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## TO WHOMSOEVER IT MAY CONCERN

### CORRIGENDUM

This is with reference to our Title Certificate dated 24<sup>th</sup> December, 2019, wherein we have certified the title of our clients, namely JP Infra Realty Private Limited (Formerly known as Skylark Realtors Private Limited) having its registered office at 4<sup>th</sup> Floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai – 400 093 (“Developer”) in respect of the said Property i.e All that piece and parcel of lands bearing (i) Survey No.25, Hissa No.1 (part) admeasuring 3252 sq. mtrs (ii) Survey No.26, Hissa No.9 (part) admeasuring 704 sq. mtrs (iii) Survey No.110, Hissa No.1 (part) admeasuring 661 sq. mtrs & (iv) Survey No.110, Hissa No.2(part) admeasuring 4149 sq. mtrs, all situate, lying and being at village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District Thane and now within the limit of Mira Bhayander Municipal Corporation. It is to be informed to all concern that the following documents were inadvertently remained to be mentioned in our Title Certificate.

Hence, the following correction may please be noted by all the concern.

1. The TDR/FSI purchased and utilized for the said Building as per duly approved plans includes the followings:
  - a) By and under an Agreement dated 18<sup>th</sup> July, 2018, registered in the office of the Joint Sub-Registrar, Thane-1 under Sr. No. TNN1/10855/2018 dated 18<sup>th</sup> July, 2018 executed by and between Manoj Purohit (the Vendor therein), Skylark Realtors Private Limited (Now known as JP Infra Realty Private Limited) (the Purchaser therein and Developer herein), and Mr. Shishir Agarwal (the Confirming Party therein), the Vendor therein irrevocably with a confirmation of the Confirming Party therein agreed to grant and assign the



Setback/TDR/FSI/road widening FSI of the very said plot, admeasuring 6,732.60 sq.mts to the Developer herein on the terms and conditions which are more particularly described therein. Further the Vendor therein has also executed Substituted Power of Attorney dated 11<sup>th</sup> April 2018, registered in the office of the Joint Sub-Registrar, Thane-1 under Sr. No. TNN1/10857/2018 dated 18<sup>th</sup> July, 2018, in favor of the Developer herein authorizing it to do and carry out the various acts, deeds, matters and things mentioned therein.

- b) By and under an Agreement dated 18<sup>th</sup> July, 2018, registered in the office of the Joint Sub-Registrar, Thane-1 under Sr. No. TNN1/10856/2018 dated 18<sup>th</sup> July, 2018 executed by and between Manoj Purohit (the Vendor therein), Skylark Realtors Private Limited (Now known as JP Infra Realty Private Limited) (the Purchaser therein and Developer herein), and Mr. Shishir Agarwal (the Confirming Party therein), the Vendor therein irrevocably with a confirmation of the Confirming Party therein agreed to grant and assign the Setback/TDR/FSI/road widening FSI of the very said plot admeasuring 10,143.00 sq.mts to the Developer herein on the terms and conditions which are more particularly described therein. Further the Vendor therein has also executed Substituted Power of Attorney dated 27<sup>th</sup> February 2018, registered in the office of the Joint Sub-Registrar, Thane-1 under Sr. No. TNN1/10859/2018 dated 18<sup>th</sup> July, 2018, in favor of the Developer herein authorizing it to do and carry out the various acts, deeds, matters and things mentioned therein.
- c) The Developer herein is the owner of all that piece and parcel of land bearing Survey No. 116, Hissa No. 4, admeasuring approximately 2,020.00 square meters out of which an area of approximately 1,595.69 square meters or thereabouts, was majorly reserved for road under the Development Plan. Vide an Agreement dated 24<sup>th</sup> January, 2019, registered in the office of the Joint Sub-Registrar, Thane-10 under Sr. No. TNN4/1110/2019 dated 24<sup>th</sup> January, 2019 executed by and between Skylark Realtors Private Limited (Now known as JP Infra Realty Private Limited) (the Owner therein and Developer herein), and Mira Bhayandar Municipal Corporation (the Corporation therein), the Developer





herein handed over possession of the reserved land to the Corporation therein and in consideration of the same, the Corporation has granted Development Rights to be utilized as FSI against road widening of the very said plot to the Developer herein in the manner and on the terms and conditions as set out therein.

- d) By and under an Agreement for Transfer of Development Right (TDR) dated 1<sup>st</sup> June, 2019, registered in the office of the Joint Sub-Registrar, Thane-4 under Sr. No. TNN4/6264/2019 dated 1<sup>st</sup> June, 2019 executed by and between Estate Investment Company Pvt. Ltd. and Man Vastucon LLP (collectively the Transferors therein), Skylark Realtors Private Limited (Now known as JP Infra Realty Private Limited) (the Transferee therein and Developer herein), and Goan Hotels & Realty Private Limited, Horizontal Realty & Aviation Private Limited and Eversmile Construction Company Private Limited (collectively the Confirming Parties therein), the Transferors therein with the confirmation of the Confirming Parties agreed to transfer/sell the benefit of TDR to the extent of 10,000 sq.mts., i.e. 1,07,640 sq.ft. to the Developer herein on the terms and conditions which are more particularly described therein. Further Man Vastucon LLP has also executed a Power of Attorney of even date, registered in the office of the Joint Sub-Registrar, Thane-4 under Sr. No. TNN4/6265/2019 dated 1<sup>st</sup> June, 2019 in favor of the Developer herein authorizing it to do and carry out the various acts, deeds, matters and things mentioned therein.
- e) By and under an Agreement dated 4<sup>th</sup> June, 2019, registered in the office of the Joint Sub-Registrar, Thane-7 under Sr. No. TNN7/8852/2019 dated 4<sup>th</sup> June, 2019 executed by and between Sparsh Builders Private Limited (the Vendor therein) and Skylark Realtors Private Limited (Now known as JP Infra Realty Private Limited) (the Purchaser therein and Developer herein), the Vendor therein unconditionally and irrevocably agreed to grant, assign and transfer the TDR admeasuring 7,197.75 sq.mts to the Developer herein on the terms and conditions which are more particularly described therein. Further the Vendor therein has also executed an Irrevocable General Power of Attorney of



even date, registered in the office of the Joint Sub-Registrar, Thane-7 under Sr. No. TNN7/8855/2019 dated 4<sup>th</sup> June, 2019, and a substituted power of attorney dated 4<sup>th</sup> June, 2019, registered in the office of the Joint Sub-Registrar, Thane-7 under Sr. No. TNN7/8861/2019 dated 4<sup>th</sup> June, 2019 in favor of the Developer herein authorizing it to do and carry out the various acts, deeds, matters and things mentioned therein.

- f) The Developer herein is the owner of all those pieces and parcels of land admeasuring approximately 2,630.00 in aggregate and bearing (i) Survey No. 124, Hissa No. 3, (admeasuring approximately 450.00 square meters), (ii) Survey No. 133, Hissa No. 5, (admeasuring approximately 350.00 square meters), (iii) Survey No. 128, Hissa No. 5A, (admeasuring approximately 710.00 square meters), (iv) Survey No. 133, Hissa No. 3, (admeasuring approximately 610.00 square meters) and (v) Survey No. 124, Hissa No. 2, (admeasuring approximately 510.00 square meters) out of which an area of approximately 989.11 square meters or thereabouts was majorly reserved for road and garden under the Development Plan. Vide an Agreement dated 11<sup>th</sup> July, 2019, registered in the office of the Joint Sub-Registrar, Thane-10 under Sr. No. TNN10/5925/2019 dated 11<sup>th</sup> July, 2019 executed by and between Skylark Realtors Private Limited (Now known as JP Infra Realty Private Limited) (the Owner therein and Developer herein), and Mira Bhayandar Municipal Corporation (the Corporation therein), the Developer herein handed over possession of the reserved land to the Corporation therein and in consideration of the same, the Corporation has granted Development Rights to be utilized as FSI against road widening of the very said plot/Development rights including incentive against handing over of Amenity to the Developer herein in the manner and on the terms and conditions as set out therein.
- g) Vide an Agreement dated 5<sup>th</sup> August, 2019, registered in the office of the Joint Sub-Registrar, Thane-1 under Sr. No. TNN1/9815/2019 dated 5<sup>th</sup> August, 2019 executed by and between Anushwar Enterprises (the Vendor therein), and Skylark Realtors Private Limited (now known as JP Infra Realty Private Limited)



(the Purchaser therein and Developer herein), the Vendor therein agreed to grant and assign TDR/FSI/Setback/Road Widening FSI admeasuring 3,116.00 square meters in favor of the Developer herein on the terms and conditions which are more particularly described therein. Further the Vendor therein has also executed an Irrevocable General Power of Attorney dated 5<sup>th</sup> August, 2019, registered in the office of the Joint Sub-Registrar, Thane-1 under Sr. No. TNN1/9817/2019 dated 5<sup>th</sup> August, 2019, in favor of the Developer herein authorizing it to do and carry out the various acts, deeds, matters and things mentioned therein.

Place: Mumbai

Date: 11.02.2020



**Mukesh Jain**  
**Advocate**