

CECIL SAM PHILIP

ADVOCATE, HIGH COURT, BOMBAY

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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 **10,223.13** square mtrs. and bearing **(1)** Survey No.118 Hissa No.4/1, **(2)** Survey No. 118 Hissa No.7 (part), **(3)** Survey No.118 Hissa No.8 (part), **(4)** Survey No. 125 Hissa No.1 (part), **(5)** Survey No.125 Hissa No.2 (part), **(6)** Survey No. 125 Hissa No.3, **(7)** Survey No. 125 Hissa No.4, **(8)** Survey No. 125 Hissa No. 5A, **(9)** Survey No. 125 Hissa No. 6/3, **(10)** Survey No. 125 Hissa No. 7/2, **(11)** Survey No. 126 Hissa No. 1 (part), **(12)** Survey No. 126 Hissa No. 2 (part), **(13)** Survey No. 126 Hissa No. 3, **(14)** Survey No. 126 Hissa No. 4, **(15)** Survey No. 126 Hissa No. 5 (part), **(16)** Survey No. 126 Hissa No. 6, **(17)** Survey No. 127 Hissa No. 1 (part), **(18)** Survey No. 127 Hissa No. 3 (part), **(19)** Survey No. 134 Hissa No. 1 (part), **(20)** Survey No. 134 Hissa No. 2 (part), **(21)** Survey No. 134 Hissa No. 3 (part), **(22)** Survey No. 134 Hissa No. 4 (part), **(23)** Survey No. 134 Hissa No. 5A (part), **(24)** Survey No. 134 Hissa No. 8/2 and **(25)** Survey No. 135 Hissa No. 3 (part) (“said Lands”) as mentioned in the application for RERA registration which forms part of Larger Land bearing **(1)** Survey No. 20 Hissa No. 4B and 8 (pt), **(2)** Survey No. 21 Hissa No. 2A (pt), **(3)** Survey No. 21 Hissa No. 2B (pt), **(4)** Survey No. 22 Hissa No. 1B,1C,2,3 and 5, **(5)** Survey No. 24 Hissa No. 3, **(6)** Survey No. 25 Hissa No. 1, **(7)** Survey No. 26 Hissa No. 5, 8 (pt) and 9, **(8)** Survey No. 110 Hissa No. 1 (pt) and 2 (pt), **(9)** Survey No. 112 Hissa No. 2 (pt), **(10)** Survey No. 113 Hissa No. 1 and 2, **(11)** Survey No. 114 Hissa No. 1,3,4 and 6, **(12)** Survey No. 116 Hissa No. 1, 2A(pt), 3,4,5,7,8 and 9, **(13)** Survey No. 117 Hissa No. 1,3,4,5 and 6, **(14)** Survey No. 118 Hissa No. 2,3,4,5,7 and 8, **(15)** Survey No. 124 Hissa No. 2 and 3, **(16)** Survey No. 125 Hissa No. 1,2,3,4,5,6 and 7, **(17)** Survey No. 126 Hissa No. 1 to 6, **(18)** Survey No. 127 Hissa No. 1,2,3,4 and 5, **(19)** Survey No. 128 Hissa No. 5A and 5B (pt), **(20)** Survey No. 132 Hissa No. 3, **(21)** Survey No. 133 Hissa No. 1,2,3,4,5,6,7 and 8, **(22)** Survey No. 134 Hissa No. 1,2,3,4,5A and 8, **(23)** Survey No. 135 Hissa No. 3, **(24)** Survey No. 148 Hissa No. 1 and 2, **(25)** Survey No. 111 Hissa No. 5 (pt), **(26)** Survey No. 119 Hissa No. 1 (pt), 2 (pt), 3 (pt) and 4, **(27)** Survey No.

124 Hissa No. 1 (pt) and **(28)** Survey No. 116 Hissa No. 6 all situated at Village Ghodbunder, Taluka and District Thane and now within the limits of Mira Bhayander Municipal Corporation, Thane-401107 ("**said Larger Lands**").

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 who are in the process of developing a proposed Real Estate Project on the said Lands, in consonance with the following documents i.e.

1. **Description of the said Lands forming part of the said Larger Lands:-**

All that piece and parcel of Lands aggregating to an area admeasuring **10,223.13 62** square mtrs. and , bearing **(1)** Survey No.118 Hissa No.4/1, **(2)** Survey No. 118 Hissa No.7 (part), **(3)** Survey No.118 Hissa No.8 (part), **(4)** Survey No. 125 Hissa No.1 (part), **(5)** Survey No.125 Hissa No.2 (part), **(6)** Survey No. 125 Hissa No.3, **(7)** Survey No. 125 Hissa No.4, **(8)** Survey No. 125 Hissa No. 5A, **(9)** Survey No. 125 Hissa No. 6/3, **(10)** Survey No. 125 Hissa No. 7/2, **(11)** Survey No. 126 Hissa No. 1 (part), **(12)** Survey No. 126 Hissa No. 2 (part), **(13)** Survey No. 126 Hissa No. 3, **(14)** Survey No. 126 Hissa No. 4, **(15)** Survey No. 126 Hissa No. 5 (part), **(16)** Survey No. 126 Hissa No. 6, **(17)** Survey No. 127 Hissa No. 1 (part), **(18)** Survey No. 127 Hissa No. 3 (part), **(19)** Survey No. 134 Hissa No. 1 (part), **(20)** Survey No. 134 Hissa No. 2 (part), **(21)** Survey No. 134 Hissa No. 3 (part), **(22)** Survey No. 134 Hissa No. 4 (part), **(23)** Survey No. 134 Hissa No. 5A (part), **(24)** Survey No. 134 Hissa No. 8/2 and **(25)** Survey No. 135 Hissa No. 3 (part) ("**said Lands**") as mentioned in the application for RERA registration which forms part of Larger Land bearing **(1)** Survey No. 20 Hissa No. 4B and 8 (pt), **(2)** Survey No. 21 Hissa No. 2A (pt), **(3)** Survey No. 21 Hissa No. 2B (pt), **(4)** Survey No. 22 Hissa No. 1B,1C,2,3 and 5, **(5)** Survey No. 24 Hissa No. 3, **(6)** Survey No. 25 Hissa No. 1, **(7)** Survey No. 26 Hissa No. 5, 8 (pt) and 9, **(8)** Survey No. 110 Hissa No. 1 (pt) and 2 (pt), **(9)** Survey No. 112 Hissa No. 2 (pt), **(10)** Survey No. 113 Hissa No. 1 and 2, **(11)** Survey No. 114 Hissa No. 1,3,4 and 6, **(12)** Survey No. 116 Hissa No. 1, 2A(pt), 3,4,5,7,8 and 9, **(13)** Survey No. 117 Hissa No. 1,3,4,5 and 6, **(14)** Survey No. 118 Hissa No. 2,3,4,5,7 and 8, **(15)** Survey No. 124 Hissa No. 2 and 3, **(16)** Survey No. 125 Hissa No. 1,2,3,4,5,6 and 7, **(17)** Survey No. 126 Hissa No. 1 to 6, **(18)** Survey No. 127 Hissa No. 1,2,3,4 and 5, **(19)** Survey No. 128 Hissa No. 5A and 5B (pt), **(20)** Survey No. 132 Hissa No. 3, **(21)** Survey No. 133 Hissa No. 1,2,3,4,5,6,7 and 8, **(22)** Survey No. 134 Hissa No. 1,2,3,4,5A and 8, **(23)** Survey No. 135 Hissa No. 3, **(24)** Survey No. 148 Hissa No. 1 and 2, **(25)** Survey No. 111 Hissa No. 5 (pt), **(26)** Survey No. 119 Hissa No. 1 (pt), 2 (pt), 3 (pt) and 4, **(27)** Survey No. 124 Hissa No. 1 (pt) and **(28)** Survey No.

116 Hissa No. 6 all situated at Village Ghodbunder, Taluka and District Thane and now within the limits of Mira Bhayander Municipal Corporation, Thane-401107 (“said Larger Lands”).

Lands bearing following CTS numbers have undergone further sub-division and the details pertaining to the lands owned by the Promoter are as follows:

- (i) Land bearing CTS No. 125/5 got subdivided inter alia into CTS no. 125/5A admeasuring 20.00 square meters, 125/5B and 125/5C Via Order No. D.R.N 2420/2020 dated 30th September, 2020.
- (ii) Land bearing CTS No. 125/6 got subdivided inter alia into CTS no. 125/6/1, 125/6/2 and 125/6/3 admeasuring 328.00 square meters. Via Order No. D.R.N 2425/2020 dated 27th November, 2020.
- (iii) Land bearing CTS No. 125/7 got subdivided inter alia into CTS no. 125/7/1 and 125/7/2 admeasuring 730.00 square meters. Via Order No. D.R.N 2425/2020 dated 27th November, 2020.
- (iv) Land bearing CTS No. 134/8 got subdivided inter alia into CTS no. 134/8//1 and 134/8/2 admeasuring 115.00 square meters. Via Order No. D.R.N 2426/2020 Dated 27th October, 2020.

2. **Documents of Ownership of the said Lands:-**

- i) Indenture of Conveyance dated 27th July, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 118 Hissa No. 7 (**‘First Land’**) admeasuring 250 sq. mtrs.
- ii) Indenture of Conveyance dated 30th May, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 118 Hissa No. 8 (**‘Second Land’**) admeasuring 810 sq. mtrs.
- iii) Indenture of Conveyance dated 27th July, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of 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.) (**‘Third Land’**).
- iv) Indenture of Conveyance dated 31st May, 2017 made between Mr. Vincent Joseph Periera and M/s. Skylark Realtors Private Limited in respect of his undivided rights, share, title and interest of 4.17% of area admeasuring 31.69 sq. mtrs. of the Third Land.
- v) Indenture of Conveyance dated 23rd December, 2017 made between Mr. Sydney Joseph Periera and Mrs. Glory Levy Periera and M/s. Skylark Realtors

Private Limited in respect of their undivided rights, share, title and interest of 8.33% of area admeasuring in total 63.31 sq. mtrs. of the Third Land.

- vi) Indenture of Conveyance dated 07th May, 2018, made between Mrs. Sheldon Teresa Francis D'Souza, Mr. Sheldon Francis D'Souza and M/s. Skylark Realtors Private Limited in respect of their undivided right, share, title and interest of 12.5% of area admeasuring 95 sq. mtrs. of the Third Land.
- vii) Indenture of Conveyance dated 19th June, 2020 made between Mr. Avelino Michael D'Souza and M/s. Skylark Realtors Private Limited in respect of his undivided rights, share, title and interest of 2.50% of area admeasuring 19 sq. mtrs. in respect of the Third Land.
- viii) Indenture of Conveyance dated 19th June, 2020 made between Mrs. Bertha Joseph D'Souza, Mr. Kane Joseph D'Souza, Mrs. Priya Joseph D'Souza and M/s. Skylark Realtors Private Limited in respect of their undivided rights, share, title and interest of 9.375% of area admeasuring 71.25 sq. mtrs. of the Third Land.
- ix) Indenture of Conveyance dated 19th June, 2020, made between Mr. Neil Joseph D'Souza and M/s. Skylark Realtors Private Limited in respect of his undivided right, share, title and interest of 3.125% of area admeasuring 23.75 sq. mtrs. of the Third Land.
- x) Indenture of Conveyance dated 30th May, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 125 Hissa No. 2 ('**Fourth Land**') admeasuring 680 sq. mtrs.
- xi) Deed of Conveyance dated 06th September, 2019 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 125 Hissa No. 3 ('**Fifth Land**') admeasuring 280 sq. mtrs.
- xii) Deed of Conveyance dated 17th June, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 125 Hissa No. 4 ('**Sixth Land**') admeasuring 1310 sq. mtrs.
- xiii) Indenture of Conveyance dated 11th December, 2020 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect

of Land bearing Survey No. 125 Hissa No. 5 area admeasuring 242 sq. mtrs. I have been informed by my Client that the Land bearing Survey No. 125 Hissa No. 5 has undergone sub-division and has been fragmented into several Land parcels which includes Survey No. 125 Hissa No. 5A (**'Seventh Land'**) in the revenue records.

- xiv) Indenture of Conveyance dated 17th June, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 125 Hissa No. 6 admeasuring 990 sq. mtrs. I have been informed by my Client that the Land bearing Survey No. 125 Hissa No. 6 has undergone sub-division and has been fragmented into several Land parcels which includes Survey No. 125 Hissa No. 6/3 (**'Eighth Land'**) as per the revenue records.
- xv) Indenture of Conveyance dated 30th May, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 125 Hissa No. 7 admeasuring 1090 sq. mtrs. I have been informed by my Client that the Land bearing Survey No. 125 Hissa No. 7 has undergone sub-division and has been fragmented into several Land parcels which includes Survey No. 125 Hissa No. 7/2 (**'Ninth Land'**) as per the revenue records.
- xvi) Indenture of Conveyance dated 23rd June, 2017 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No.126 Hissa No. 1 (**'Tenth Land'**) admeasuring 560 sq. mtrs. or thereabouts.
- xvii) Indenture of Conveyance dated 27th July, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 126 Hissa No. 2 (**'Eleventh Land'**) admeasuring 610 sq. mtrs. or thereabouts.
- xviii) Indenture of Conveyance dated 30th May, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 126 Hissa No. 3 (**'Twelfth Land'**) admeasuring 1290 sq. mtrs.
- xix) Indenture of Conveyance dated 30th May 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land

bearing Survey No. 126 Hissa No. 4 (**'Thirteenth Land'**) totally admeasuring 730 sq. mtrs.

- xx) Deed of Exchange dated 04th January, 2022 made between M/s. Salasar Estate Developers LLP, Harish B Agarwal (HUF) by and through its Karta Harish B Agarwal, Anand R Agarwal (HUF) by and through its Karta Anand R Agarwal and M/s. Skylark Realtors Private Limited an area admeasuring 718 sq. mtrs. of the Thirteenth Land was exchanged.
- xxi) Development Agreement dated 28th January, 2022 made between M/s. Salasar Estate Developers LLP, Harish B Agarwal (HUF) by and through its Karta Harish B Agarwal, Anand R Agarwal (HUF) by and through its Karta Anand R Agarwal assigned the Development Rights of an area admeasuring 718 sq. mtrs. of the Thirteenth Land to M/s. Skylark Realtors Private Limited on the terms and conditions as stated therein.
- xxii) Indenture of Conveyance dated 30th May, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 126 Hissa No. 5 (**'Fourteenth Land'**) admeasuring 1010 sq. mtrs.
- xxiii) Indenture of Conveyance dated 18th August, 2017 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 126 Hissa No. 6 (**'Fifteenth Land'**) admeasuring 300 sq. mtrs.
- xxiv) Indenture of Conveyance dated 17th June, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 127 Hissa No. 1(pt.) (**'Sixteenth Land'**) admeasuring 1470 sq. mtrs.
- xxv) Indenture of Conveyance dated 30th August, 2019 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 127 Hissa No. 3(pt.) (**'Seventeenth Land'**) admeasuring 480 sq. mtrs.
- xxvi) Indenture of Conveyance dated 8th December, 2020 made between Noor Mohamad Ismail Patel & 12 Ors. and M/s. Skylark Realtors Private Limited in respect of their 2/3rd undivided share/portion, right, title and interest in the

Land bearing Survey No. 134 Hissa No. 1(pt.) (**'Eighteenth Land'**) admeasuring 220 sq. mtrs.

xxvii) Indenture of Conveyance dated 30th May, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 118 Hissa No. 4 (**'Nineteenth Land'**) admeasuring 2020 sq. mtrs.

xxviii) Indenture of Conveyance dated 17th June, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 134 Hissa No. 2 (**'Twentieth Land'**) admeasuring 560 sq. mtrs.

xxix) Indenture of Conveyance dated 20th November, 2017 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 134 Hissa No. 3 (**'Twenty First Land'**) admeasuring 860 sq. mtrs.

xxx) Indenture of Conveyance dated 8th December, 2020 made between (1) Noor Mohamad Ismail Patel (2) Sikandar (alias Sikander) Ismail Patel, (3) Nasiba Mukhtiyar Patel, (4) Master Ismail Patel, (5) Azhar Khalilurrahman Cheulkar, (6) Tazeen Taqi Falke, (7) Aslam Ismail Patel, (8) Arif (alias Arip) Abdulla Patel, (9) Rizwan (alias Rizvan) Abdul (alias Abdullah), (10) Nasrin Moinduddin Mulla, (11) Najma Aabid Khan, (12) Mariyam Mukhtiyar Patel and (13) Shamshunnisa Jubair Patel and M/s. Skylark Realtors Private Limited in respect of their 2/3rd undivided share/portion, right, title and interest admeasuring 233.34 sq. mtrs. in the Land bearing Survey No. 134 Hissa No. 4(pt.) (**'Twenty Second Land'**).

xxxii) Indenture of Conveyance dated 27th July, 2016 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 134 Hissa No. 5A(pt.) (**'Twenty Third Land'**) admeasuring 350 sq. mtrs.

xxxiii) Indenture of Conveyance dated 11th April, 2018 made between M/s. RNA Corp Private Limited and M/s. Skylark Realtors Private Limited in respect of Land bearing Survey No. 134 Hissa No. 8 (pt.) admeasuring 400 sq. mtrs. I have been informed by my Client that the Land bearing Survey No. 134 Hissa No. 8 has undergone sub-division and has been fragmented into several Land

parcels which includes Survey No. 134 Hissa No. 8/2 ('**Twenty Fourth Land**') as per the revenue records.

xxxiii) Exchange Deed dated 4th January, 2022 Salasar Estate Developers LLP, Harish B Agarwal (HUF) by and through its Karta Harish B Agarwal, Anand R Agarwal (HUF) by and through its Karta Anand R Agarwal and M/s. Skylark Realtors Private Limited in respect of exchange certain Land parcels as more particularly stated therein amongst themselves on the terms and conditions as agreed therein. By virtue of the said Exchange Deed an area admeasuring 207 sq. mtrs. out of Land bearing Survey No. 135 Hissa No. 3 (pt.) ('**Twenty Fifth Land**') was exchanged by the Owners therein to my Client.

xxxiv) Sale Certificate dated 24th June, 2024 of Government of India, Ministry of Home Affairs through its office of the Custodian of Enemy Property for India in the name of JP Infra Realty Private Limited with respect to Survey No. 134, Hissa No. 1 area admeasuring 110 sq. mtrs. or thereabouts.

xxxv) Sale Certificate dated 24th June, 2024 of Government of India, Ministry of Home Affairs through its office of the Custodian of Enemy Property for India in the name of JP Infra Realty Private Limited with respect to Survey No. 134, Hissa No. 4 area admeasuring 116.67 sq. mtrs. or thereabouts.

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 bearing No. MNP/NR/2323/2024-2025 dated 27th September, 2024 and issued by Mira Bhayander Municipal Corporation.

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 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.	Name of the Owner
1	118/4/1	Skylark Realtors Pvt. Ltd.
2	118/7 (pt)	Skylark Realtors Pvt. Ltd.
3	118/8 (pt)	Skylark Realtors Pvt. Ltd.
4	125/1 (pt)	Skylark Realtors Pvt. Ltd. *
5	125/2 (pt)	Skylark Realtors Pvt. Ltd.
6	125/3	Skylark Realtors Pvt. Ltd.*
7	125/4	Skylark Realtors Pvt. Ltd.
8	125/5A	JP Infra Realty Pvt. Ltd.
9	125/6/3	Skylark Realtors Pvt. Ltd.
10	125/7/2	Skylark Realtors Pvt. Ltd.
11	126/1(pt)	Skylark Realtors Pvt. Ltd.*
12	126/2(pt)	Skylark Realtors Pvt. Ltd.
13	126/3	Skylark Realtors Pvt. Ltd.
14	126/4	Skylark Realtors Pvt. Ltd.*
15	126/5 (pt)	Skylark Realtors Pvt. Ltd.
16	126/6	Skylark Realtors Pvt. Ltd.
17	127/1(pt)	Skylark Realtors Pvt. Ltd.
18	127/3(pt)	JP Infra Realty Private Limited **
19	134/1 (pt)	JP Infra Realty Pvt. Ltd.
20	134/2 (pt)	Skylark Realtors Pvt. Ltd.*
21	134/3 (pt)	Skylark Realtors Pvt. Ltd.*
22	134/4 (pt)	JP Infra Realty Pvt. Ltd.
23	134/5A (pt)	Skylark Realtors Pvt. Ltd.*
24	134/8/2	Skylark Realtors Pvt. Ltd.
25	135/3 (pt)	JP Infra Realty Pvt. Ltd.*

*The concerned project forms part of a larger layout. The portion of the larger layout pertains to the project footprint which is owned by my Client i.e. Skylark Realtors Private Limited bearing survey numbers 125/1 (part), 125/3, 126/1 (part), 126/4, 134/2 (part), 134/3 (part), 134/5A (part), and 135/3 (part). Any other portions of the layout forming part of these survey numbers, are owned by the parties other than Skylark Realtors Private Limited and do not form part of these Real Estate Project.

**The Survey No. 127 and Hissa No. 3 (pt) is yet to be mutated in my Client's name as the Owner/holder 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.

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 12th December, 2024.



Cecil Sam Philip
Advocate, High Court



Encl: - Annexure – A – Encumbrance Certificate
Annexure – B – Title flow

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ANNEXURE - A
DETAILS OF ENCUMBRANCE

The rights of my Client in respect of the said Lands excluding the proposed Real Estate Project have been mortgaged in favour of:

Mortgagee	Type of Deed	Date	Document No.
Catalyst Trusteeship Limited acting as a Security Trustee for and on behalf of Indusind Bank Limited	Deed of Mortgage cum charge	03.5.2024	Joint Sub-Registrar of Assurances, Thane 7 and bearing Sr. No. TNN7-8088-2024 dated 03.5.2024

Dated 12th December, 2024.



Cecil Sam Philip
Advocate, High Court

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FORMAT- A
(Circular No:- 28/2021)

FLOW OF THE TITLE OF THE SAID LANDS

Sub: Title flow of all that piece and parcel of Lands aggregating to an area admeasuring 10,223.13 square mtrs. and bearing **(1)** Survey No.118 Hissa No.4/1, **(2)** Survey No. 118 Hissa No.7 (part), **(3)** Survey No.118 Hissa No.8 (part), **(4)** Survey No. 125 Hissa No.1 (part), **(5)** Survey No.125 Hissa No.2 (part), **(6)** Survey No. 125 Hissa No.3, **(7)** Survey No. 125 Hissa No.4, **(8)** Survey No. 125 Hissa No. 5A, **(9)** Survey No. 125 Hissa No. 6/3, **(10)** Survey No. 125 Hissa No. 7/2, **(11)** Survey No. 126 Hissa No. 1 (part), **(12)** Survey No. 126 Hissa No. 2 (part), **(13)** Survey No. 126 Hissa No. 3, **(14)** Survey No. 126 Hissa No. 4, **(15)** Survey No. 126 Hissa No. 5 (part), **(16)** Survey No. 126 Hissa No. 6, **(17)** Survey No. 127 Hissa No. 1 (part), **(18)** Survey No. 127 Hissa No. 3 (part), **(19)** Survey No. 134 Hissa No. 1 (part), **(20)** Survey No. 134 Hissa No. 2 (part), **(21)** Survey No. 134 Hissa No. 3 (part), **(22)** Survey No. 134 Hissa No. 4 (part), **(23)** Survey No. 134 Hissa No. 5A (part), **(24)** Survey No. 134 Hissa No. 8/2 and **(25)** Survey No. 135 Hissa No. 3 (part) which forms part of Larger Land bearing **(1)** Survey No. 20 Hissa No. 4B and 8 (pt), **(2)** Survey No. 21 Hissa No. 2A (pt), **(3)** Survey No. 21 Hissa No. 2B (pt), **(4)** Survey No. 22 Hissa No. 1B,1C,2,3 and 5, **(5)** Survey No. 24 Hissa No. 3, **(6)** Survey No. 25 Hissa No. 1, **(7)** Survey No. 26 Hissa No. 5, 8 (pt) and 9, **(8)** Survey No. 110 Hissa No. 1 (pt) and 2 (pt), **(9)** Survey No. 112 Hissa No. 2 (pt), **(10)** Survey No. 113 Hissa No. 1 and 2, **(11)** Survey No. 114 Hissa No. 1,3,4 and 6, **(12)** Survey No. 116 Hissa No. 1, 2A(pt), 3,4,5,7,8 and 9, **(13)** Survey No. 117 Hissa No. 1,3,4,5 and 6, **(14)** Survey No. 118 Hissa No. 2,3,4,5,7 and 8, **(15)** Survey No. 124 Hissa No. 2 and 3, **(16)** Survey No. 125 Hissa No. 1,2,3,4,5,6 and 7, **(17)** Survey No. 126 Hissa No. 1 to 6, **(18)** Survey No. 127 Hissa No. 1,2,3,4 and 5, **(19)** Survey No. 128 Hissa No. 5A and 5B (pt), **(20)** Survey No. 132 Hissa No. 3, **(21)** Survey No. 133 Hissa No. 1,2,3,4,5,6,7 and 8, **(22)** Survey No. 134 Hissa No. 1,2,3,4,5A and 8, **(23)** Survey No. 135 Hissa No. 3, **(24)** Survey No. 148 Hissa No. 1 and 2, **(25)** Survey No. 111 Hissa No. 5 (pt), **(26)** Survey No. 119 Hissa No. 1 (pt), 2 (pt), 3 (pt) and 4, **(27)** Survey No. 124 Hissa No. 1 (pt) and **(28)** Survey No. 116 Hissa No. 6 all situated at Village Ghodbunder, Taluka and District Thane and now within the limits of MBMC.

Sr. Nos.

1. Lands bearing following CTS numbers have undergone further sub-division and the details pertaining to the lands owned by the Promoter are as follows:
 - i. Land bearing CTS No. 125/5 got subdivided inter alia into CTS no. 125/5A admeasuring 20.00 square meters, 125/5B and 125/5C Via Order No. D.R.N 2420/2020 dated 30th September, 2020.

- ii. Land bearing CTS No. 125/6 got subdivided inter alia into CTS no. 125/6/1, 125/6/2 and 125/6/3 admeasuring 328.00 square meters. Via Order No. D.R.N 2425/2020 dated 27th November, 2020.
 - iii. Land bearing CTS No. 125/7 got subdivided inter alia into CTS no. 125/7/1 and 125/7/2 admeasuring 730.00 square meters. Via Order No. D.R.N 2425/2020 dated 27th November, 2020.
 - iv. Land bearing CTS No. 134/8 got subdivided inter alia into CTS no. 134/8//1 and 134/8/2 admeasuring 115.00 square meters. Via Order No. D.R.N 2426/2020 dated 27th October, 2020.
2. 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 (formerly known as Skylark Realtors Private Limited) as the Owner/Holder and on other portions name of my Client to be mutated as detailed in Title Report.
3. 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 certifies the ownership of my Client in the Revenue Records.
 - ii. Mutation Entry No. 3305 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.
 - iii. Mutation Entry No. 3305 in the digitally signed 7/12 Extract of the Land bearing Survey No. 118 Hissa No. 8 certifies the ownership of my Client in the Revenue Records.
 - iv. Mutation Entry No. 3896 and 3959 in the digitally signed 7/12 Extract of the Land bearing Survey No. 125 Hissa No. 1 certifies the ownership of my Client in the Revenue Records.
 - v. Mutation Entry No. 3305 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.
 - vi. Mutation Entry No. 3655 in the digitally signed 7/12 Extract of the Land bearing Survey No. 125 Hissa No. 3 certifies the ownership of my Client in the Revenue Records.
 - vii. Mutation Entry No. 3305 in the digitally signed 7/12 Extract of the Land bearing Survey No. 125 Hissa No. 4 certifies the ownership of my Client in the Revenue Records.

- viii. Mutation Entry No. 3596 in the digitally signed 7/12 Extract of the Land bearing Survey No. 125 Hissa No. 5/A certifies the ownership of my Client in the Revenue Records.
- ix. Mutation Entry No. 3398 in the digitally signed 7/12 Extract of the Land bearing Survey No. 125 Hissa No. 6/3 certifies the ownership of my Client in the Revenue Records.
- x. Mutation Entry No. 3398 in the digitally signed 7/12 Extract of the Land bearing Survey No. 125 Hissa No. 7/2 certifies the ownership of my Client in the Revenue Records.
- xi. Mutation Entry No. 3654 in the digitally signed 7/12 Extract of the Land bearing Survey No. 126 Hissa No. 1 certifies the ownership of my Client in the Revenue Records.
- xii. Mutation Entry No. 3305 in the digitally signed 7/12 Extract of the Land bearing Survey No. 126 Hissa No. 2 certifies the ownership of my Client in the Revenue Records.
- xiii. Mutation Entry No. 3305 in the digitally signed 7/12 Extract of the Land bearing Survey No. 126 Hissa No. 3 certifies the ownership of my Client in the Revenue Records.
- xiv. Mutation Entry No. 3972 in the digitally signed 7/12 Extract of the Land bearing Survey No. 126 Hissa No. 4 certifies the ownership of my Client in the Revenue Records.
- xv. Mutation Entry No. 3305 in the digitally signed 7/12 Extract of the Land bearing Survey No. 126 Hissa No. 5 certifies the ownership of my Client in the Revenue Records.
- xvi. Mutation Entry No. 3305 in the digitally signed 7/12 Extract of the Land bearing Survey No. 126 Hissa No. 6 certifies the ownership of my Client in the Revenue Records.
- xvii. Mutation Entry No. 3305 in the digitally signed 7/12 Extract of the Land bearing Survey No. 127 Hissa No. 1 certifies the ownership of my Client in the Revenue Records.
- xviii. Mutation Entry No. 4022 in the digitally signed 7/12 Extract of the Land bearing Survey No. 134 Hissa No. 1 certifies the ownership of my Client in the Revenue Records.
- xix. Mutation Entry No. 4015 in the digitally signed 7/12 Extract of the Land bearing Survey No. 134 Hissa No. 2 certifies the ownership of my Client in the Revenue Records.
- xx. Mutation Entry No. 4015 in the digitally signed 7/12 Extract of the Land bearing Survey No. 134 Hissa No. 3 certifies the ownership of my Client in the Revenue Records.

- xxi. Mutation Entry No. 4021 in the digitally signed 7/12 Extract of the Land bearing Survey No. 134 Hissa No. 4 certifies the ownership of my Client in the Revenue Records.
- xxii. Mutation Entry No. 3127 in the digitally signed 7/12 Extract of the Land bearing Survey No. 134 Hissa No. 5/A certifies the ownership of my Client in the Revenue Records.
- xxiii. Mutation Entry No. 3722 in the digitally signed 7/12 Extract of the Land bearing Survey No. 134 Hissa No. 8/2 certifies the ownership of my Client in the Revenue Records.
- xxiv. Mutation Entry No. 4015 in the digitally signed 7/12 Extract of the Land bearing Survey No. 135 Hissa No. 3 certifies the ownership of my Client in the Revenue Records.

4. Search Report taken from the Office of Sub-Registrar of Mira Bhayander, Thane.

5. **Any other relevant title**

A. The Details of the registered Documents evidencing the **Title and Ownership Entitlement** of my Client in respect of the said Lands are hereunder mentioned below: -

- (i) By and under an Indenture of Conveyance dated 27th July, 2016 registered with the Office of Joint Sub-Registrar, Thane-7 bearing Serial No. TNN7-10147-2016 dated 27.07.2016, RNA Corp. Pvt. Ltd., the Vendor therein had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 118 Hissa No. 7 (**'First Land'**) admeasuring 250 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- (ii) By and under an Indenture of Conveyance dated 30th May, 2016 registered with the Office of Joint Sub-Registrar, Thane-10 bearing Serial No. TNN10-7477-2016 dated 30.05.2016, M/s. RNA Corp. Pvt. Ltd. the Vendor therein had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 118 Hissa No. 8 (**'Second Land'**) admeasuring 810 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- (iii) By and under an Indenture of Conveyance dated 27th July, 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.) ('Third Land') to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

- (iv) 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 Third Land to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- (v) 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 Third Land to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- (vi) By and under an Indenture of Conveyance dated 07th 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 the Third Land 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 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 the Third Land to my Client on the terms and conditions as stated therein.
- (viii) 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 the Third Land to my Client on the terms and conditions as stated therein.

- (ix) 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 the Third Land to my Client on the terms and conditions as stated therein.
- (x) By and under an Indenture of Conveyance dated 30th May, 2016 registered before the Office of the Joint Sub-Registrar, Thane-10 bearing Serial No. TNN10-7482-2016 dated 30.05.2016 between M/s. RNA Corp. Pvt. Ltd. therein referred to as the Vendor, the Vendor therein had granted, sold and conveyed the Land bearing Survey No. 125 Hissa No. 2 (**'Fourth Land'**) admeasuring 680 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- (xi) By and under a Deed of Conveyance dated 06th September, 2019 registered before the Office of the Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-12586-2019 dated 20.12.2019 between M/s. RNA Corp. Pvt. Ltd., therein referred to as the Vendor through its Constituted Attorney Mr. Vijay Kumar Jain, had granted, sold and conveyed the Land bearing Survey No. 125 Hissa No. 3 (**'Fifth Land'**) admeasuring 280 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- (xii) By and under a Deed of Conveyance dated 17th June, 2016 registered before the Office of the Joint Sub-Registrar, Thane-7 bearing Serial No. TNN7-8143-2016 dated 17.06.2016 between M/s. RNA Corp. Pvt. Ltd. therein referred to as the Vendor had granted, sold and conveyed the Land bearing Survey No. 125 Hissa No. 4 (**'Sixth Land'**) admeasuring

1310 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

- (xiii) By and under an Indenture of Conveyance dated 11th December, 2020 registered before the Office of the Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-9034-2020 dated 11.12.2020 between M/s. RNA Corp. Pvt. Ltd. therein referred to as the Vendor through its Constituted Attorney that being my Client had granted, sold and conveyed an area admeasuring 242 sq. mtrs. of the Land bearing Survey No. 125 Hissa No. 5 to my Client on the terms and conditions as stated therein. I have been informed by my Client that the Land bearing Survey No. 125 Hissa No. 5 has undergone sub-division and has been fragmented into several Land parcels which includes Survey No. 125 Hissa No. 5A (**'Seventh Land'**) in the revenue records.
- (xiv) By and under an Indenture of Conveyance dated 17th June, 2016 registered before the Office of the Joint Sub-Registrar, Thane-7 bearing Serial No. TNN7-8141-2016 dated 17.06.2016 between M/s. RNA Corp. Pvt. Ltd. therein referred to as the Vendor had granted, sold, conveyed the Land bearing Survey No. 125 Hissa No. 6 admeasuring 990 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein. I have been informed by my Client that the Land bearing Survey No. 125 Hissa No. 6 has undergone sub-division and has been fragmented into several Land parcels which includes Survey No. 125 Hissa No. 6/3 (**'Eighth Land'**) as per the revenue records.
- (xv) By and under an Indenture of Conveyance dated 30th May, 2016 registered before the Office of the Joint Sub-Registrar, Thane- 10 bearing Serial No. TNN10-7477-2016 dated 30.05.2016 between M/s. RNA Corp. Pvt. Ltd. therein referred to as the Vendor had granted, sold, conveyed the Land bearing Survey No. 125 Hissa No. 7 admeasuring 1090 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein. I have been informed by my Client that the Land bearing Survey No. 125 Hissa No. 7 has undergone sub-division and has been fragmented into several Land parcels which includes Survey No. 125 Hissa No. 7/2 (**'Ninth Land'**) as per the revenue records.
- (xvi) By and under an Indenture of Conveyance dated 23rd June, 2017 registered before the Office of the Joint Sub-Registrar, Thane-7 bearing

Serial No. TNN7-9231-2017 dated 01.07.2017 between M/s. RNA Corp. Pvt. Ltd. through its Constituted Attorney that being my Client therein referred by its erstwhile name had granted, sold, conveyed the Land bearing Survey No.126 Hissa No. 1 (**'Tenth Land'**) admeasuring 560 sq. mtrs. or thereabouts to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

(xvii) By and under an Indenture of Conveyance dated 27th July, 2016 duly registered before the Office of the Joint Sub Registrar, Thane-7 bearing Serial No. TNN7-10159-2016 dated 27.07.2016 between RNA Corp. Pvt. Ltd. therein referred to as the Vendor had granted, sold, conveyed the Land bearing Survey No. 126 Hissa No. 2 (**'Eleventh Land'**) admeasuring 610 sq. mtrs. or thereabouts to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

(xviii) By and under an Indenture of Conveyance dated 30th May, 2016 duly registered before the Office of the Joint Sub Registrar, Thane-10, bearing Serial No. TNN10-7482-2016 dated 30.05.2016, M/s. RNA Corp. Pvt. Ltd. therein referred to as the Vendor, had granted, sold, conveyed the Land bearing Survey No. 126 Hissa No. 3 (**'Twelfth Land'**) admeasuring 1290 sq. mtrs. to my Client therein referred by its erstwhile name.

(xix) By and under an Indenture of Conveyance dated 30th May 2016 duly registered before the Office of the Joint Sub-Registrar, Thane-10 bearing Serial No. TNN10-7477-2016 dated 30.05.2016, M/s. RNA Corp. Pvt. Ltd., the Vendor therein had granted, sold, conveyed the Land bearing Survey No. 126 Hissa No. 4 (**'Thirteenth Land'**) totally admeasuring 730 sq. mtrs. to my Client on the terms and conditions as stated therein.

(xx) By Deed of Exchange dated 04th January, 2022 duly registered before the Office of the Joint Sub-Registrar, Thane-4 bearing Serial No. TNN4-102-2022 dated 04.01.2022 between M/s. Salasar Estate Developers LLP, Harish B Agarwal (HUF) by and through its Karta Harish B Agarwal, Anand R Agarwal (HUF) by and through its Karta Anand R Agarwal therein collectively referred to as "Owners" and my Client an area admeasuring 718 sq. mtrs. of the Thirteenth Land was exchanged by my Client with the Owners as per the terms and conditions as stated therein.

- (xxi) By and under a Development Agreement dated 28th January, 2022 duly registered before the Office of the Joint Sub-Registrar, Thane-8 bearing Serial No. TNN8-1802-2022 dated 28.01.2022 between M/s. Salasar Estate Developers LLP therein referred to as the 'First Owner', Harish B Agarwal (HUF) by and through its Karta Harish B Agarwal therein referred to as the 'Second Owner', Anand R Agarwal (HUF) by and through its Karta Anand R Agarwal therein referred to as the 'Third Owner', the 'Owners' collectively as referred therein had assigned the Development Rights of an area admeasuring 718 sq. mtrs. of the Thirteenth Land to my Client on the terms and conditions as stated therein.
- (xxii) By and under an Indenture of Conveyance dated 30th May, 2016 registered before the Office of the Sub-Registrar, Thane-10 bearing Serial No. TNN10-7482-2016 dated 30.05.2016 between M/s. RNA Corp. Pvt. Ltd. therein referred to as Vendor, the Vendor therein had granted, sold, conveyed the Land bearing Survey No. 126 Hissa No. 5 ('**Fourteenth Land**') admeasuring 1010 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- (xxiii) By and under an Indenture of Conveyance dated 18th August, 2017 registered before the Office of the Sub-Registrar, Thane-12 bearing Serial No. TNN12-2377-2017 dated 18.08.2017, M/s. RNA Corp. Pvt. Ltd. the Vendor therein had granted, sold, conveyed the Land bearing Survey No. 126 Hissa No. 6 ('**Fifteenth Land**') admeasuring 300 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.
- (xxiv) By and under an Indenture of Conveyance dated 17th June, 2016 registered with the Office of Joint Sub-Registrar, Thane-7 bearing Serial No. TNN-7-8141-2016 dated 17.06.2016, RNA Corp. Pvt. Ltd., the Vendor therein had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 127 Hissa No. 1(pt.) ('**Sixteenth Land**') admeasuring 1470 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

(xxv) By and under an Indenture of Conveyance dated 30th August, 2019 registered with the Office of Joint Sub-Registrar, Thane-10 bearing Serial No. TNN-10-9969-2010 dated 18.12.2019, RNA Corp. Pvt. Ltd., the Vendor therein had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 127 Hissa No. 3(pt.) (**'Seventeenth Land'**) admeasuring 480 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

(xxvi) By and under an Indenture of Conveyance dated 8th December, 2020 registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN-4-8768-2020 dated 08/12/2020, Noor Mohamad Ismail Patel & 12 Ors., the Vendors therein through their Constituted Attorney that being my Client had granted, sold, conveyed and transferred their 2/3rd undivided share/portion, right, title and interest in the Land bearing Survey No. 134 Hissa No. 1(pt.) (**'Eighteenth Land'**) admeasuring 220 sq. mtrs. to my Client on the terms and conditions as stated therein.

(xxvii) By and under an Indenture of Conveyance dated 30th May, 2016 registered with the Office of Joint Sub-Registrar, Thane-10 bearing Serial No. TNN-10-7480-2016 dated 30.05.2016, RNA Corp. Pvt. Ltd., the Vendor therein had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 118 Hissa No. 4 (**'Nineteenth Land'**) admeasuring 2020 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

(xxviii) By and under an Indenture of Conveyance dated 17th June, 2016 registered with the Office of Joint Sub-Registrar, Thane-7 bearing Serial No. TNN-7-8148-2016 dated 17.06.2016, RNA Corp. Pvt. Ltd., the Vendor therein had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 134 Hissa No. 2 (**'Twentieth Land'**) admeasuring 560 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

(xxix) By and under an Indenture of Conveyance dated 20th November, 2017 registered with the Office of Joint Sub-Registrar, Thane-11 bearing Serial No. TNN-11-12945-2017 dated 20.11.2017, RNA Corp. Pvt. Ltd.,

the Vendor therein had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 134 Hissa No. 3 ('**Twenty First Land**') admeasuring 860 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

(xxx) By and under an Indenture of Conveyance dated 8th December, 2020 registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN-4-8768-2020 dated 08/12/2020, Noor Mohamad Ismail Patel & 12 Ors., the Vendors therein through their Constituted Attorney that being my Client had granted, sold, conveyed and transferred their 2/3rd undivided share/portion, right, title and interest admeasuring 233.34 sq. mtrs. in the Land bearing Survey No. 134 Hissa No. 4(pt.) ('**Twenty Second Land**') to my Client therein referred by its erstwhile name on the terms and conditions as stated therein.

(xxxi) By and under an Indenture of Conveyance dated 27th July, 2016 registered with the Office of Joint Sub-Registrar, Thane-7 bearing Serial No. TNN-7-10163-2016 dated 27/07/2016, RNA Corp. Pvt. Ltd., the Vendor therein had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 134 Hissa No. 5A(pt.) ('**Twenty Third Land**') admeasuring 350 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein

(xxxii) By and under an Indenture of Conveyance dated 11th April, 2018 registered with the Office of Joint Sub-Registrar, Thane-12 bearing Serial No. TNN-12-5058-2018 dated 11/04/2018, RNA Corp. Pvt. Ltd., the Vendor therein through its Constituted Attorney that being my Client had granted, sold, conveyed and transferred its right, title and interest in the Land bearing Survey No. 134 Hissa No. 8 (pt.) admeasuring 400 sq. mtrs. to my Client therein referred by its erstwhile name on the terms and conditions as stated therein. I have been informed by my Client that the Land bearing Survey No. 134 Hissa No. 8 has undergone sub-division and has been fragmented into several Land parcels which includes Survey No. 134 Hissa No. 8/2 ('**Twenty Fourth Land**') as per the revenue records.

(xxxiii) By and under an Exchange Deed dated 4th January, 2022 registered with the Office of Joint Sub-Registrar, Thane-4 bearing Serial No. TNN-4-102-2022 dated 04.01.2022, Salasar Estate Developers LLP, Harish B

Agarwal (HUF) by and through its Karta Harish B Agarwal, Anand R Agarwal (HUF) by and through its Karta Anand R Agarwal therein referred collectively as Owners and my Client had exchanged certain Land parcels as more particularly stated therein amongst themselves on the terms and conditions as agreed therein. By virtue of the said Exchange Deed an area admeasuring 207 sq. mtrs. out of Land bearing Survey No. 135 Hissa No. 3 (pt.) ('**Twenty Fifth Land**') was exchanged by the Owners therein to my Client.

(xxxiv) By and under Sale Certificate dated 24th June, 2024 duly registered with the Office of Joint Sub-Registrar, Thane-8 bearing Serial No. TNN8-15713-2024 dated 25.06.2024, the Government of India, Ministry of Home Affairs through its office of the Custodian of Enemy Property for India had sold, transferred and conveyed to JP Infra Realty Private Limited land bearing Survey No. 134 and Hissa No. 1 area admeasuring 110 sq. mtrs. or thereabouts, situate lying and being at Village Ghodbunder, Taluka and District Thane.

(xxxv) By and under Sale Certificate dated 24th June, 2024 duly registered with the Office of Joint Sub-Registrar, Thane-8 bearing Serial No. TNN8-15709-2024 dated 25.06.2024, the Government of India, Ministry of Home Affairs through its office of the Custodian of Enemy Property for India had sold, transferred and conveyed to JP Infra Realty Private Limited land bearing Survey No. 134 and Hissa No. 4 area admeasuring 116.67 sq. mtrs. or thereabouts, situate lying and being at Village Ghodbunder, Taluka and District Thane.

In the view of aforesaid, my Client is the Lawful owner of the First Land, Second Land, for the Third Land my Client as on date is the Lawful owner of the 77.5% undivided share, the Lawful owner of the Fourth Land, the Lawful Owner of the Fifth Land, Sixth Land, Seventh Land, Eighth Land, Ninth Land, Tenth Land, Eleventh Land, Twelfth Land, in respect of the Thirteenth Land my Client holds the Development Rights of an area admeasuring 718 sq. mtrs. and for the remaining 12 sq. mtrs. of the Thirteenth Land my Client is the Lawful Owner of the same, with regard to the Fourteenth, Fifteenth, Sixteenth, Seventeenth Lands my Client is the Lawful Owner of the same, with regard to the Eighteenth Land my Client as on date is the Lawful Owner of the 2/3rd undivided rights/portion admeasuring 220 sq. mtrs., with regard to the Nineteenth, Twentieth, Twenty First Lands my Client is the Lawful

Owner of the same, for the Twenty Second Land my Client is the Lawful Owner of the 2/3rd undivided share/portion admeasuring 233.34 sq. mtrs., and in respect of the Twenty Third, Twenty Fourth and Twenty Fifth Lands my Client is the Lawful Owner of the same.

- B. Public Notice issued in the newspaper with respect of the said Lands.
- C. Intimation of Disapproval bearing No. MNP/NR/2323/2024-2025 dated 27th September, 2024 and issued by Mira Bhayander Municipal Corporation in respect of Survey numbers 20/4B,8 pt; 21/2A pt; 21/2B pt; 22/1B,1C,2,3,5; 24/3; 25/1; 26/5,8 pt, 9; 110/1 pt, 2 pt; 112/2 pt; 113/1,2; 114/1,3,4,6; 116/1,2A pt, 3,4,5,7,8,9; 117/1,3,4,5,6; 118/2,3,4,5,7,8; 124/2,3; 125/1,2,3,4,5,6,7; 126/1 to 6; 127/1,2,3,4,5; 128/5A, 5B pt; 132/3; 133/1,2,3,4,5,6,7,8; 134/1,2,3,4,5A,8; 135/3; 148/1,2; 111/5 pt; 119/1 pt, 2 pt, 3 pt, 4; 124/1 pt and 116/6.

6. **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 excluding the proposed Real Estate Project stands mortgaged with IndusInd Bank Ltd. through a Deed of Mortgage Cum Charge duly registered.

Further, I have been informed by my Client that the registration formality of the proposed 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. It is herein further clarified and informed by my Client that the proposed Real Estate Project that is being developed on the said Lands has not been mortgaged by my Client to any Banks/Financial Institutions.

Dated this day of 12th December, 2024.



Cecil Sam Philip
Advocate, High Court

