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TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: **All THAT** piece and parcel of land admeasuring 19,425 sq. mtrs bearing new Survey No. 24 Hissa No. 3 lying, being and situated at Village Ghodbunder, Taluka Thane in the District of Thane and in the Konkan Division of the State of Maharashtra [earlier comprising of (i) all that piece and parcel of non agricultural land admeasuring 5,545 sq. mtrs forming part of a larger piece and parcel of land bearing Survey No. 24 Hissa No. 1 admeasuring 1 Hectare 38 Ares 9 Pratis equivalent to 13,890 sq. mtrs and (ii) all that piece and parcel of non agricultural land admeasuring 1 Hectare 38 Ares 8 Pratis equivalent to 13,880 sq. mtrs bearing Survey No. 24 Hissa No. 2] (hereinafter referred to as the said "**Land**").

This is to certify that under instructions of our clients, SKYLARK REALTORS PRIVATE LIMITED having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 ("**the Developer**"), we have investigated its right & interest in respect of the development rights of the said Land or ground more particularly described in the Schedule hereunder written and certify the right & interest of our clients in respect thereof as follows:

1. M/s. Shree Vrunda Enterprises, a partnership firm and Mr. Vijay Jain were the absolute owners in the ration of 50% (fifty) each of undivided right, title, share and interest in the said Land as tenants-in-common.
2. By and under a Development Agreement dated 5th September, 2014 registered before the Sub-Registrar of Assurances under serial no. TNN-4/5181/2014 dated 5th September, 2014 (hereinafter referred to as the said "**Development Agreement**") executed by and between the said M/s. Shree Vrunda Enterprises & Mr. Vijay Jain of one part and our client being SKYLARK REALTORS PRIVATE LIMITED (**the**



Developer) of the other Part, the said M/s. Shree Vrunda Enterprises & Mr. Vijay Jain granted development rights of the said Land in favour of the Developer for consideration and upon detailed terms and conditions set out therein.

3. An irrevocable power of attorney dated 5th September, 2014 registered with the Sub-Registrar of Assurances under serial no. TNN-4/5182/2014 dated 5th September, 2014 was also executed by the said M/s. Shree Vrunda Enterprises & Mr. Vijay Jain in favour of our client in respect of the Scheduled Property. The said power of attorney authorizes our client to do all acts which are necessary for the purpose of construction and sale of building(s) on the Scheduled Property.
4. By and under Indenture of Conveyance dated 12th April, 2016 registered with the Sub-Registrar of Assurances under serial no. TNN-1/4535/2016 dated 22nd April, 2016, the said M/s. Shree Vrunda Enterprises, has granted, sold, conveyed and transferred 50% (fifty percent) of its undivided right, title, share and interest in the said larger land in favour of J.P. Infra (Mumbai) Pvt Ltd for the consideration stated therein, so that J.P. Infra (Mumbai) Pvt Ltd also became the absolute owner of 50% (fifty) undivided right, title, share and interest in the said Land with Mr. Vijay Jain as tenants-in-common subject to subsisting development rights thereof in favour of our client.
5. Vide Addendum to the Development Agreement dated 20th June, 2016 registered before the Joint Sub-Registrar of Assurances, Thane No. 9, under serial no. TNN-9/6253/2016 (hereinafter referred to as the said **"Addendum to Development Agreement"**) executed by and between the said J.P. Infra (Mumbai) Pvt Ltd, Mr. Vijay Jain and the Developer, the terms of the said Development Agreement in respect of obligations of the owners and sharing ratio were modified as per the details set out therein.
6. The said Mr. Vijay Jain transferred his entire 50% (fifty percent) undivided right, title, share and interest in the said Land in favour of Mrs. Sharda Jain on 20th June, 2016, so that Mrs. Sharda Jain became the absolute owner of 50% (fifty) undivided right, title, share and interest in the said Land with J.P. Infra (Mumbai) Pvt Ltd as



tenants-in-common subject to development rights of our client in respect of the Scheduled Property.

7. J.P. Infra (Mumbai) Pvt Ltd and Mrs. Sharda Jain are hereinafter collectively referred to as "**the Co-Owners**" of the said Land.
8. As per Mutation Entry No. 2714 dated 2nd January, 2016, area of entire Survey No. 24 of village Ghodbunder, Taluka Thane was rectified and subsequently sub divided into three parts, the said Land being renumbered as Survey No. 24, Hissa No. 3 area admeasuring 19425 sq mtrs.
9. Mira Bhayander Municipal Corporation (MBMC) had sanctioned the layout plan and issued the CC bearing No.Ja.Kra/Mi.Bha/Mnapa/Nar/573/2016-17 dated 11/05/2016, which was amended vide the revised CC bearing No. Ja. Kra/Mi. Bha/Mnapa/Nar/2311/2016-17 dated 11/08/2016 and last being vide the revised CC bearing No. Ja. Kra/Mi. Bha/Mnapa/Nar/1532/2017-18 dated 14/07/2017 inter alia for construction of Building No. 2 comprising of four wings viz. A, B, C & D wings of stillt + 2 podium levels (1st & 2nd floors) + 3rd to 23rd upper floors collectively "**JP North - Estella**" (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 land underneath of the said Building having an area admeasuring 6104.48 sq mtrs out of the said Land, Part of the said Land has been used in the larger layout for construction of other buildings as is more set out in the approved plans dated 14/07/2017.
10. The said Land has been mortgaged in favour of Catalyst Trusteeship Limited (formerly known as GDA Trusteeship Limited) as per diverse deeds and documents.
11. We have caused to be taken searches in the office of the Sub Registrar of Assurances in respect of the Scheduled Property. We have also caused to be Inserted public notice in local newspapers. We have not received any third party claim whatsoever in respect thereof.



12. The Client has furnished 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 Land save and except as stated hereinabove.
13. The client has also informed us that:
- (i) The said Land is in the sole and exclusive possession of the Co-Owners as the owners thereof subject to rights and entitlements of the Development.
 - (ii) There are no lessees or tenants or licensees with respect to the said Land, the structures standing thereon or any part thereof; and
 - (iii) There are no disputes/litigations with respect to the said Land.
14. We have perused the copies of the documents of title relating to the said Land. We have relied upon information given to us by our clients from time to time.
15. In the light of the above, it is stated that the right and interest of our clients namely, SKYLARK REALTORS PRIVATE LIMITED being the development rights of the said Land arising out of the Development Agreement dated 5th September, 2014 read with Addendum to the Development Agreement dated 20th June, 2016 is unencumbered and marketable subject to subsisting charge in favour of Catalyst Trusteeship Limited (formerly known as GDA Trusteeship Limited) and obligations towards the Co-Owners under the said Development Agreement dated 5th September, 2014 read with Addendum to the Development Agreement dated 20th June, 2016 and right & interest of buyers of various flats in the Project.

THE SCHEDULE OF PROPERTY

("The said Land")

All THAT piece and parcel of land admeasuring 19,425 sq. mtrs bearing new Survey No. 24 Hissa No. 3 lying, being and situated at Village Ghodbunder, Taluka Thane in the District of Thane and in the Konkan Division of the State of Maharashtra [earlier comprising of (i) all that piece and parcel of non agricultural land admeasuring 5,545 sq. mtrs forming part of a larger piece and parcel of land bearing Survey No. 24 Hissa No. 1 admeasuring 1 Hectare 38



Ares 9 Pratis equivalent to 13,890 sq. mtrs and (ii) all that piece and parcel of non agricultural land admeasuring 1 Hectare 38 Ares 8 Pratis equivalent to 13,880 sq. mtrs bearing Survey No. 24 Hissa No. 2] and bounded as follows:

On or toward the East : Land bearing Survey No. 22/2, 22/5
On or toward the West : Land bearing Survey No. 26/5
On or toward the North : Land bearing Survey No. 21/1, 21/2
part
On or toward the South : Partly by land bearing Survey No.
25/2 and partly by land bearing
Survey No. 112/1

Place: Mumbai

Date: 29th July, 2017



Mukesh Jain
Advocate