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## REPORT ON TITLE

### TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of landbearing Survey No. 106 (part) admeasuring 3611 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 4<sup>th</sup> 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 report 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 16<sup>th</sup> March, 2017 registered in the Office of the Joint Sub-Registrar of Assurances, Thane-7 under Serial No. TNN-7/3138/2017 on 16<sup>th</sup> March, 2017 executed by and between Mr. Sikandar Ismail Patel & others (as the "Original Owners and **R.N.A. CORP Private Limited** (as the "**Purchasers**"), the said Original Owners granted, transferred, conveyed, sold and assigned to the said **R.N.A. CORP Private Limited**, all that piece and parcel of land bearing Survey No. 106 admeasuring 15350 sq. metres, situated, lying and being at Village Ghodbunder, Taluka & District Thane ("**Larger Land**") for the consideration and in the manner specified therein.
  - b. Pursuant to the said Deed of Conveyance dated 16<sup>th</sup> March, 2017, name of **R.N.A. CORP Private Limited** is duly mutated in the 7/12 extract of the said Larger Land vide Mutation Entry No. 3074.



- c. Pending mutation of the name of R.N.A. CORP Private Limited in the records of rights, by and under Agreement for Sale dated 17<sup>th</sup> March, 2017 registered with Joint Sub-Registrar of Assurances, Thane-7 under serial no. TNN-7/3160/2017 on 17<sup>th</sup> March, 2017, the said R.N.A. CORP Private Limited agreed to sell, convey and transfer and assign its right, title and interest in part of the said Larger Land bearing Survey No. 106 admeasuring 3611 sq. mtrs out of total area admeasuring 15350 sq. mtrs (said "**Land**") in favour of our client i.e. Skylark Realtors Private Limited for the consideration and subject to other terms and conditions specified therein. Our client has paid the entire sale consideration to the said R.N.A. CORP Private Limited and the said R.N.A. CORP Private Limited has handed over the possession of the said Land to our client in part performance as set out in Section 53A of Transfer of Property Act, 1882. The said R.N.A. CORP Private Limited also granted various powers including power to convey the said Land vide registered power of attorney dated 17<sup>th</sup> March, 2017 registered with Joint Sub-Registrar of Assurances, Thane-7 under serial no. TNN-7/3161/2017 on 17<sup>th</sup> March, 2017.
- d. In the above premises, our client became entitled to develop the said Land in its own right.
2. Mira Bhayander Municipal Corporation (MBMC) has sanctioned the layout plan and issued the CC bearing No. Ja. Kra/Mi. Bha/Mnapa/Nar/6864/2018-19 dated 21/02/2019 inter alia for construction of Building No. 2 called as "**JP North Imperia-Tower 2**" presently comprising of part ground commercial, part stilt + 1<sup>st</sup> to 3<sup>rd</sup> (part) for residential and part for commercial + 4<sup>th</sup> to 8<sup>th</sup> upper floors, which is a part of the larger layout, having total present approved built up area (FSI) of 4134.70 sq mtrs as per the aforesaid approved layout plan (hereinafter referred to as the said "**Building**") besides a common club house comprising of stilt + 1<sup>st</sup> floor. The land underneath of the said Building having an area admeasuring 1129.58 sq mtrs being a part of the said Land as is more set out in the approved plans dated 21/02/2019. MBMC has sanctioned the layout plan and issued the CC bearing No. Ja.



Kra/Mi. Bha/Mnapa/Nar/6864/2018-19 dated 21/02/2019 in accordance with provisions of law as applicable from time to time, in the manner as stated herein.

3. The said Land together with the proposed structure thereon, has been mortgaged in favour of Catalyst Trusteeship Limited as per diverse deeds and documents.
4. We have caused to be taken searches in the office of the Sub Registrar of Assurances, Thane in respect of the said Land upto 29/01/2019, subject to torn/missing pages as set out in the search reports, we have not observed any substantiated untoward entry.
5. We had in the 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.
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 including TDR acquired from M/s. Alta Vista Estate Private Limited vide Agreement for Transfer of Development Rights dated 19<sup>th</sup> January, 2019 registered with the Joint Sub-Registrar of Assurances at Thane-4 under Serial No. TNN-4/942/2019 on 19<sup>th</sup> 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, we find 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. 106 (part) admeasuring 3611 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 1129.58 sq mtrs being a part of the said Land defined above.

Place: Mumbai  
Date: 23/02/2019

  
Mukesh Jain  
Advocate