

UK JURIS

Advocates Email: ukjuris@gmail.com

237/2, 1st Floor, Shastrinagar Road, Kalina Santacruz East, Mumbai 400029.

UKJ/TC/09/2020

Date: 5th March 2020

TITLE CERTIFICATE

Re. All those pieces and parcels of land or ground total admeasuring 31535.65 Sq. Mtrs. lying being and situate at Ulhasnagar - 1 near Shahad Station abutting Kalyan Murbad Road bearing CTS nos. 1618,1619A,1625, 1626A assessed under Municipal ward no - 99 property no 99DIO17417900 within the limits of Ulhasnagar Municipal Corporation.

TO WHOM SO EVER IT MAY CONCERN

Under instructions of our client, M/s Anup Hospitality Services Pvt. Ltd, a company registered under companies Act 1956, we have conducted an investigation of title to the property more particularly described in the schedule hereunder written (herein after referred to as "The Property" on the basis of the documents provided to us and searches conducted in the office of Sub Registrar of Assurances at Ulhasnagar.

Description of documents scrutinized;

1. The Dy. Commissioner (Town Planning) Ulhasnagar Municipal Corporation vide letter no UMC/NRV/BP/40/16/234 dated 17.12.2019 issued Commencement Certificate for Construction of 1 Commercial Building and 2 Residential Towers named as Arista and Belista by the Promoter Anup Hospitality Services Private Limited.
2. Deed of conveyance dated 01.09.2005 in the name of M/s B. R. Harman and Mohatta (India) Pvt. Ltd. for plot admeasuring 76794 Sq. Yards.



3. Deed of conveyance dated 25.05.2007 in the name of M/s B. R. Harman and Mohatta (India) Pvt. Ltd. for plot admeasuring 6800 Sq. Yards.
4. Order passed by Hon'ble Bombay High Court in Company Petition No 695/1997 read with Company Application No 248/1997.
5. Deed of Confirmation dated 30.11.2007 registered with Sub registrar under serial no 2585/2007 between M/s Troika Estate Private Limited and M/s B. R. Harman and Mohatta (India) Pvt. Ltd. for plot admeasuring 45877.36 Sq. Yards
6. Survey map no. Court Vatap/Mo. R. No. 1/2011 dated 8/12/2011 for area admeasuring 37716.64 Sq. yards equivalent to 31535.65 Sq. metres to the applicant M/s B. R. Herman & Mohatta (India) Private Limited.
7. Deed of Conveyance dated 24.09.2013 along with Index-II registered at serial no 1845/2013 between M/s Anup Hospitality Services Pvt. Ltd. and M/s B. R. Herman & Mohatta (India) Private Limited.
8. Change of name letter dated 07.03.2015 issued by Dy. Assessor & Collector of Taxes Ulhasnagar Municipal Corporation.
9. Property Card bearing CTS no 1618 for 41 Sq. Meters in the name of M/s Anup Hospitality Services Pvt. Ltd dated 26.08.2019.
10. Property Card bearing CTS no 1619 A for 138.7 Sq. Meters in the name of M/s Anup Hospitality Services Pvt. Ltd dated 26.08.2019.
11. Property Card bearing CTS no 1625 for 162.4 Sq. Meters in the name of M/s Anup Hospitality Services Pvt. Ltd. dated 26.08.2019.
12. Property Card bearing CTS no 1626 A for 31193.55 Sq. Meters in the name of M/s Anup Hospitality Services Pvt. Ltd. dated 26.08.2019.
13. Search report dated 20th February 2020.



Trace of Title:

- a) Under the scheme of arrangement U/s 391 & 394 of the Companies Act 1956 between the Owner (i.e. B. R. Herman & Mohatta (India) Private Limited) and one M/s Troika Estate Private Limited arrived at in the Company Petition No 695/1997 read with Company Application No 248/1997, the said land total admeasuring 83594 Sq. Yards was divided in two parts. The area admeasuring 45877.36 Sq. Yards equivalent to 38380 Sq. Mtrs. was allotted to the M/s Troika Estate Private Limited and balance open land area admeasuring 37716.64 Sq. yards equivalent to 31535.65 Sq. Metres was retained with B. R. Herman & Mohatta (India) Private Limited.
- b) Subsequent to the above said Court Order M/s B. R. Herman & Mohatta (India) Private Limited applied in the City Survey Office at Ulhasnagar for measurement and subdivision of the plot as directed by Hon'ble Court.
- c) The City Survey officer admeasured and subdivided the plot and issued the new survey map no. Court Vatap /Mo. R. No. 1/2011 dated 8/12/2011 for area admeasuring 37716.64 Sq. yards equivalent to 31535.65 Sq. metres to the applicant M/s B. R. Herman & Mohatta (India) Private Limited.
- d) Thus M/s B R Herman & Mohatta (India) Private Limited have acquired the pieces and parcels of land known as 'Plot No 6(part), 7 & 8, Section 7A, Sheet No 92, 93, 94, Ulhasnagar Camp No 1, admeasuring about 76794 Sq. yards equivalent to 64209.564 Sq. Mtrs. vide 'Indenture of Conveyance' dated 01.09.2005 from President of India as Vendor.
- e) M/s B R Herman & Mohatta (India) Private Limited further acquired additional 6800 Sq. yards equivalent to 5685.666 Sq. Meters vide 'Indenture of Conveyance' dated 25.05.2007 from President of India as Vendor.
- f) Thus by above said both indentures M/s B R Herman & Mohatta (India) Private Limited became owner of the freehold land total admeasuring 31535.65 Sq. metres seized and possessed of and well sufficiently entitled to all those pieces and parcels of land lying, being and situated at Ulhasnagar no 1.



- g)** M/s Anup Hospitality Services Pvt. Ltd, have purchased and acquired the said land admeasuring 37716.64 Sq. yards equivalent to 31535.65 Sq. Mtrs under **conveyance dated 24th September 2013** from B. R. Herman & Mohatta (India) Pvt. Ltd regd. with Sub Registrar Ulhasnagar under Serial No. UHN-1/1845 of 2013.
- h)** The said land has been duly transferred in the name M/s Anup Hospitality Services Pvt. Ltd in the records of City Survey Office and also at Ulhasnagar Municipal Corporation.
- i)** M/s Anup Hospitality Services Private Limited has mortgaged the said properties in favour of Kalyan Janta Sahakari Bank Limited by depositing the Title Deeds vide registered Mortgage deeds dated 06.08.2014, 12.12.2014, 24.04.2015, 04.09.2015, 18.12.2015, 07.10.2016 and 28.02.2017 for loan amounts aggregating to Rs. 52,00,00,000/- (Fifty Two Crores).
- j)** The whole of the said lands are fenced and barricaded; the same are vacant and in the physical possession of M/s Anup Hospitality Services Pvt. Ltd. There isn't any encroachments thereon or on any part thereof of any nature.
- k)** The said lands are in Residential & commercial Zone.
- l)** The whole of the said lands are freehold lands of transferrable tenure.
- m)** The Dy. Commissioner (Town Planning) Ulhasnagar Municipal Corporation vide letter no UMC/NRV/BP/40/16/234 dated 17.12.2019 issued Commencement Certificate for Construction of 1 Commercial Building and 2 Residential Towers named as Arista and Belista by the Promoter Anup Hospitality Services Private Limited.



Conclusion:

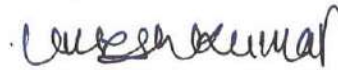
On the basis of and subject to the above title of the company Anup Hospitality Services Private Limited to "The Property" more particularly described in the schedule hereunder written is clear, marketable and free from encumbrances.

Serial no.	City Survey no.	Area (sq. meters)
1	1618	41.00
2	1619/A	138.70
3	1625	162.40
4	1626/A	31193
	Total	31535.65

Dated: 5th Day of March 2020.

Yours Faithfully

UK JURIS



Advocate Umesh Kumar Upadhyay

Partner

