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TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of landbearing Survey No. 109 Hissa No. 9 admeasuring 3840 sq. meters, situated, lying and being at Village Ghodbunder, Taluka& District Thane(hereinafter referred to as the said "**Land**").

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 ("**Owner**"), 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 client in respect thereof as follows:

1. Title flow is as under:
 - a. By and under a Deed of Conveyance dated 20th June, 2008 registered in the Office of the Joint Sub-Registrar of Assurances, Thane-2 under Serial No. TNN-2/5617/2008 on 20th June, 2008 executed by and between Shri. DyaneshwarShivramPatil (as the "Original Owner"), Smt. MadhviNivruttiPatil& 6 others (as the "Confirming Party No.1"), M/s. Kajal Enterprises, a partnership firm (as the "Confirming Party No. 2") and **M/s. R.N.A. Builders (A.A.)**, a partnership firm (as the "**Purchasers**"), the said Original Owner with the confirmation of the Confirming Party No. 1 & 2 granted, transferred, conveyed, sold and assigned to the said M/s. R.N.A. Builders (A.A.) the said Land for the consideration and in the manner specified therein.



- b. Pursuant to the said Deed of Conveyance dated 20th June, 2008, name of M/s. R.N.A. Builders (A.A.) was duly mutated in the 7/12 extract of the said Land vide Mutation Entry No. 1802 read with Mutation Entry No. 2818.
 - c. The said M/s. R.N.A. Builders (A.A) has from time to time changed its name to **RNA Corp** with effect from 02.11.2009 and further constituted itself into a Private Limited Company in the name and style of **M/s RNA Corp Private Limited** vide Certificate of incorporation dated 13.04.2010 and further to **M/s RNA Corp Limited** vide Certificate of incorporation dated 6.5.2010 and finally to **M/s RNA CORP Private Limited** vide Certificate of incorporation dated 12.5.2011.
 - d. By and under a Deed of Conveyance dated 8th February, 2017 registered in the Office of the Joint Sub-Registrar of Assurances, Thane-7 under Serial No. TNN-7/1570/2017 on 8th February, 2017, RNA Corp Private Limited granted, sold, conveyed and transferred its right, title and interest in the said Land in favour of our client i.e. Skylark Realtors Pvt Ltd for the consideration and subject to other terms and conditions specified therein.
 - e. Pursuant to the said Deed of Conveyance dated 8th February, 2017, name of our client i.e. Skylark Realtors Pvt Ltd is duly mutated in the 7/12 extract of the said Land vide Mutation Entry No. 3035.
2. As per the approved layout dated 28/01/2019, the larger layout presently comprising land area admeasuring 7259.58sqmtrs (which inter alia includes the said Land) which is eligible to exploit total FSI & TDR of 12704.28sqmtrs 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 permissible built up area of 12704.28 sq mtrs which inter alia includes Building No. 1. Our client is currently planning to construct the Building No. 1 called as "**JP North Imperia-Tower 1**" comprising of stilt + 1st to 23rd upper floors, which is a part of the larger



layout, having total approved built up area of 8424.45 sqmtrs as per the aforesaid approved layout plan (hereinafter referred to as the said "Building"). The land underneath of the said Building having an area admeasuring 789.21 sq mtrs being a part of the said Land as is more set out in the approved plans dated 28/01/2019. Mira Bhayander Municipal Corporation (MBMC) has sanctioned the layout plan and issued the CC bearing No. Ja. Kra/Mi. Bha/Mnapa/Nar/6368/2018-19 dated 28th January, 2019 in accordance with provisions of law as applicable from time to time, in the manner as stated herein.

3. The said Land has been mortgaged in favour of Catalyst Trusteeship Limited as per diverse deeds and documents.
4. We had caused to be taken searches in the office of the Sub Registrar of Assurances in respect of the said Land upto 29/01/2019.
5. We had in past inserted public notice in local newspapers. We have not received any third party claim whatsoever in respect thereof till date.
6. The client has informed us that:
 - (i) The said Land is in the sole and exclusive possession of our client.
 - (ii) There are no lessees or tenants or licensees with respect to the said Land, third party structures standing thereon or any part thereof;
 - (iii) 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; and
 - (iv) There are no disputes/litigations with respect to the said Land.
7. We have been informed that the FSI utilized for the said Building as per duly approved plans mentioned hereinabove consists of TDR acquired from M/s. Alta Vista Estate Private Limited vide Agreement for Transfer of Development Rights dated 19th January, 2019 registered with the Joint Sub-Registrar of Assurances at Thane under Serial No. TNN-4/942/2019 on 19th January, 2019.



8. We have perused the copies of the documents of title relating to the said Land & the TDR mentioned above. We have relied upon information given to us by our client from time to time.
9. 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 Land is clear, unencumbered and marketable subject to subsisting charge in favour of Catalyst Trusteeship Limited as set out hereinabove.

**THE SCHEDULE REFERRED HEREINABOVE
(said Land)**

ALL THAT piece or parcel of land admeasuring bearing Survey No. 109 Hissa No. 9 admeasuring 3840 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.

Foot print area of the Building

An area admeasuring 789.21 sq mtrs being a part of the said Land defined above.

Place: Mumbai

Date: 31st January, 2019



Mukesh Jain
Advocate