

**TITLE CERTIFICATE**

**Ref:-** The land bearing (i) City Survey No.1606 having area 155 Sq. Mtrs., (ii) City Survey No.1607 having area 121.8 Sq. Mtrs., (iii) City Survey No.1608 having area 27.8 Sq. Mtrs., (iv) City Survey No.1609 having area 98.1 Sq. Mtrs., (v) City Survey No.1610 having area 150 Sq. Mtrs., (vi) City Survey No.1611 having area 379.4 Sq. Mtrs., (vii) City Survey No.1612 having area 7510.6 Sq. Mtrs., (viii) City Survey No.1613 having area 194.3 Sq. Mtrs., (ix) City Survey No.1614 having area 28.4 Sq. Mtrs., (x) City Survey No.1615 having area 175 Sq. Mtrs., (xi) City Survey No.1616 having area 307 Sq. Mtrs., (xii) City Survey No.1617 having area 2954.8 Sq. Mtrs., (xiii) City Survey No.1618 having area 41.0 Sq. Mtrs., (xiv) City Survey No.1619B having area 302.6 Sq. Mtrs., (xv) City Survey No.1620 having area 175.4 Sq. Mtrs., (xvi) City Survey No.1621 having area 33.4 Sq. Mtrs., (xvii) City Survey No.1622 having area 16.3 Sq. Mtrs., (xviii) City Survey No.1623 having area 38.3 Sq. Mtrs., (xix) City Survey No.1624 having area 3723.6 Sq. Mtrs. and (xx) City Survey No.1626B having area 21956.79 Sq. Mtrs. thus aggregate **38389.99 Sq. Mtrs.** (for short called **Larger Land**) situated at Mauje Ulhasnagar, Taluka Ulhasnagar and District Thane and within the limits of Ulhasnagar Municipal Corporation (for short called **UMC**), Registration District and Sub-District Ulhasnagar, Thane out of which area **5870.90 Sq. Mtrs.** is handed over and surrendered to UMC (for short called **Reserved Area**) and hence remaining area **32,519.09 Sq.Mts.** out of the said Larger Land is under development (for short called **Total Project Land**).

**Sir,**

At the instance of **TROIKA ESTATE PVT LTD.** a Company duly incorporated under the provisions of Companies Act, 1956, having its Registered Office at Citimall, 2<sup>nd</sup> Floor, Andheri New Link Road, Andheri (W) Mumbai 400053 represented by its Director / Authorized Signatory **MR. RAMESH AMRUTLAL MEHTA** and inspected the copies of the documents produced by them for the purpose of investigation of Title to the Total Project Land and my observations are as follows:-

1. At all the relevant times the said Larger Land happened to be parts of and from and out of bigger land bearing Plot No. 6 (Part), 7 & 8, Sheet No. 92, 93 & 94 owned, held and possessed by B.R. Herman and Mohatta (India) Pvt. Ltd., a Company duly incorporated under the provisions of Companies Act, 1956 (for short called **Company**).




2. Troika Estate Pvt. Ltd. made an Application in Company Petition No.695 of 1997 connected with Company Application No.248 of 1997, then pending in the Hon'ble High Court, Bombay; in which the Order Dtd.28/11/1997 came to be passed by the Hon'ble High Court, Bombay approving the Scheme of Arrangement arrived at between the said Company and Troika Estate Pvt. Ltd. under Sec.391 and Sec.394 of the Companies Act, 1956; whereby Troika Estate Pvt. Ltd. became the owner / holder and fully seized and possessed of and otherwise well and sufficiently entitled to the said Larger Land.
3. City Survey Officer, Ulhasnagar carried out Survey of the said Larger Land vide M.R. No.1/2011 and on the basis thereof the M.O. & Sub-Divisional Officer, Ulhasnagar Dvn., Ulhasnagar vide Letter No. SDO/Plot/C-1/ME.No.17/2006 dated 25/5/2007 issued directions by which name of said Company came to be deleted from the Property Card Extracts pertaining to the said Larger Land and name of Troika Estate Pvt. Ltd. with name of its Director Shri. Ramesh Amrutlal Mehta came to be recorded and mutated in Property Extracts pertaining to the said Larger Land vide Mutation Entry No. 175 and hence Troika Estate Pvt. Ltd. became absolute owner and fully seized and possessed of said Larger Land and to develop the same.
4. As per the sanctioned Development Plan of UMC some parts in aggregate admeasuring 5870.90 Sq. Mtrs. out of said Larger Land were reserved as Development Plan Road and Truck Terminus (hereinafter referred to as **Reserved Area**) and the same have been released, transferred and handed over by Shri. Ramesh Amrutlal Mehta being the Director of Troika Estate Pvt. Ltd. to UMC by executing and registering documents mentioned as under:-
  - i. Surrender Deed dated 25/05/2021 registered at Sr. No. UHN-1/1656/2021 with respect to 3825 Sq. mtrs as D.P. Road.
  - ii. Surrender Deed dated 25/05/2021 registered at Sr. No. UHN-1/1657/2021 with respect to 1713.90 Sq. Mtrs as Truck Terminus.
  - iii. Surrender Deed dated 25/05/2021 registered at Sr. No. UHN-1/1658/2021 with respect to 332 sq.mtrs as D.P. Road.
5. In the result, Troika Estate Pvt. Ltd. became the absolute owner and fully seized and possessed of the area admeasuring 32,519.09 Sq.Mts.

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out of the said Larger Land excluding the said Reserved Area and entitled to develop the same.

6. Name of Troika Estate Pvt. Ltd. is recorded in the Property Card Extracts pertaining to the said Larger Land as owner thereof as per Mutation Entry No.175 made by City Survey Officer Ulhasnagar, Thane.
7. At the instance of Troika Estate Pvt. Ltd. Mr. Krunal A. Adhikari, Advocate carried out searches in the relevant records pertaining to the said Larger Land for 35 years from 1978 to 2012 and on the basis thereof prepared the Search Report dated 04/03/2013 certifying that the said Larger Land is free from any encumbrances. Likewise At the instance of Troika Estate Pvt. Ltd., Mr. S.S. Mulani, Searcher, carried out searches in the relevant records pertaining to the said Larger Land for 10 years from 2009 to 2019 and on the basis thereof prepared the Search Report dated 23/11/2019 certifying that the said Larger Land is free from any encumbrances.
8. Troika Estate Pvt. Ltd. has obtained Commencement Certificate dated 25/05/2021 bearing its No. उमपा / नरवी / बाप / 48/19/105 for Building No. 1 (A, B, C and D) Ground + 5 Podium + 27 floors which shall include residential cum commercial premises, Club House and Ground +1 for commercial purpose to use.
9. At the instance of Troika Estate Pvt. Ltd. I issued Public Notices dated 15/06/2021 in daily Newspaper 'Nava Shakti' and 'Free Press Journal' to ascertain if any third parties have any right, title, claim or interest in respect of the said Total Project Land but did not receive any such claims from any third parties.
10. On the basis of the abovementioned documents and all other relevant documents relating to Title of the Total Project Land mentioned above, I am of the opinion that Title of Troika Estate Pvt. Ltd. to the Total Project Land is clear and marketable and free from any encumbrance and Troika Estate Pvt. Ltd. is free and entitled to develop the same.

Date: 29/07/2021



Advocate  
(R.D. Rashinkar)