

Mukesh Jain
Jaswant Khatodiya
Divya Kundrani
Hitesh Jain

406 & 407, A-Wing, Pinnacle Corporate Park,
Opp. BKC Telephone Exchange,
Bandra Kurla Complex, Mumbai - 400 051.
Tel. : 022- 6725 8778 / 6725 8877
Email : advmukeshjain@gmail.com

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: ALL THAT piece and parcel of land bearing: -

- (1) Survey No.112, Hissa No.2 (part) admeasuring 4895 sq. mtrs;
- (2) Survey No.113, Hissa No.2 (part) admeasuring 911 sq. mtrs;
- (3) Survey No.117, Hissa No.3 admeasuring 230 sq. mtrs;
- (4) Survey No.117, Hissa No.4 admeasuring 300 sq. mtrs;
- (5) Survey No.117, Hissa No.5 admeasuring 1600 sq. mtrs;
- (6) Survey No.22, Hissa No.2 admeasuring 860 sq. mtrs;
- (7) Survey No.22, Hissa No.5 admeasuring 2380 sq. mtrs; &
- (8) Survey No.24, Hissa No.3 admeasuring 19425 sq. mtrs;

all situate lying and being at village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District Thane and in the Registration District and now within the limit of Mira Bhayander Municipal Corporation(hereinafter collectively referred to as the said "**Lands**").

This is to certify that under instructions of our clients, **M/s. Skylark Realtors Pvt Ltd** having its registered office address at 4th Floor, 401-402, Viraj Towers, Western Express Highway, Andheri (East), Mumbai - 400 093 ("**the Owner/Developer**"); we have investigated its rights, title and interest in respect of the said Lands more particularly described in the Second Schedule hereunder written and certify the right, title and interest of our clients in respect thereof as follows:-

1. By and under an Indenture of Conveyance dated 9th November, 2015 registered with Sub-Registrar of Assurances, Thane under serial no. TNN-7/7763/2015 on 9th November, 2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 112/2 (pt) admeasuring 4895 sq. mtrs. in favour M/s J P Infra Developers, a partnership firm registered under the Indian Partnership Act,



1932 having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 which is more particularly described in the **Schedule** hereunder written on the terms and conditions as set out therein [hereinafter referred to as the said "**First Land**"];

2. By and under an Indenture of Conveyance dated 9th November, 2015 registered with Sub-Registrar of Assurances, Thane under serial no. TNN-10/17246/2015 on 20th November, 2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 113/2 (pt) admeasuring 911 sq. mtrs. (**Second Land**) & 117/4 admeasuring 300 sq mtrs (**Third Land**) in favour M/s J P Infra Developers, a partnership firm registered under the Indian Partnership Act, 1932 having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 which is more particularly described in the **Schedule** hereunder written on the terms and conditions as set out therein;
3. By and under an Indenture of Conveyance dated 9th November, 2015 registered with Sub-Registrar of Assurances, Thane under serial no. TNN-7/7756/2015 on 9th November, 2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 117/3 admeasuring 230 sq. mtrs. in favour M/s J P Infra Developers, a partnership firm registered under the Indian Partnership Act, 1932 having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 which is more particularly described in the **Schedule** hereunder written on the terms and conditions as set out therein [hereinafter referred to as the said "**Fourth Land**"]
4. By and under an Indenture of Conveyance dated 9th November, 2015 registered with Sub-Registrar of Assurances, Thane under serial no. TNN-7/7761/2015 on 9th November, 2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 117/5 admeasuring 1600 sq. mtrs. in favour M/s J P Infra Developers, a partnership firm registered under the Indian Partnership Act, 1932 having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 which is more particularly described in the **Schedule** hereunder



written on the terms and conditions as set out therein [hereinafter referred to as the said "**Fifth Land**"]

5. The said M/s J P Infra Developers has been converted into a private limited company namely **J P Infra Builders & Developers Pvt Ltd** as per the provisions of the Companies Act, 2013 vide Certificate of Incorporation dated 29/11/2016 issued by Registrar of Companies, Central Registration Centre;
6. By and under an Indenture of Conveyance dated 31st March, 2017 registered with Sub-Registrar of Assurances, Thane under serial no. TNN-7/4885/2017 on 13th April, 2017, J P Infra Builders & Developers Pvt Ltd granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 112/2 (pt) admeasuring 4895 sq. mtrs (**First Land**), Survey No. 113/2 (pt) admeasuring 911 sq. mtrs. (**Second Land**), 117/4 admeasuring 300 sq mtrs (**Third Land**) & Survey No. 117/3 admeasuring 230 sq. mtrs. (**Fourth Land**) in favour of our clients i.e. Skylark Realtors Pvt Ltd on the terms and conditions as set out therein.
7. By and under Agreement for Sale dated 31st March, 2017 registered with Sub-Registrar of Assurances, Thane under serial no. TNN-7/4039/2017 on 31st March, 2017, J P Infra Builders & Developers Pvt Ltd agreed to sell, convey and transfer and assign its right, title and interest in land bearing Survey No. 117/5 admeasuring 1600 sq. mtrs. (**Fifth Land**) in favour of our clients i.e. Skylark Realtors Pvt Ltd on the terms and conditions as set out therein. Our clients have paid the entire sale consideration to the said J P Infra Builders & Developers Pvt Ltd and the said J P Infra Builders & Developers Pvt Ltd has handed over the possession of the Fifth Land to our clients in part performance as set out in Section 53A of Transfer of Property Act, 1882.
8. By and under an Indenture of Conveyance dated 6th August, 2016 registered with Sub-Registrar of Assurances, Thane under serial no. TNN-4/3687/2016 on 8th August, 2016, Shri Hariram Bhiwa Kini & Ors (Vendors) & M/s C. P. Associates (Confirming Party) granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 22/2 (pt) admeasuring 860 sq. mtrs. in favour of our clients i.e. Skylark



Realtors Pvt Ltd which is more particularly described in the **Schedule** hereunder written on the terms and conditions as set out therein [hereinafter referred to as the said "**Sixth Land**"].

9. By and under Agreement for Sale dated 26th April, 2017 registered with Sub-Registrar of Assurances, Thane under serial no. TNN-7/5611/2017 on 26th April, 2017, M/s RNA Corp. Pvt Ltd agreed to sell, convey and transfer and assign its right, title and interest in land bearing Survey No. 22/5 admeasuring 2380 sq. mtrs. in favour our clients i.e. Skylark Realtors Pvt Ltd which is more particularly described in the **Schedule** hereunder written on the terms and conditions as set out therein [hereinafter referred to as the said "**Seventh Land**"] on the terms and conditions as set out therein. Our clients have paid the entire sale consideration to the said RNA Corp. Pvt Ltd and the said RNA Corp. Pvt Ltd has handed over the possession of the Seventh Land to our clients in part performance as set out in Section 53A of Transfer of Property Act, 1882.
10. Vide Development Agreement dated 5th September, 2014 registered before the Sub-Registrar of Assurances under serial no. TNN-4/5181/2014 dated 5th September, 2014 read with subsequent documents (hereinafter referred to as the said "**Development Agreement**") executed by and between the owners mentioned therein and our clients i.e Skylark Realtors Private Limited, the owners therein granted development rights of land bearing Survey No. 24/3 admeasuring 19425 sq. mtrs. in favour of our clients for consideration and upon detailed terms and conditions set out therein inter alia including to club the land with the adjoining lands/project, which is more particularly described in the **Schedule** [hereinafter referred to as the said "**Eight Land**"].
11. In the above premises, our clients became entitled to (i) develop the First Land, Second Land, Third Land, Fourth Land, Fifth Land, Sixth Land & Seventh Land as the Owner & (ii) develop & club the said Eight Land or part thereof as per the said Development Agreement.
12. Mira Bhayander Municipal Corporation (MBMC) has sanctioned the layout plan and issued the CC bearing No. Ja. Kra/Mi. Bha/Mnapa/Nar/1532/2017-18 dated 14/07/2017



Inter alia for construction of Building No. 4 comprising of four wings viz. A, B, C & D wings of part stilt + part ground + 1st & 2nd Floors part parking and part residential + 3rd to 23rd upper floors collectively "**JP North-Ellara**" (hereinafter referred to as the said "**Building**"), which is a part of a larger layout of other buildings approved for construction on other adjoining plots of lands. The lands underneath of the said Building having an aggregate area admeasuring 4987.28 sq mtrs out of the said Lands as is more set out in the approved plans dated 14/07/2017.

13. The said First Land, Second Land, Third Land, Fourth Land, Sixth Land, Seventh Land and Eight Land have been mortgaged in favour of Catalyst Trusteeship Limited (formerly known as GDA Trusteeship Limited) as per diverse deeds and documents.
14. The said Fifth Land has been mortgaged in favour SICOM Limited as per diverse deeds and documents.
15. Special Civil Suit bearing no. 203 of 2016 has been filed by Mr Shahnawaz Asrar Khan against the erstwhile owners including M/s J P Infra Developers and RNA Corp Pvt Ltd in respect of Survey No. 117 and Hissa No. 5 (i.e. Fifth Land), wherein the Plaintiffs inter alia prayed for specific performance of agreement against the erstwhile owners and various other prayers against the defendant. As per the online record perused by us the matter is at notice stage. Moreover, public notice was given at the time of purchase of the said Fifth Land by M/s J P Infra Developers on 28th August, 2015 and no claim or objection was received from the plaintiff.
16. In the past, we have caused to be taken searches in the office of the Sub Registrar of Assurances in respect of the said Lands and also caused to be inserted public notice in local newspapers. We have not then received any third party claim whatsoever in respect thereof.
17. The Client has furnished to us Declaration cum Indemnity stating that there is no subsisting encumbrance, lien, charge or adverse interest of any nature whatsoever with respect to the said Lands save and except as stated hereinabove.



18. The client has also informed us that:

- (i) The said Lands are in the sole and exclusive possession of our clients.
- (ii) There are no lessees or tenants or licensees with respect to the said Lands, the structures standing thereon or any part thereof; and
- (iii) There are no disputes/litigations with respect to the said Lands save and except as stated hereinabove.

19. We have perused the copies of the documents of title relating to the said Lands. We have relied upon information given to us by our clients from time to time.

20. In the light of the above, it is stated that subject to what is mentioned hereinabove, the right and interest of our clients namely, Skylark Realtors Private Limited, is clear, marketable and free from encumbrances and reasonable doubts in respect of the First Land to Seventh Land as owner and Eight Land arising out of Development Agreement dated 5th September, 2014 registered before the Sub-Registrar of Assurances under serial no. TNN-4/5181/2014 dated 5th September, 2014 read with subsequent documents, and subject to subsisting charge in favour of Catalyst Trusteeship Limited (formerly known as GDA Trusteeship Limited) and SICOM Limited and obligations towards the owners under the said Development Agreement dated 5th September, 2014 and right & interest of buyers of various flats in the Project.

THE SCHEDULE HEREINABOVE REFERRED TO

(the said Lands)

Firstly

ALL THAT piece and parcel of land bearing Survey No 112 Hissa No 2 (pt) admeasuring 4895 square meters situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation



Secondly

ALL THAT piece and parcel of land bearing Survey No 113 Hissa No 2 (pt) admeasuring 911 square meters situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation

Thirdly

ALL THAT piece and parcel of land bearing Survey No 117 Hissa No 3 admeasuring 230 square meters situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation

Fourthly

ALL THAT piece and parcel of land bearing Survey No 117 Hissa No 4 admeasuring 300 square meters situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation

Fifthly

ALL THAT piece and parcel of land bearing Survey No 117 Hissa No 5 admeasuring 1600 square meters situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation

Sixthly

ALL THAT piece and parcel of land bearing Survey No 22 Hissa No 2 (pt)



admeasuring 860 square meters situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation.

Seventhly

ALL THAT piece and parcel of land bearing Survey No 22 Hissa No 5 admeasuring 2380 square meters situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation.

Eighthly

ALL THAT piece and parcel of land bearing Survey No 24 Hissa No 3 (pt) as per plans situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub District Thane and now within the limits of Mira Road Municipal Corporation.

Place: Mumbai
Date: 29th July, 2017



Mukesh Jain
Advocate