

**UNIVERSAL LEGAL
ADVOCATES**

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Tel.: +91 22 2282 4292 / 93 / 94 / 95 • Email : contactus@universallegal.firm.in
Website : www.universallegal.firm.in

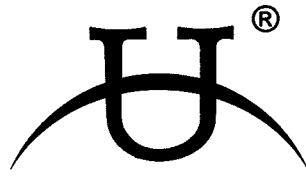
TO WHOMSOEVER IT MAY CONCERN

CERTIFICATE OF TITLE

Re:	all that pieces and parcels of land bearing C.T.S. Nos. (i) 704 (part) admeasuring 129.13 square meters (ii) 704/47 (part) admeasuring 1.24 square meters (iii) 704/48 (part) admeasuring 1.77 square meters (iv) 705 (part) admeasuring 105.12 square meters (v) 720/A/5 (part) admeasuring 141.84 square meters (vi) 720/A/5 (part) admeasuring 145.43 square meters (vii) 720/143 admeasuring 28.70 square meters (viii) 720/144 admeasuring 18.50 square meters (ix) 720/145 admeasuring 6.10 square meters (x) 720/146 admeasuring 20.10 square meters (xi) 720/147 admeasuring 8 square meters (xii) 720/148 admeasuring 10.7 square meters (xiii) 720/149 admeasuring 9.60 square meters (xiv) 720/150 admeasuring 23.4 square meters (xv) 720/151 admeasuring 7.50 square meters (xvi) 720/152 admeasuring 10.70 square meters (xvii) 720/153 admeasuring 9 square meters (xviii) 720/154 admeasuring 10.50 square meters (xix) 720/155 admeasuring 15.60 square meters (xx) 720/156 admeasuring 9.20 square meters (xxi) 720/157 admeasuring 9.40 square meters (xxii) 720/158 admeasuring 8.90 square meters (xxiii) 720/159 admeasuring 8.90 square meters (xxiv) 720/160 admeasuring 8.90 square meters (xxv) 728 (part) admeasuring 367.55 square meters (xxvi) 729 (part) admeasuring 5 square meters (xxvii) 731 (part) admeasuring 142.57 square meters
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situated in the revenue Village Oshiwara, Taluka

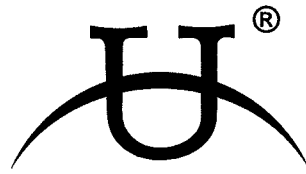




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	Andheri, Mumbai Suburban District along with structure/s standing thereon --- said Property
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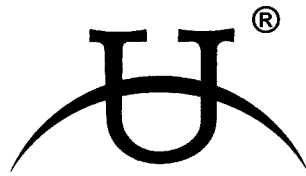
1. Upon the request and instructions made by, our clients, Transcon Developers Private Limited, a company incorporated under the provisions of Companies Act, 1956 having its registered office at "Transcon Triumph", Off. New Link Road, Next to Oberoi Springs, Andheri (West), Mumbai - 400 053 ("**Company**") and M/s. Transcon Enterprise (*formerly known as M/s. Sahajanand Enterprise*) a partnership firm registered under the Indian Partnership Act, 1932, carrying on its business from "Transcon Triumph", Off. New Link Road, Next to Oberoi Springs, Andheri (West), Mumbai - 400 053 ("**Firm**"), with respect to the said Property.
2. We have caused searches to be conducted by Mr. Santosh B. Shinde, Title Investigator, who has conducted independent searches / investigations in respect of the said Property in the offices of the Registrar / Sub-Registrar of Assurances in Mumbai.
3. We have caused searches to be conducted by Oke Thakkar & Associates (Company Secretaries) and Thakkar Kyal & Associates (Company Secretaries) who have conducted searches in the records of the Registrar of Companies.
4. DSK Legal, Advocates & Solicitors have issued public notices in The Free Press Journal (English edition) and Navshakti (Marathi edition) both dated November 27, 2019, inviting claims / objections from the public in respect of the said Property. We have been informed by the representatives of the Company and Firm that no objections / claims were received pursuant to the same.
5. We have inspected / perused photocopies and/or originals of documents as more particularly set out in **Annexure "1"** hereto.
6. We have caused litigation searches to be conducted by Cubictree Technology Solutions Private Limited having its office at Shop No 16-22, Basant Court CHS Ltd Opp. Sion Railway Station, Sion Mumbai 400002 (hereinafter referred to as "**CTSPL**") for any pending litigation against the Company and / or Firm. The said Search Reports reflect several litigations. However, the Company and / or Firm



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have confirmed that certain litigations do not pertain to the said Property. The Company and / or Firm has confirmed that, save and except the litigations as reflected in this Title Certificate (if any), there is/are no litigation/s pending which affect the title of the said Property.

7. We have not carried out any physical inspection of the said Property or any part thereof.
8. We have recorded some of the approvals in this Title Certificate but have not opined on any of them.
9. We have assumed the devolution of title of the said Property on the basis of the title deeds and documents provided to us.
10. We have relied upon information in relation to:
 - copies of documents where original documents of title were not available;
 - copy of the Property Register Card; and
 - information provided by the representatives of the Firm.
11. We have assumed that:
 - the persons executing the documents have the necessary authority to execute the same;
 - the obligation of the parties to the documents as stated herein are complied by such parties;
 - all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - all signatures and seals on any documents submitted to us are genuine;
 - there have been no amendments or changes to the documents examined by us;



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- the legal capacity of all natural persons are as they purport it to be.
12. Based on the perusal of the documents shown to us and the aforesaid, the devolution of the title of the said Property as under:

A. FLOW OF TITLE

(I) Property 1

- (i) By and under diverse deeds / documents / writings Transcon Cassiopeia Private Limited¹ (earlier known as M/s. MNP Associates, a partnership Firm), a company incorporated under the Companies Act, 2013 and having its registered office at CTS-704, Veera Desai Road Andheri (W), Oshiwara Mumbai 400053, ("TCPL") is entitled to *inter alia* the ownership rights in respect of all that pieces and parcels of land totally admeasuring 132.14 square meters or thereabouts bearing Survey No. 48 Hissa No. 4 (part) and corresponding C.T.S. Nos.

- | | |
|--------------|---|
| <u>(1st)</u> | 704 (part) admeasuring 129.13 square meters |
| <u>(2nd)</u> | 704/47 (part) admeasuring 1.24 square meters; and |
| <u>(3rd)</u> | 704/48 (part) admeasuring 1.77 square meters |

situated in the revenue Village Oshiwara, Taluka Andheri, Mumbai Suburban District ("**said Property 1**") and is more particularly described in **Part 1 of the Schedule** to this Title Certificate.

- (ii) By and under an Agreement dated June 2, 2011 read along with Agreement dated September 24, 2012, TCPL granted development rights in respect of the said Property 1 along with certain other parcels of land to the Company, for the consideration and on the terms and conditions more particularly mentioned therein. The said Agreement dated June 2, 2011 and Agreement dated September 24, 2012, are not registered.

¹ CIN - U70109MH2020PTC338659



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Comment:

As per the terms set out in the Letter of Intent dated May 25, 2017, the aforesaid Agreement dated June 2, 2011 read along with Agreement dated September 24, 2012, shall insisted for before further CC beyond Zonal FSI generated from scheme No. II.

- (iii)** In view of the aforesaid the Company is entitled to the development rights in respect of the said Property 1.
- (iv)** The Company and the Firm are in a process of developing the said Property 1 along with several adjoining / adjacent land parcels and have accordingly obtained a Revised Letter of Intent² dated September 21, 2020, issued in the joint names of the Company and the Firm (as the Developer) which includes the said Property 1. Pursuant to the said Revised Letter of Intent³ dated September 21, 2020, the Firm is entitled to develop the said Property 1 along with the Company.

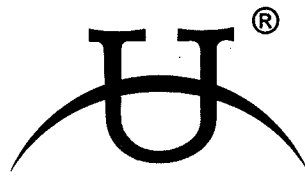
(II) Property 2

- (i)** By and under diverse deeds / documents / writings the Company is entitled to *inter alia* the ownership rights in respect of all that piece and parcel of land bearing Survey No. 48 Hissa No. 4 (part) and corresponding C.T.S. No. 705 (part) admeasuring 105.12, situated in the revenue Village Oshiwara, Taluka Andheri, Mumbai Suburban District ("**the said Property 2**") and is more particularly described in **Part 2 of the Schedule** to this Title Certificate.
- (ii)** In view of the aforesaid the Company is entitled to the ownership rights in respect of the said Property 2.
- (iii)** The Company and the Firm are in a process of developing the said Property 2 along with several adjoining / adjacent land parcels and have accordingly obtained a Revised Letter of Intent⁴ dated September 21, 2020, issued in the

² Bearing no. SRA/DDTP/0219/KW/PL/LOI

³ Bearing no. SRA/DDTP/0219/KW/PL/LOI

⁴ Bearing no. SRA/DDTP/0219/KW/PL/LOI



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joint names of the Company and the Firm (as the Developer) which includes the said Property 2. Pursuant to the said Revised Letter of Intent⁵ dated September 21, 2020, the Firm is entitled to develop the said Property 2 along with the Company.

(III) Property 3

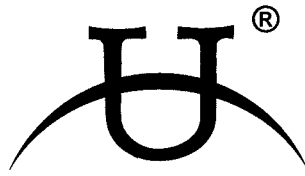
(i) By and under diverse deeds / documents / writings **TCPL** is entitled to *inter alia* the ownership rights in respect of all that pieces and parcels of land totally admeasuring 308.23 square meters or thereabouts bearing Survey No. 48 Hissa No. 4 (part) and corresponding C.T.S. Nos.

(1st)	720/A/5 admeasuring 145.43 square meters
(2nd)	720/143 admeasuring 28.70 square meters
(3rd)	720/144 admeasuring 18.50 square meters
(4th)	720/145 admeasuring 6.10 square meters
(5th)	720/146 admeasuring 20.10 square meters
(6th)	720/147 admeasuring 8 square meters
(7th)	720/148 admeasuring 10.70 square meters
(8th)	720/149 admeasuring 9.60 square meters
(9th)	720/150 admeasuring 23.40 square meters
(10th)	720/151 admeasuring 7.50 square meters
(11th)	720/152 admeasuring 10.70 square meters
(12th)	720/153 admeasuring 9 square meters; and
(13th)	720/154 admeasuring 10.50 square meters

situated in the revenue Village Oshiwara, Taluka Andheri, Mumbai Suburban District along with structure/s standing thereon ("**the said Property 3**") and is more particularly described in **Part 3 of the Schedule** to this Title Certificate.

(ii) By and under an Agreement dated July 28, 2014, TCPL agreed to develop the portion of Property 3 with the adjoining land holder being the Firm, for the consideration and on the terms and conditions more particularly mentioned therein. The said Agreement dated July 28, 2014, is duly registered with the office of the Sub-Registrar Andheri No. 1 vide no. BDR-1/6076 of 2014. Under the said Agreement dated July 28, 2014, TCPL is

⁵ Bearing no. SRA/DDTP/0219/KW/PL/LOI



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entitled to premises admeasuring 5,000 square feet carpet area of Sale Premises in the project proposed to be constructed by Firm as more particularly set out therein.

(iii) By and under a registered⁶ Agreement dated April 23, 2019, TCPL agreed to jointly develop portion of the said Property 3 along with certain other adjacent / adjoining properties of the Firm, for the consideration and on the terms and conditions more particularly mentioned therein. Under the said Agreement dated April 23, 2019, TCPL is entitled to 82% development potential of the said Property 3 along with certain other parcels of land, subject to such terms and conditions as are more particularly set out in the said Agreement dated April 23, 2019.

(iv) In view of the aforesaid the Firm is entitled to the development rights in respect of the said Property 3.

(IV) Property 4

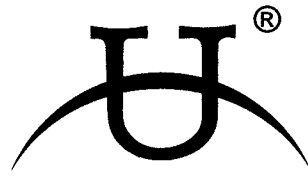
(i) By and under diverse deeds / documents / writings the Firm is entitled to *inter alia* the ownership rights in respect of all that pieces and parcels of land totally admeasuring 202.74 square meters or thereabouts bearing C.T.S. Nos. (i) 720/A/5 (part) admeasuring 141.84 square meters; (ii) 720/155 admeasuring 15.60 square meters; (iii) 720/156 admeasuring 9.20 square meters; (iv) 720/157 admeasuring 9.40 square meters; (v) 720/158 admeasuring 8.90 square meters; (vi) 720/159 admeasuring 8.90 square meters; and (vi) 720/160 admeasuring 8.90 square meters, situated in the revenue Village Oshiwara, Taluka Andheri, Mumbai Suburban District along with structure/s standing thereon ("**the said Property 4**") and is more particularly described in **Part 4 of the Schedule** to this Title Certificate.

(ii) In view of the aforesaid the Firm is entitled to the ownership rights in respect of the said Property 4.

(V) Property 5

(i) By and under diverse deeds / documents / writings the Firm is entitled to *inter alia* the ownership rights in respect of all that pieces and parcels of land

⁶ Before the Sub-Registrar of Andheri No.7 vide no. BDR-18/4576 of 2019



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bearing C.T.S. No. 728 (part) admeasuring 367.55 square meters, situated in the revenue Village Oshiwara, Taluka Andheri, Mumbai Suburban District along with structure/s standing thereon (“**the said Property 5**”) and is more particularly described in **Part 5 of the Schedule** to this Title Certificate.

(ii) In view of the aforesaid the Firm is entitled to the ownership rights in respect of the said Property 5.

(VI) Property 6

(i) By and under diverse deeds / documents / writings Shri Manohar Mukkannappa Kori (HUF) (“**Kori**”) is entitled to *inter alia* the ownership rights in respect of all that pieces and parcels of land totally admeasuring 147.57 square meters or thereabouts bearing Survey No. 48 Hissa No. 4 (part) and corresponding C.T.S. Nos. (i) 729 (part) admeasuring 5 square meters; (ii) 731 (part) admeasuring 142.57 square meters, situated in the revenue Village Oshiwara, Taluka Andheri, Mumbai Suburban District along with structure/s standing thereon (“**the said Property 6**”) and is more particularly described in **Part 6 of the Schedule** to this Title Certificate.

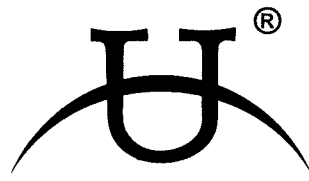
(ii) By and under a registered⁷ Development Agreement dated October 9, 2018, the Kori has granted development rights in respect of *inter alia* the said Property 6 to the Firm, subject to the terms and conditions more particularly set out therein.

(iii) Pursuant to the said Development Agreement dated October 9, 2018, Kori has executed and registered⁸ a Power of Attorney dated December 4, 2018, in favour of the Firm, to do all such acts, deeds and matters more particularly mentioned therein.

(iv) In view of the aforesaid, the Firm is entitled to the development rights in respect of the said Property 6.

⁷ Before Sub-registrar of Andheri No. 1 vide no. BDR-18/12340/2018

⁸ With Sub-registrar of Assurances, Andheri No. 1, vide no. BDR-18/12341 of 2018



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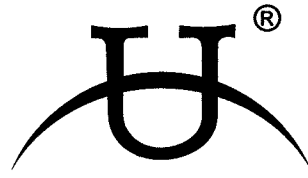
(v) The said Property 1, the said Property 2, the said Property 3, the said Property 4, the said Property 5 and the said Property 6 are collectively referred to as the “said Property” in this Title Certificate.

B. LITIGATION

(I) The Company and the Firm have provided us with the papers and proceedings of the litigations / pending suits mentioned here under which in respect of the said Property.

(II) Pending litigations / suits pertaining to the said Property are as follows:

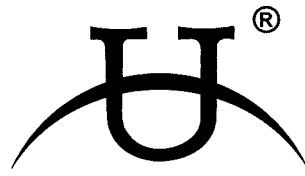
- (i) Suit No. 1176 of 2008 filed by Iqbal Imam Khan and Ors (Plaintiff) Versus Heritage Estates Private Limited (Defendants) in the Hon’ble High Court of Bombay, Ordinary Original Civil Jurisdiction (Now transferred to Bombay City Civil Courts under S.C. Suit No. 3722 of 2008)
- (ii) Suit No. 968 of 2012 filed by Byramjee Jeejeebhoy Limited (Plaintiff) Versus Mahalaxmi Builtarch before Hon’ble City Civil Court at Dindoshi
- (iii) S.C. Suit No. 1890 of 2014 filed by Bholanath Hariram Yadav (Plaintiff) Versus M/s. MNP Associates (Respondent) in the Hon’ble City Civil Court at Dindoshi
- (iv) S.C. Suit No. 1891 of 2014 filed by Bholanath Hariram Yadav (Plaintiff) Versus M/s. MNP Associates (Respondent) in the Hon’ble City Civil Court at Dindoshi
- (v) Writ Petition (L) No. 20472 / 8013 of 2015 filed by Babu Imam Shaikh (Petitioner) Versus Mumbai Municipal Corporation and Ors. (Respondents) in the Hon’ble High Court of Bombay, Civil Appellate Jurisdiction
- (vi) Revision Application No. 59 of 2016 before the Hon’ble Inspector General of Registration at Pune



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- (vii) Writ Petition no. 2982 of 2017 filed by TCPL (Petitioner) Versus The State of Maharashtra and Ors. (Respondents) in the Hon'ble High Court of Bombay, Ordinary Original Civil Jurisdiction
- (viii) Writ Petition no. 2983 of 2017 filed by TCPL (Petitioner) Versus The State of Maharashtra and Ors. (Respondents) in the Hon'ble High Court of Bombay, Ordinary Original Civil Jurisdiction
- (ix) Writ Petition No. 3210 of 2018 filed by Mr. Rupesh Jain & Mr. Bhaskar Vishram Gawde (Petitioners) and The State of Maharashtra & Ors. (Respondents) in the Hon'ble High Court of Bombay, Civil Appellate Jurisdiction
- (x) Suit No. 3355 of 2018 filed by Nooruddin Ismile Qureshi (Plaintiff) against M/s. Sahjanand Enterprises & Ors. (Defendants) before the Bombay City Civil Court At Dindoshi, Goregaon Mumbai before the Bombay City Civil Court At Dindoshi, Goregaon Mumbai
- (xi) Application No. 296 of 2019, filed by Roopesh Jitan Singh, Priti Diwakar Bhatkar, Saberabi Malang Shaikh, Milind Gundu Patkar and Ritika Bhaskar Gawade (Applicants) against The Chief Executive Officer, The Dy. Chief Engineer, Kadam Chawl SRA CHS Ltd., TCPL, the Company, the Firm and M/s. Sainath CHS (Respondents), before Apex Grievance Redressal Committee, Government of Maharashtra
- (xii) Short Cause Suit No. 2215 of 2019 filed by Makhdoom Developers (Plaintiff) Versus M/s. Byramjee Jeejeebhoy Private. Limited and Others. ("Defendants") before Hon'ble Bombay City Civil Court at Bombay, Borivali Division, Dindoshi
- (xiii) Appeal No. 966 of 2019 filed by Harishchand Motilal Gupta Versus M/s Sahjanand Enterprises & Others in the Hon'ble Deputy Director of Land Record
- (xiv) Appeal No. 968 of 2019 filed by Sitaram Madanlal Gupta Versus M/s Sahjanand Enterprises & Others in the Hon'ble Deputy Director of Land Record



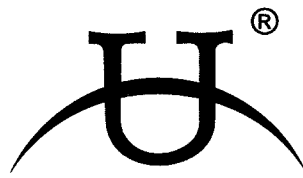


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- (xv) Suit No. 90 of 2019 filed by Taherabano Abdul Shukoor and Others (Plaintiff) Vs. Slum Development Authority and Others (Defendants) before Hon'ble City Civil Court, Borivali Division, Dindoshi
- (xvi) Suit No. 2314 (L) of 2019 filed by Nazirhussain Sharifhussain Ansari (Plaintiff) Versus State of Maharashtra and Others. (Defendant) before the Bombay City Borivali Division at Dindoshi, Mumbai
- (xvii) Suit No. 2315 (L) of 2019 filed by Nadim Hussain Ansari (Plaintiff) Versus State of Maharashtra (Defendant) before the Bombay City Borivali Division at Dindoshi, Mumbai
- (xviii) Suit No. 2316 (L) of 2019 filed by Mohammad Alamgir Ansari (Plaintiff) Versus State of Maharashtra (Defendant) before the Bombay City Borivali Division at Dindoshi, Mumbai
- (xiii) M/s Transcon Enterprises (**Appellant**) filed an Appeal before the Hon'ble Deputy Director Of Land Records, Konkan Division, Mumbai for challenging the order dated March 29, 2019 passed by City Survey Officer
- (xix) Application filed by the Firm for declaring the property bearing C.T.S. 731 (part), 732 (part), 720/A/6 (part), 737/8/1 (part) and 737/8/2 (part) as slum; and
- (xx) One Satish Vishnu Karade filed a police complaint with the Amboli Police Station under the Protection and Preservation of Trees Act, 1975 and in pursuance thereto, the Amboli Police Station registered First Information Report against Mr. Vinay Gandecha. The said matter is pending. The Company and the Firm has informed us that no papers are available with it in respect of the said police complaint.

(III) We note that the abovementioned proceeding are pending for hearing.

(IV) We further would like to set out herein that the title of the said Property shall be subject to the outcome of the afore mentioned pending litigations / suits pertaining to the said Property.



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C. LETTER OF INTENT AND APPROVALS

- (I) The Slum Rehabilitation Authority vide a Revised Letter of Intent⁹ dated August 23, 2016, approved the Slum Rehabilitation Scheme to be undertaken by the Firm, in respect of *inter alia* various parcels of land, on the terms and conditions as more particularly mentioned therein, on the terms and conditions as more particularly mentioned therein.
- (II) The Slum Rehabilitation Authority vide a Revised Letter of Intent¹⁰ dated September 2, 2016, approved the Slum Rehabilitation Scheme¹¹ to be undertaken by the Company, in respect of *inter alia* various parcels of land, on the terms and conditions as more particularly mentioned therein.
- (III) The Slum Rehabilitation Authority vide a Revised Letter of Intent¹² dated May 25, 2017, approved the Slum Rehabilitation Scheme¹³ to be undertaken by the Company, on various pieces of land, as more particularly mentioned therein.
- (IV) By and under a Revised Letter of Intent¹⁴ dated September 21, 2020, issued in the name the Company and the Firm (as the Developer) the said Property is included in the proposed re-development of the said Property along with the adjoining / adjacent properties on the terms and conditions mentioned therein.
- (V) We have been informed by the representatives of the Company that slum dwellers have not vacated certain portions of the said Property and continue to have their tenements on certain portions of the said Property.

⁹ Bearing no. SRA/ENG/2792/KW/PL/LOI

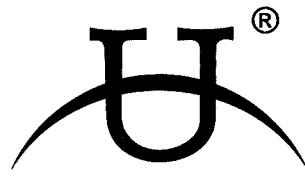
¹⁰ Bearing no. SRA/DDTP/219/KW/PL/LOI

¹¹ Under Regulation 33(10) of DCR, 1991 and Regulation 32 with Appendix VII-A & B of Regulation 34 of DCR, 1991

¹² Bearing no. SRA/DDTP/0219/KW/PL/LOI

¹³ Under Regulation 33(10) of DCR, 1991 and Regulation 32 with Appendix VII-A & B of Regulation 34 of DCR, 1991

¹⁴ Bearing no. SRA/DDTP/0219/KW/PL/LOI



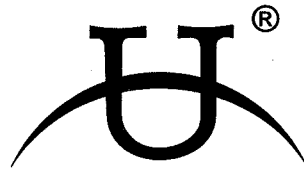
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D. REVENUE RECORDS

(i) Property Register Card

The Property Register Cards in respect of the said Property record as follows:

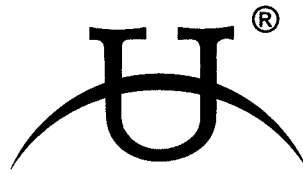
Sr. No	Description	C.T.S. No.	Area (in square meters)	Holder	Other Rights
1.	Property 1	704	7,677.9	M/s. MNP Associates	
2.		704/47	17.2	M/s. MNP Associates	
3.		704/48	17.2	M/s. MNP Associates	
4.					
5.	Property 2	705 (part)	468	Transcon Developers Private Limited	
6.	Property 3	720/143	28.7	M/s. Byramjee Jeejeeboy Private Limited	Ikbaal Khan Imaam Khan
7.		720/144	18.5	M/s. MNP Associates	Abu Ahmed Imla Malak Ikbaal Khan Imaam Khan
8.		720/145	6.1	M/s. MNP Associates	Mudappa Imla Malak
9.		720/146	20.1	M/s. MNP Associates	Mudappa Imla Malak



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Sr. No	Description	C.T.S. No.	Area (in square meters)	Holder	Other Rights
10		720/147	8	M/s. MNP Associates	Gangaram Bajiram Tile Imla Malak
11		720/148	10.7	M/s. MNP Associates	Mudappa Imla Malak
12		720/149	9.6	M/s. MNP Associates	Mudappa Imla Malak
13		720/150	23.4	M/s. MNP Associates	Gangaram Bajiram Tile Imla Malak
14		720/151	7.5	M/s. MNP Associates	Mudappa Imla Malak
15		720/152	10.7	M/s. MNP Associates	Mudappa Imla Malak
16		720/153	9	M/s. MNP Associates	Mudappa Imla Malak
17		720/154	10.5	M/s. MNP Associates	Gangaram Bajiram Tile Imla Malak
18	Property 4	720/A/5 (part)	398.7	M/s MNP Associates	-----
19		720/155	15.6	M/s. Sahajanand Enterprise	-----
20		720/156	9.2	M/s. Sahajanand Enterprise	-----
21		720/157	9.4	M/s. Sahajanand	-----





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Sr. No	Description	C.T.S. No.	Area (in square meters)	Holder	Other Rights
				Enterprise	
22		720/158	8.9	M/s. Sahajanand Enterprise	-----
23		720/159	8.9	M/s. Sahajanand Enterprise	-----
24		720/160	8.9	M/s. Sahajanand Enterprise	-----
25	Property 5	728	916.0	-----	-----
26	Property 6	729	645.0		
27		731	2,800.9		

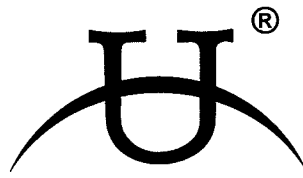
COMMENT:

Property 1

The Property Register Cards will have to be updated to reflect the change in the constitution i.e. M/s. MNP Associates is now a company and thus reflecting the name of Transcon Cassiopeia Private Limited as the 'Holder' of the said Property.

Property 3

The Property Register Card in respect of C.T.S. No. 720/143 needs to be updated to reflect the name of M/s. MNP Associates, as it still reflects the name of M/s. Byramjee Jeejeeboy Private Limited. The Property Register Cards will have to be updated to reflect the change in the constitution i.e. M/s. MNP Associates is now a company and thus reflecting the name of Transcon Cassiopeia Private Limited as the 'Holder' if the said Property 3.



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Property 4

The Property Register Cards need to be updated to reflect the revised / updated name of the Firm as the holder / owner of Property 4.

Property 5 and Property 6

The Property Register Card reflects that the said Property 5 and the said Property 6 is 'Agricultural' land and the said Property Register Card does not reflect the name of the Shri Manohar Mukkannappa Kori, as the owner / holder of the said Property 5 and the said Property 6. The Firm has informed us that, the Property Register Card will be updated only after the development plans are approved.

(II) **Kami Jasta Patrak (KJP)**

(i) **Property 1**

On the perusal of the KJP, we record that the property bearing Survey No. 48 Hissa No. 4 was *inter alia*, allotted C.T.S. Nos. 704, 704/47 and 704/48.

(ii) **Property 2**

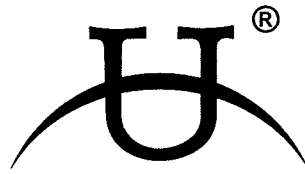
The KJP as provided to us, records that the property bearing Survey Nos. 48/4 (part) of Village Oshiwara was *inter alia*, allotted C.T.S. No. 705.

(iii) **Property 3**

On the perusal of the KJP, we record that the property bearing Survey No. 48/4(part) was *inter alia*, allotted C.T.S. No.720/143 to 154.

(iv) **Property 4**

On the perusal of the KJP, we record that the property bearing Survey No. 48 Hissa No. 4 (part) was *inter alia*, allotted C.T.S. Nos. 720/155 to 160.



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(v) Property 5

The KJP as provided to us, records that the property bearing Survey Nos. 48/4(part) of Village Oshiwara was *inter alia*, allotted C.T.S. No. 728.

(vi) Property 6

The KJP as provided to us, records that the property bearing Survey No. 46 and Survey No. 48A Hissa No. 3 was allotted *inter alia* C.T.S. Nos. 695, 731 and Survey No. 48 A, Hissa No. 2 was allotted C.T.S. No. 729.

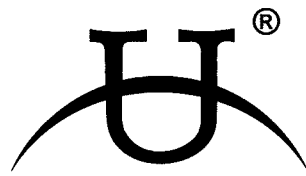
E. MORTGAGES

- (I) By and under a registered¹⁵ Deed of Mortgage dated May 25, 2017, the Company along with its other entity has *inter alia* created a first charge on the rights of the Company in respect of part of the said Property, as more particularly set out therein and subject to the terms and conditions mentioned therein, in favour of Piramal Capital and Housing Finance Limited¹⁶ through its Security Trustee i.e. IDBI Trusteeship Services Limited.
- (II) By and under an Unattested Deed of Hypothecation dated February 14, 2018, the Company and the Firm along with its other entities, have hypothecated all the receivables from the Transcon Triumph Phase - I standing on the said Property in favour of Piramal Trusteeship Services Private Limited, as more particularly set out therein and subject to the terms and conditions mentioned therein.
- (III) By and under a registered¹⁷ Deed of Mortgage dated February 28, 2019, the Company and the Firm, have *inter alia* created (a) a first ranking charge on part of the said Property and (b) a second ranking charge on the rights of the Company in respect of part of the said Property including the unsold units forming part of Phase - I, as more particularly set out therein and subject to the

¹⁵ Vide no. BDR-1/5662 of 2017

¹⁶ Formerly known as Piramal Finance Limited

¹⁷ Vide no. 2108 of 2019



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terms and conditions mentioned therein, in favour of IDBI Trusteeship Services Limited.

(IV) By and under a registered¹⁸ Debenture Trust Deed dated February 20, 2020, the Company has created an English Mortgage by way of first and pari-passu charge on part of the said Property and the unsold units in the project constructed thereon, in favour of IDBI Trusteeship Services Limited (*pari passu* with the charge created in favour of the existing trustees as per the registered Deed of Mortgage dated May 25, 2017), as more particularly set out therein and subject to the terms and conditions mentioned therein.

(V) By and under an registered¹⁹ Debenture Trust Deed dated November 25, 2020, the Company has created an English Mortgage by way of first and pari-passu charge on the part of the said Property and the unsold units in the project constructed thereon in favour of IDBI Trusteeship Services Limited (*pari passu* with the charge created in favour of the existing trustees as per the registered Deed of Mortgage dated May 25, 2017), as more particularly set out therein and subject to the terms and conditions mentioned therein.

F. SEARCHES

(I) Land Search

Upon perusal of the land search report, we observe that save and except the Mortgages reflected in Clause 12(E) hereinabove, there are no adverse entries.

(II) ROC Search

(i) Report of Company

Upon perusal of the Registrar of Companies charge reports, we note that save and except the Mortgages reflected in Clause 12(E) hereinabove, there are the aforesaid reports does not reveal any adverse entry.

¹⁸ Vide no. BDR-17/2311 of 2020

¹⁹ Vide no. BDR-1/10537 of 2020



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(ii) **Report of the Firm**

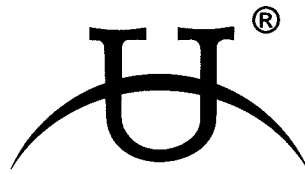
Upon perusal of the Registrar of Firms charge reports, we note that save and except the Mortgages reflected in Clause 12(E) hereinabove, there are the aforesaid reports does not reveal any adverse entry.

OUR VIEW

Based on our review of the aforesaid title deeds and documents, and subject to the qualifications and encumbrances set out herein and subject to

- (a) the various litigation(s) pending as mentioned in clause 12(B) of this Title Certificate; and
- (b) the aforesaid and the mortgage / charge created in favour of IDBI Trusteeship Services Limited as mentioned in Clause 12(E) of this Title Certificate,
 - (i) the Company and the Firm are entitled to develop the said Property 1
 - (ii) the Company is entitled to the ownership rights of the said Property 2 and the Firm is entitled to develop the said Property 2
 - (iii) the Firm is entitled to develop the said Property 3
 - (iv) the Firm is entitled to the ownership rights of the said Property 4
 - (v) the Firm is entitled to the ownership rights of the said Property 5
 - (vi) the Firm is entitled to develop the said Property 6

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our certificate



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**THE SCHEDULE REFERRED TO ABOVE
(Description of the said Property)**

Part 1 – Description of the said Property 1

ALL THOSE pieces and parcels of land admeasuring 132.14 square meters or thereabout bearing Survey No. 48, Hissa No. 4 (part) bearing corresponding C.T.S. Nos.

- (i) 704 (part) admeasuring 129.13 square meters
- (ii) 704/47 (part) admeasuring 1.24 square meters; and
- (iii) 704/48 (part) admeasuring 1.77 square meters

situate, lying and being at Village Oshiwara, Taluka Andheri, in the Registration District and Sub District of Bombay City and Mumbai Suburban District.

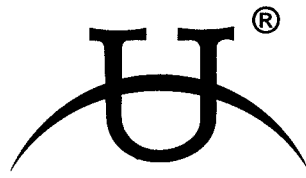
Part 2 – Description of the said Property 2

ALL THAT piece and parcel of land admeasuring 105.12 square meters or thereabout bearing Survey No. 48, Hissa No. 4 (part) bearing corresponding C.T.S. No. 705 (part), situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Mumbai Suburban District.

Part 3 – Description of the said Property 3

ALL THOSE pieces and parcels of land admeasuring 308.23 square meters or thereabout bearing Survey No. 48, Hissa No. 4 (part) bearing corresponding C.T.S. Nos.

- (i) 720/A/5 (part) admeasuring 145.43 square meters
- (ii) 720/143 admeasuring 29.93 square meters
- (iii) 720/144 admeasuring 14.74 square meters
- (iv) 720/145 admeasuring 6.73 square meters
- (v) 720/146 admeasuring 9.20 square meters
- (vi) 720/147 admeasuring 8.76 square meters
- (vii) 720/148 admeasuring 9.68 square meters
- (viii) 720/149 admeasuring 10.38 square meters
- (ix) 720/150 admeasuring 16.52 square meters
- (x) 720/151 admeasuring 7.67 square meters



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- (xi) 720/152 admeasuring 8.87 square meters
- (xii) 720/153 admeasuring 10.75 square meters; and
- (xiii) 720/154 admeasuring 8.89 square meters

situate, lying and being at Village Oshiwara, Taluka Andheri, in the Registration District and Sub District of Bombay City and Mumbai Suburban District.

Part 4 – Description of the said Property 4

ALL THOSE pieces and parcels of land totally admeasuring 202.74 square meters or thereabout bearing C.T.S. Nos.

- (i) 720/A/5 (part) admeasuring 141.84 square meters
- (ii) 720/155 admeasuring 18.98 square meters
- (iii) 720/156 admeasuring 7.57 square meters
- (iv) 720/157 admeasuring 9.01 square meters
- (v) 720/158 admeasuring 8.78 square meters
- (vi) 720/159 admeasuring 7.91 square meters; and
- (vii) 720/160 admeasuring 8.20 square meters

situate, lying and being at Village Oshiwara, Taluka Andheri, in the Registration District and Sub District of Bombay City and Mumbai Suburban District.

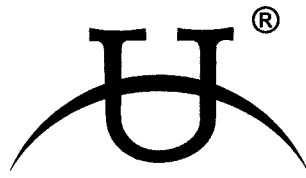
Part 5 – Description of the said Property 5

ALL THAT piece and parcel of land admeasuring 367.55 square meters or thereabout bearing C.T.S. No. 728 (part), situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Mumbai Suburban District.

Part 6 – Description of the said Property 6

ALL THAT pieces and parcels of land totally admeasuring 147.57 square meters or thereabouts bearing Survey No. 48 Hissa No. 4 (part) and corresponding C.T.S. Nos.

- (i) 729 (part) admeasuring 5 square meters; and
- (ii) 731 (part) admeasuring 142.57 square meters

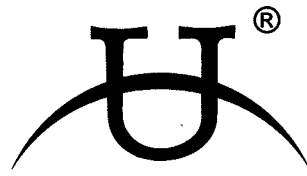


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situate, lying and being at Village Oshiwara, in the Registration District and Sub-District of Bombay City and Mumbai Suburban District.

Dated this 13th day of January, 2021

APURVA AGARWAL
PARTNER



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ANNEXURE "1"
LIST OF DOCUMENTS REVIEWED BY US

Sr. No.	Details of Documents Reviewed	Original	Photocopy
1.	Order ²⁰ dated July 31, 1989, issued by Industries Officer (ULC) for Development Commissioner (Industries)	×	√
2.	Deed of Conveyance ²¹ dated September 9, 1991, executed by (i) Paul Anthony D'Mello, Vincent Damian D'Mello and (ii) Mr. Severino Blaze D'Mello in favour of Jyoti Road Builders	√	×
3.	Deed of Rectification ²² dated May 15, 1996, executed by Mrs. Mary W/o Paul Anthony D'Mello, Mr. Vincent Damian D'Mello and Mr. Severino Blaze D'Mello and Mr. Manohar M. Kori, Partner of Jyoti Road Builders	√	×
4.	Deed of Dissolution of Partnership dated April 1, 1999, executed by (i) Shri. Manohar Mukkannappa Kori, (ii) Smt. Arundhati Manohar Kori, and (iii) Shri. Shridhar Sharanappa;	√	×
5.	Application dated February 16, 2016, made by said Jyoti Road Builders to the Labour Commissioner	×	√
6.	Development Planning Remarks ²³ dated January 18, 2017	×	Certified Copy
7.	Development Agreement ²⁴ dated October 9, 2018, executed by Shri Manohar Mukkannappa Kori (HUF) in favour of Transcon Enterprises	√	×
8.	Power of Attorney ²⁵ dated December 4, 2018, executed by Shri Manohar Mukkannappa Kori (HUF) in favour of Transcon Enterprises	√	×

²⁰ Bearing no. ULC/J-120/MC/DC/GAD B-2238

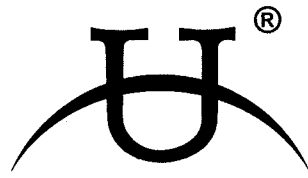
²¹ Registered vide no. P/6953/ 1991

²² Registered vide no. BDR-1/1475/1996

²³ Bearing no. CHE/194046533/ DP/WS/KW

²⁴ Registered vide no. BDR-18/12340/2018

²⁵ Registered vide no. BDR-18/12341/2018



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Sr. No.	Details of Documents Reviewed	Original	Photocopy
9.	Deed of Mortgage ²⁶ dated February 28, 2019 executed between (i) Transcon Developers Private Limited (ii) MNP Associates, (iii) the Transcon Enterprise and (iv) IDBI Trusteeship Services Limited	×	√
10.	Letter ²⁷ dated June 7, 2019	×	√
11.	Development Planning Remarks ²⁸ dated July 27, 2020, issued by the Municipal Corporation of Greater Mumbai ²⁹	×	√
12.	Revised Letter of Intent ³⁰ dated September 21, 2020	×	√
13.	Property Register Card	×	Certified Copy
14.	Kami Jasti Patrak	×	Certified Copy

²⁶ Registered vide no. BDR-4/2108/2019

²⁷ Bearing no. KA/NHP/P.K.14/2019/Karya-7/6339

²⁸ Bearing no. Ch.E/DP342007111274821

²⁹ D.P. Rev. dt. Refer Inward Number: K/W/2020/111274824

³⁰ Bearing no. SRA/DDTP/0219/KW/PL/LOI