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TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of lands bearing (i) Survey No. 117/1 admeasuring 810 sq. meters (ii) Survey No. 117/5 admeasuring 1600 square meters, (iii) Survey No. 117/6 admeasuring 1540 sq. meters (iv) Survey No. 118/2 admeasuring 2360 sq. meters & (v) Survey No. 118/3 admeasuring 2280 sq. meters, all situated at Village Ghodbunder, Taluka & District Thane (collectively hereinafter referred to as the said "**Lands**").

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

1. Title flow is as under;
 - a. Vide Indenture of Conveyance dated 9th November, 2015 registered in the Office of the Joint Sub-Registrar of Assurances, Thane-10 under Serial No. TNN10-17246/2015 on 20.11.2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 117/1 admeasuring 810 sq. mtrs. situated at Village Ghodbunder, Taluka & District Thane 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 ("**the Firm**") on the terms and conditions as set out therein [hereinafter referred to as the said "**First Land**";



- b. Vide Indenture of Conveyance dated 9th November, 2015 registered in the Office of the Joint Sub-Registrar of Assurances, Thane-7 under Serial No. TNN7-7761/2015 on 09.11.2015, 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. situated at Village Ghodbunder, Taluka & District Thane in favour the said Firm on the terms and conditions as set out therein [hereinafter referred to as the said "**Second Land**";
- c. Vide Indenture of Conveyance dated 9th November, 2015 registered in the Office of the Joint Sub-Registrar of Assurances, Thane-7 under Serial No. TNN7-7760/2015 on 09.11.2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 117/6 admeasuring 1540 sq. mtrs. situated at Village Ghodbunder, Taluka & District Thane in favour the said Firm on the terms and conditions as set out therein [hereinafter referred to as the said "**Third Land**";
- d. Vide Indenture of Conveyance dated 9th November, 2015 registered in the Office of the Joint Sub-Registrar of Assurances, Thane-7 under Serial No. TNN7-7758/2015 on 09.11.2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 118/2 admeasuring 2360 sq. mtrs. situated at Village Ghodbunder, Taluka & District Thane in favour the said Firm on the terms and conditions as set out therein [hereinafter referred to as the said "**Fourth Land**";
- e. Vide Indenture of Conveyance dated 9th November, 2015 registered in the Office of the Joint Sub-Registrar of Assurances, Thane-10 under Serial No. TNN10-17246/2015 on 20.11.2015, RNA Corp Pvt. Ltd. granted, sold, conveyed and transferred its right, title and interest in land bearing Survey No. 118/3 admeasuring 2280 sq. mtrs. situated at Village Ghodbunder, Taluka & District Thane in favour the said Firm on the terms and conditions as set out therein [hereinafter referred to as the said "**Fifth Land**";

- f. The said Firm i.e M/s J P Infra Developers has been converted into a private limited company namely JP INFRA BUILDERS AND DEVELOPERS PRIVATE LIMITED 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;
 - g. Vide Indenture of Conveyance dated 31st March, 2017 registered the Joint Sub-Registrar of Assurances Thane-7 under serial no. TNN-7/4885/2017 on 13.04.2017, JP INFRA BUILDERS AND DEVELOPERS PRIVATE LIMITED (the vendors therein) granted, sold, conveyed and transferred its right, title and interest in the First Land in favour of SKYLARK REALTORS PRIVATE LIMITED on the terms and conditions as set out therein;
 - h. Vide Indenture of Conveyance dated 4th October, 2017 registered the Joint Sub-Registrar of Assurances Thane-12 under serial no. TNN-12/2805/2017 on 5.10.2017, JP INFRA BUILDERS AND DEVELOPERS PRIVATE LIMITED (the vendors therein) granted, sold, conveyed and transferred its right, title and interest in the Second Land in favour of SKYLARK REALTORS PRIVATE LIMITED on the terms and conditions as set out therein;
 - i. Vide Indenture of Conveyance dated 31st March, 2017 registered the Joint Sub-Registrar of Assurances Thane-7 under serial no. TNN-7/4840/2017 on 13.04.2017, JP INFRA BUILDERS AND DEVELOPERS PRIVATE LIMITED (the vendors therein) granted, sold, conveyed and transferred its right, title and interest in the Third Land, Fourth Land and Fifth Land in favour of SKYLARK REALTORS PRIVATE LIMITED on the terms and conditions as set out therein; &
 - j. The 7/12 extracts of the said Lands however, have not as yet been mutated to the name of our client and stand in the name of JP INFRA BUILDERS AND DEVELOPERS PRIVATE LIMITED (pre-incorporation).
2. As per approved layout dated 17/04/2018, the larger layout presently comprising

land area admeasuring 81750 sq mtrs (which inter alia includes the said Lands) which is eligible exploit total FSI & TDR of 150491.14 sq mtrs as is set out therein. Presently, our client is undertaking development of various pieces and parcels of lands described in the said layout plan with total built up area of 85715.45 sq mtrs which inter alia includes Building No. 5. Our client is now constructing Building No. 5 comprising of two basements +stilt + 1st to 23rd upper floors which is a part of the Larger Layout called as "**JP North-Euphoria**" having total approved built up area of 10864.05 sq mtrs as per the aforesaid approved layout(hereinafter referred to as the said "**Building**"). The lands underneath of the said Building having an aggregate area admeasuring 2861.33 sq mtrs being a part of the said Lands as is more set out in the approved plans dated 17/04/2018. Mira Bhayander Municipal Corporation (MBMC) had issued the CC and which was amended from time to time last being revised CC bearing No.Ja.Kra/Mi.Bha/Mnapa/Nar/401/2018-2019 dated 17/04/2018, ("**the Larger Layout-JP North**") in accordance with provisions of law as applicable from time to time, in the manner as stated herein.

3. The said First Land has been mortgaged in favour Catalyst Trusteeship Limited as per diverse deeds and documents.
4. The said Second Land, Third, Fourth Land and Fifth Land havebeen also mortgaged in favour of Catalyst Trusteeship Limited as per diverse deeds and documents.
5. Special Civil Suit bearing no. 203 of 2016 has been filed by Mr. Shahnawaz Asrar Khan in respect of the Second Land i.e survey No. 117/5, wherein the Plaintiff inter alia prayed for specific performance of an unregistered agreement against the Defendants therein. The subject land is mutated in the name of the said Firm i.e M/s J P Infra Developers through its then partner Vijay Jain in the records of rights i.e 7/12 extract vide mutation entry no. 2759. As informed, the said mutation entry till date has not been challenged by any third party including Mr. Shahnawaz Asrar Khan.



6. We had caused to be taken searches in the office of the Sub Registrar of Assurances in respect of the said Lands upto 15/02/2016. We may take further searches for the broken period & this report shall be subject thereto.
7. We had in past inserted public notice in local newspapers. We have not received any third party claim whatsoever in respect thereof till date. We may issue fresh public notice, & this report shall be subject thereto.
8. The client has informed us that:
 - (i) The said Lands are in the sole and exclusive possession of our client.
 - (ii) There are no lessees or tenants or licensees with respect to the said Lands, third party structures standing thereon or any part thereof; and
 - (iii) There are no disputes/litigations with respect to the said Lands save and except whatever stated hereinabove.
9. 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 client from time to time.
10. We have been informed that the FSI utilized for the said Building consist of 'road set back FSI/TDR, Road widening FSI of the very same plot, if any' acquired from Smt Anita Kamal Jain under development agreement with Smt. Anita Kamal Jain. Smt. Anita Kamal Jain is the owner of all that piece and parcel of lands bearing Survey No. 21/2A (pt) admeasuring 240 square meters, Survey No. 21/2B (pt) admeasuring 3553 square meters, Survey No. 26/8 (pt) admeasuring 375 square meters, Survey No. 112/2 (pt) admeasuring 395 square meters, Survey No. 113/2 (pt) admeasuring 359 square meters & Survey No. 116/1 (pt) admeasuring 434 square meters, aggregating to 5356 sq mts, all situate, lying and being at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayander Municipal Corporation by virtue of Conveyance Deed 16th November, 2017 registered with the Joint Sub-Registrar of Assurances at Thane under Serial No. TNN-12/3325/2017 on 16/11/2017, which piece and parcel of lands were reserved for road setback. The said Smt. Anita Kamal

Jain entered into a development agreement dated 11/01/2018 with our client registered with the Joint Sub-Registrar of Assurances at Thane under Serial No. TNN-12/853/2018 on 11/01/2018 ("**Anita Kamal Jain DA**").

The aforesaid Smt Anita Kamal Jain is entitled to a pre-defined percentage of revenue generated from the incentive FSI of her piece and parcel of lands as is more particularly set out in the said Anita Kamal Jain DA mentioned hereinabove.

The right & interest of our client arising out of the said Anita Kamal Jain DA has been mortgaged/charged by our client in favour of Catalyst Trusteeship Limited as per diverse deeds and documents.

11. In the light of the above, it is stated that the right, title and interest of our client namely, SKYLARK REALTORS PRIVATE LIMITED being the Owner of the said Lands is unencumbered and marketable subject to (i) subsisting charge in favour of Catalyst Trusteeship Limited (ii) obligation towards Smt Anita Kamal Jain as set out hereinabove under the said Anita Kamal Jain DA of road set back lands and (iii) right & interest of buyers of various flats in the project, if any.

THE SCHEDULE REFERRED HEREINABOVE
(said Lands)

First Land

ALL THAT piece and parcel of land bearing Survey No. 117/1 admeasuring 810 sq. meters lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra.



Second Land

ALL THAT piece or parcel of land admeasuring bearing Survey No. 117/5 admeasuring 1600 square meters lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra.

Third Land

ALL THAT piece or parcel of land admeasuring bearing Survey No. 117/6 admeasuring 1540 sq. meters lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra.

Fourth Land

ALL THAT piece or parcel of land admeasuring bearing Survey No. 118/2 admeasuring 2360 sq. meters lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra.

Fifth Land

ALL THAT piece or parcel of land admeasuring bearing Survey No. 118/3 admeasuring 2280 sq. meters lying, being and situate at Village Ghodbunder, Taluka and District Thane in the Registration District and Sub-District of Thane within the limits of Mira Bhayander Municipal Corporation and in the Konkan Division of the State of Maharashtra.

Place: Mumbai

Date: 21.04.2018



Mukesh Jain
Advocate