



PRAVEEN P. TAMBE
B.Com., LL.B.
Advocate

Resi: B/401, Trimurti Angan CHS Ltd., Plot-50, Sec-20, Kamothe Village, Khandeshwar, Navi Mumbai – 410 209
Mob No. 9820 661266

Ref No. JPIR/TC/MBMC/118

Date: 06th November, 2023

To,

MahaRERA

Housefin Bhavan, Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051

LEGAL TITLE REPORT

Sub:- Title Clearance report with respect to all that piece and parcel of Lands aggregating to an area admeasuring **13,170** square mtrs., all situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation ("**MBMC**") (hereinafter referred to as the "**said Lands**") and bearing the following Survey and Hissa numbers.

Sr. nos.	Survey Nos./ Hissa Nos.	Area in sq. mtrs.
1	118/4/1	1606.38
2	118/5	24.11
3	118/7	26.83
4	125/2	10.44
5	124/2	510
6	124/3	215
7	111/5	119
8	125/1	524.82
9	119/1	2618.4
10	119/2	708
11	119/3	600
12	119/4	1443
13	111/1/2 (PT.)	1341
14	111/2(PT.)	555
15	111/5(PT.)	2601.02

16	111/8/3	37
17	111/8/4	24
18	124/1(PT.)	206
	Total	13,170

I have investigated the Title of the said Lands on the request of my Client JP Infra Realty Private Limited (Formerly known as Skylark Realtors Private Limited) registered under the provisions of the Companies Act, 1956, governed as per the Companies Act, 2013, bearing **CIN: U45200MH2010PTC206022** and having its registered office address at 3rd Floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri East, Mumbai- 400 093 in consonance with the following documents i.e.

1. Description of the said Lands:-

All that piece and parcel of Lands aggregating to an area admeasuring **13,170** sq. mtrs., all situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration and Sub-District Thane and now within the limits of MBMC and bearing the following Survey and Hissa numbers.

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1	118/4/1	1606.38
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8	125/1	524.82
9	119/1	2618.4
10	119/2	708
11	119/3	600
12	119/4	1443
13	111/1/2 (PT.)	1341
14	111/2(PT.)	555
15	111/5(PT.)	2601.02
16	111/8/3	37
17	111/8/4	24
18	124/1(PT.)	206
	Total	13,170

2. Documents of Ownership:-

- i) Indenture of Conveyance dated 30th May, 2016 made between M/s. RNA Corp Private Limited and Skylark Realtors Private Limited.
- ii) Indenture of Conveyance dated 30th May, 2016 made between M/s. RNA Corp Private Limited and Skylark Realtors Private Limited.
- iii) Indenture of Conveyance dated 27th July, 2016 made between M/s. RNA Corp Private Limited and Skylark Realtors Private Limited.
- iv) Indenture of Conveyance dated 27th July, 2016 made between M/s. RNA Corp Private Limited and Skylark Realtors Private Limited.
- v) Indenture of Conveyance dated 27th July, 2016 made between M/s. RNA Corp. Pvt. Ltd. and Skylark Realtors Private Limited.
- vi) Indenture of Conveyance dated 31st May, 2017 made and executed between Mr. Vincent Joseph Periera M/s. JP Infra Realty Private Limited.
- vii) Indenture of Conveyance dated 23rd December, 2017 made and executed between (1) Mr. Sydney Joseph Periera and (2) Mrs. Glory Levy Periera and M/s. JP Infra Realty Private Limited.
- viii) Indenture of Conveyance dated 7th May, 2018, made and executed between (1) Mrs. Sheldon Teresa Francis D'Souza and (2) Mr. Sheldon Francis D'Souza and M/s. JP Infra Realty Private Limited.
- ix) Indenture of Conveyance dated 27th July, 2018 made and executed between Harishchandra Patil & Ors. and Skylark Realtors Private Limited.
- x) Indenture of Conveyance dated 18th August, 2018 made between M/s. RNA Corp Private Limited and Skylark Realtors Private Limited.
- xi) Indenture of Conveyance dated 18th August, 2018 made and executed between M/s. RNA Corp Private Limited and Skylark Realtors Private Limited.
- xii) Indenture of Conveyance dated 18th September, 2018 made and executed between Narmada K. Patil & Ors. and Skylark Realtors Private Limited.
- xiii) Indenture of Conveyance dated 19th June, 2020 made and executed between Mr. Avelino Michael D'Souza and M/s. JP Infra Realty Private Limited.
- xiv) Indenture of Conveyance dated 19th June, 2020 made and executed between (1) Mrs. Bertha Joseph D'Souza, (2) Mr. Kane Joseph D'Souza and (3) Mrs. Priya Joseph D'Souza and M/s. JP Infra Realty Private Limited.
- xv) Indenture of Conveyance dated 19th June, 2020, made and executed between Mr. Neil Joseph D'Souza and M/s. JP Infra Realty Private Limited.
- xvi) Indenture of Conveyance dated 26th August, 2021 made and executed between M/s. RNA Corp Private Limited and M/s. JP Infra Realty Private Limited.



- xvii) Indenture of Conveyance dated 22nd December, 2021 made and executed between Narmada K. Patil & Ors. and M/s. JP Infra Realty Private Limited.
 - xviii) Exchange Deed dated 22nd December, 2021 made between Narmada Kamalakar Patil & 5 Ors. and M/s. JP Infra Realty Private Limited.
 - xix) Exchange Deed dated 22nd December, 2021 made between Narmada Kamalakar Patil & 5 Ors. and M/s. JP Infra Realty Private Limited.
 - xx) Exchange Deed dated 8th February, 2022 made between Narmada Kamalakar Patil & 5 Ors. and M/s. JP Infra Realty Private Limited.
3. 7/12 extracts and Mutation Entries in respect of the said Lands.
 4. Search Reports taken from time to time from the Office of Sub-Registrar at Mira Bhayander, Thane as made available by my Client.
 5. Public Notice issued in respect of the said Lands as made available by my Client.
 6. Intimation of Disapproval and Commencement Certificate bearing reference no. MNP/NAR/4179/2022-2023 dated 23rd January, 2023 issued by MBMC.

On the basis of the digitally signed 7/12 Extracts in respect of the said Lands, the Mutation Entries reflecting the ownership of my Client as per Revenue Records has only been mutated in respect of the following Lands all situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration and Sub-District Thane and now within the limits of MBMC.

Sr. Nos.	Survey Nos.	Hissa Nos.	Area in sq. mtrs.	Name of the Owners
1	118	4/1(pt.)	1695	Skylark Realtors Pvt. Ltd.
2	118	5	400	Skylark Realtors Pvt. Ltd.
3	118	7	250	Skylark Realtors Pvt. Ltd.
4	125	2	680	Skylark Realtors Pvt. Ltd.
5	124	2(pt.)	34.05	Skylark Realtors Pvt. Ltd.
6	124	3(pt.)	450	Skylark Realtors Pvt. Ltd.
7	119	1(pt.)	157	JP Infra Realty Pvt. Ltd.
8	119	3(pt.)	600	Skylark Realtors Pvt. Ltd.
9	119	4(pt.)	755	Skylark Realtors Pvt. Ltd.
10	111	2(pt.)	555	JP Infra Realty Pvt. Ltd.

The following Survey and Hissa nos. are yet to be mutated in my Client's name as the Owner of the said Lands all situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration and Sub-District Thane and now within the limits of MBMC, the details are as mentioned herein below:

Sr. Nos.	Survey Nos.	Hissa Nos.	Area in sq. mtrs.	Name of the Owners
1	111	1/2(pt.)	1341	RNA Corporation
2	111	5(pt.)	119	Narendra Patil & Narmada Patil
3	111	8/3(pt.)	37	RNA Corporation
4	111	8/4(pt.)	24	RNA Corporation
5	119	2(pt.)	708	RNA Corporation and Seven Eleven Corporation
6	124	1(pt.)	206	Hirabai Patil & Ors.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said Lands I am of the opinion that the title of my Client JP Infra Realty Pvt. Ltd. (Formerly known as Skylark Realtors Pvt. Ltd.) is clear, marketable and subject to the encumbrances as disclosed in the Encumbrance Certificate.

7. The report reflecting the flow of the title of my Client JP Infra Realty Pvt. Ltd. (Formerly known as Skylark Realtors Pvt. Ltd.) in respect of the said Lands is enclosed herewith.

Dated this 6th day of November, 2023


Praveen Tambe
Advocate, High Court



Encl: - Annexure – A – Encumbrance Certificate

Annexure – B – Title Certificate



PRAVEEN P. TAMBE
B.Com., LL.B.
Advocate

Resi: B/401, Trimurti Angan CHS Ltd., Plot-50, Sec-20, Kamothe Village, Khandeshwar, Navi Mumbai – 410 209
Mob No. 9820 661266

ANNEXURE - A

DETAILS OF ENCUMBRANCE

The rights of my Client in respect of the said Lands have been mortgaged in favour of:

Mortgagee	Type of Deed	Date	Document No.
Kotak Mahindra Investments Limited	Indenture of Mortgage without Delivery of Possession	18.9.2023	Joint Sub-Registrar of Assurances, Thane-4 and bearing Sr. No. TNN4-17059-2023 dated 22.9.2023

Dated this 6th day of November, 2023

Praveen Tambe
Advocate, High Court





PRAVEEN P. TAMBE
B.Com., LL.B.
Advocate

Resi: B/401, Trimurti Angan CHS Ltd., Plot-50, Sec-20, Kamathe Village, Khandeshwar, Navi Mumbai – 410 209
Mob No. 9820 661266

Ref No. JPIR/TC/MBMC/118

Date: 06th November, 2023

ANNEXURE - B

FORMAT – A
(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LANDS

To,
MahaRERA
Housefin Bhavan, Plot No. C-21, E-Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051.

Sub:- Title Clearance Certificate with respect to the following Survey and Hissa nos. all situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration and Sub-District Thane and now within the limits of Mira Bhayander Municipal Corporation (“MBMC”) (the “said Lands”).

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13	111/1/2 (PT.)	1341
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16	111/8/3	37
17	111/8/4	24
18	124/1(PT.)	206
	Total	13,170

Sr. nos.

1. 7/12 extract in respect of certain portions forming part of the said Lands as on date of Application for Registration reflects the name of my client JP Infra Realty Private Limited as the Owner/Holder and on other portions name of my Client to be mutated as detailed in Title Report.
2. The following mutations as reflected in 7/12 extract with respect to certain portions forming part of the said Lands depicts ownership of my client JP Infra Realty Private Limited as the Owner/Holder in the Revenue Records.
 - i. Mutation Entry No. 3395 in the digitally signed 7/12 Extract of the Land bearing Survey No. 118 Hissa No. 4/1(pt.) certifies the ownership of my Client in the Revenue Records.
 - ii. Mutation Entry No. 2854 in the digitally signed 7/12 Extract of the Land bearing Survey No. 118 Hissa No. 5 certifies the ownership of my Client in the Revenue Records.
 - iii. Mutation Entry No. 2802 in the digitally signed 7/12 Extract of the Land bearing Survey No. 118 Hissa No. 7 certifies the ownership of my Client in the Revenue Records.
 - iv. Mutation Entry No. 2785 in the digitally signed 7/12 Extract of the Land bearing Survey No. 125 Hissa No. 2 certifies the ownership of my Client in the Revenue Records.
 - v. Mutation Entry No. 3408 in the digitally signed 7/12 Extract of the Land bearing Survey No. 124 Hissa No. 2 certifies the ownership of my Client in the Revenue Records.
 - vi. Mutation Entry No. 3305 in the digitally signed 7/12 Extract of the Land bearing Survey No. 124 Hissa No. 3 certifies the ownership of my Client in the Revenue Records.
 - vii. Mutation Entry No. 3493 in the digitally signed 7/12 Extract of the Land bearing Survey No. 119 Hissa No. 1(pt.) certifies the ownership of my Client in the Revenue Records.
 - viii. Mutation Entry No. 3613 in the digitally signed 7/12 Extract of the Land bearing Survey No. 119 Hissa No. 3(pt.) certifies the ownership of my Client in the Revenue Records.
 - ix. Mutation Entry No. 3624 in the digitally signed 7/12 Extract of the Land bearing Survey No. 119 Hissa No. 4(pt.) certifies the ownership of my Client in the Revenue Records.

- x. Mutation Entry No. 3315 in the digitally signed 7/12 Extract of the Land bearing Survey No. 111 Hissa No. 2(pt.) certifies the ownership of my Client in the Revenue Records.
3. Search Reports dated 31st January, 2010, 5th April, 2016, 24th April, 2017 and 8th April, 2022 taken from the Office of Sub-Registrar of Mira Bhayander, Thane.
4. Any other relevant title.
- A. The Details of the Documents evidencing the Title and Ownership Entitlement of my Client in respect of the said Lands are hereunder mentioned below: -
- i) Vide an Indenture of Conveyance dated 30th May, 2016 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-10 bearing Serial No. TNN10-7480-2016 dated 30th May, 2016 made between M/s. RNA Corp Private Limited therein referred to as the said Vendor of the One Part and Skylark Realtors Private Limited therein referred to as the said Purchaser of the Other Part, the Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the lands bearing (1) Survey No. 118/4 area admeasuring 2020 sq. mtrs. or thereabouts and (2) Survey No. 124/3 area admeasuring 450 sq. mtrs. or thereabouts. Thereafter Survey No. 118/4 got sub-divided as Survey No. 118/4/1 and Survey No. 118/4/2 as per the revenue records in place.
- ii) By and under Indenture of Conveyance dated 30th May, 2016 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-10 bearing Serial No. TNN10-7482-2016 dated 30th May, 2016 made between M/s. RNA Corp Private Limited therein referred to as the said Vendor of the One Part and Skylark Realtors Private Limited therein referred to as the said Purchaser of the Other Part, the Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the land bearing Survey No. 125/2 area admeasuring 680 sq. mtrs. or thereabouts.
- iii) Further vide an Indenture of Conveyance dated 27th July, 2016 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-7 bearing Serial No. TNN7-10147-2016 dated 27th July, 2016 made between M/s. RNA Corp Private Limited therein referred to as the said Vendor of the One Part and Skylark Realtors Private Limited therein referred to as



the said Purchaser of the Other Part, the Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the land bearing Survey No. 118/7 area admeasuring 250 sq. mtrs. or thereabouts.

- iv) Thereafter vide an Indenture of Conveyance dated 27th July, 2016 registered with the Office of the Joint Sub-Registrar-7 bearing Serial No. TNN7-10156-2016 dated 27.7.2016 between M/s. RNA Corp. Pvt. Ltd., the Vendor therein had granted, sold and conveyed the undivided share, right, title and interest of 37.5% of area admeasuring 285 sq. mtrs. of the Land bearing Survey No. 125 Hissa No. 1 (pt.) to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- v) Further by and under Indenture of Conveyance dated 27th July, 2016 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-7 bearing Serial No. TNN7-10161-2016 dated 27th July, 2016 made between M/s. RNA Corp Private Limited therein referred to as the said Vendor of the One Part and Skylark Realtors Private Limited therein referred to as the said Purchaser of the Other Part, the Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the land bearing Survey No. 118/5 area admeasuring 400 sq. mtrs. or thereabouts.
- vi) Thereafter by and under an Indenture of Conveyance dated 31st May, 2017 registered with the Office of the Joint Sub-Registrar-7 bearing Serial No. TNN7-7404-2017 dated 01.06.2017, Mr. Vincent Joseph Periera the Vendor therein had granted, sold and conveyed his undivided rights, share, title and interest of 4.17% of area admeasuring 31.69 sq. mtrs. of the land bearing Survey No. 125/1 to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- vii) By and under an Indenture of Conveyance dated 23rd December, 2017 registered with the Office of Joint Sub-Registrar, Thane-12 bearing Serial No. TNN12-1578-2018 dated 23.01.2018, Mr. Sydney Joseph Periera and Mrs. Glory Levy Periera, the Vendors therein had granted, sold, conveyed and transferred their undivided rights, share, title and interest of 8.33% of area admeasuring in total 63.31 sq. mtrs. of the land bearing Survey No. 125/1 to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

- viii) By and under an Indenture of Conveyance dated 7th May, 2018, registered before the Office of the Sub-Registrar, Thane-1 bearing Serial No. TNN1-7204-2018 dated 07.05.2018, Mrs. Sheldon Teresa Francis D'Souza, Mr. Sheldon Francis D'Souza the Vendors therein had granted, sold and conveyed their undivided right, share, title and interest of 12.5% of area admeasuring 95 sq. mtrs. of Survey No. 125/1 to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- ix) Vide an Indenture of Conveyance dated 18th August, 2018 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-1 bearing Serial No. TNN-1-12405-2018 dated 18th August, 2018 made between M/s. RNA Corp Private Limited therein referred to as the said Vendor of the One Part and Skylark Realtors Private Limited therein referred to as the said Purchaser of the Other Part, Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the Land bearing Survey No. 119/3 area admeasuring 600 sq. mtrs. or thereabouts.
- x) By and under Indenture of Conveyance dated 18th August, 2018 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-1 bearing Serial No. TNN1-12407-2018 dated 20th August, 2018 made between M/s. RNA Corp Private Limited therein referred to as the said Vendor of the One Part and Skylark Realtors Private Limited therein referred to as the said Purchaser of the Other Part, in resp Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the Land bearing Survey No. 124/2 area admeasuring 510 sq. mtrs. or thereabouts.
- xi) Vide an Indenture of Conveyance dated 18th September, 2018 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN-4-8006-2018 dated 18th September, 2018 made between Narmada K. Patil & Ors. therein referred to as the said Vendor of the One Part and Skylark Realtors Private Limited therein referred to as the said Purchaser of the Other Part, Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the Land bearing Survey No. 119/4 area admeasuring 755 sq. mtrs. or thereabouts.

- xii) By and under Indenture of Conveyance dated 27th July, 2018 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-12 bearing Serial No. TNN-12-8478-2018 dated 27th July, 2018 made between Harishchandra Patil & Ors. therein referred to as the said Vendor of the One Part and Skylark Realtors Private Limited therein referred to as the said Purchaser of the Other Part, the Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the Land bearing Survey No. 119/4 area admeasuring 755 sq. mtrs. or thereabouts.
- xiii) By and under an Indenture of Conveyance dated 19th June, 2020 registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-2958-2020 dated 19.06.2020, Mr. Avelino Michael D'Souza the Vendor therein through his Constituted Attorney that being my Client had granted, sold, conveyed and transferred his undivided rights, share, title and interest of 2.50% of area admeasuring 19 sq. mtrs. in respect of Survey No. 125/1 to my Client on the terms and conditions as stated therein.
- xiv) By an Indenture of Conveyance dated 19th June, 2020 registered before the Office of the Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-2959-2020 dated 19.06.2020 between Mrs. Bertha Joseph D'Souza, Mr. Kane Joseph D'Souza, Mrs. Priya Joseph D'Souza therein all referred to as Vendors through their Constituted Attorney that being my Client had granted, sold and conveyed their undivided rights, share, title and interest of 9.375% of area admeasuring 71.25 sq. mtrs. of Survey No. 125/1 to my Client on the terms and conditions as stated therein.
- xv) By and under an Indenture of Conveyance dated 19th June, 2020, registered before the Office of the Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-2961-2020 dated 19.06.2020, Mr. Neil Joseph D'Souza therein referred to as the Vendor through his Constituted Attorney that being my Client had granted, sold and conveyed his undivided right, share, title and interest of 3.125% of area admeasuring 23.75 sq. mtrs. of Survey No. 125/1 to my Client on the terms and conditions as stated therein.
- xvi) Vide an Indenture of Conveyance dated 26th August, 2021 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-7 bearing Serial No. TNN4-11574-2021 dated 26th August, 2021 made between M/s. RNA Corp Private Limited therein referred to as the said Vendor of the One Part and M/s. JP Infra Realty Private Limited therein referred to as the said



Purchaser of the Other Part, the Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the Lands bearing Survey No. 111/1/2 area admeasuring 1341 sq. mtrs. or thereabouts, Survey No. 111/2 area admeasuring 555 sq. mtrs. or thereabouts, Survey No. 111/8/3 area admeasuring 37 sq. mtrs. or thereabouts, Survey No. 111/8/4 area admeasuring 24 sq. mtrs. or thereabouts & Survey No. 119/2 area admeasuring 708 sq. mtrs. or thereabouts.

xvii) By and under Indenture of Conveyance dated 22nd December, 2021 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN-4-18017-2021 dated 22nd December, 2021 made between Narmada K. Patil & Ors. therein referred to as the said Vendor of the One Part and M/s. JP Infra Realty Private Limited therein referred to as the said Purchaser of the Other Part, Vendor therein sold, transferred and conveyed to the Purchaser on the terms and conditions the Land bearing Survey No. 119/1 area admeasuring 157.42 sq. mtrs. or thereabouts.

xviii) Exchange Deed dated 22nd December, 2021 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-18018-2021 dated 22nd December, 2021 made between Narmada Kamalakar Patil & 5 Ors. therein referred to as the said Owners of the One Part and M/s. JP Infra Realty Private Limited therein referred to as the JP Infra of the Second Part in respect of lands bearing Survey No. 111/5 area admeasuring 118.75 sq. mtrs. or thereabouts & Survey No. 119/1 area admeasuring 1838.25 sq. mtrs. or thereabouts

xix) Exchange Deed dated 8th February, 2022 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-2133-2022 dated 8th February, 2022 made between Narmada Kamalakar Patil & 5 Ors. therein referred to as the said Owners of the One Part and M/s. JP Infra Realty Private Limited therein referred to as the JP Infra of the Second Part in respect of lands bearing Survey No. 111/1/2 area admeasuring 1341 sq. mtrs. or thereabouts, Survey No. 111/2 area admeasuring 555 sq. mtrs. or thereabouts, Survey No. 111/5 area admeasuring 2601.02 sq. mtrs. or thereabouts, Survey No. 111/8/3 area admeasuring 37 sq. mtrs. or thereabouts, Survey No. 111/8/4 area admeasuring 24 sq. mtrs. or thereabouts & Survey No. 119/1 area admeasuring 622.40 sq. mtrs. or thereabouts.

xx) Exchange Deed dated 13th October, 2022 duly stamped and registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-17138-2022 dated 13th October, 2022 made between Mira Bhander Municipal Corporation therein referred to as the said MBMC of the One Part and M/s. JP Infra Realty Private Limited therein referred to as the JP Infra of the Second Part in respect of lands bearing Survey No. 118/4 area admeasuring 325 sq. mtrs. or thereabouts, Survey No. 124/1 area admeasuring 206 sq. mtrs. or thereabouts, Survey No. 124/2 area admeasuring 476 sq. mtrs. or thereabouts, & Survey No. 124/3 area admeasuring 41 sq. mtrs. or thereabouts.

B. Public Notice issued in the newspaper with respect of the said Lands,

C. Intimation of Disapproval and Commencement Certificate bearing reference no. MNP/NAR/4179/2022-2023 dated 23rd January, 2023 issued by MBMC.

5. **Details of Litigation:** There is no litigation against the Owner in respect of the said Lands as informed by my Client to the best of it's knowledge.

The legal rights of my Client in respect of the said Lands stands mortgaged with Kotak Mahindra Investments Limited through a Indenture of Mortgage without Delivery of Possession duly registered.

Further, I have been informed by my Client that the registration formality of the Real Estate Project that would be developed on the said Lands with Maharashtra Real Estate Regulatory Authority ('MahaRERA') shall be obtained and completed on their part in due course.

Dated this day of 6th November, 2023



Praveen Tambe
Advocate, High Court

