housing)

Magnaacasa Realty Pvt. Ltd. Mulund

Director/Authorised Signatory