



**PRAVEEN P. TAMBE**

B.Com., LL.B.

Advocate

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Ref No. Barcelona/7thSuppl.TC/02

Date: 02/11/2022

**SEVENTH SUPPLEMENTAL CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

- Ref:** ALL THAT pieces and parcels of land bearing:
- Survey No. 20, Hissa No. 1 admeasuring 1670 sq. mtrs. out of which area admeasuring 591.56 sq. mtrs. has been surrendered to MBMC
  - Survey No. 20, Hissa No. 2 admeasuring 810 sq. mtrs. out of which area admeasuring 509.09 sq. mtrs. has been surrendered to MBMC
  - Survey No. 30, Hissa No. 7 admeasuring 1540 sq. mtrs. out of which area admeasuring 363.76 sq. mtrs. has been surrendered to MBMC
  - Survey No. 30, Hissa No. 8 admeasuring 8020 sq. mtrs. out of which area admeasuring 831.84 sq. mtrs. has been surrendered to MBMC
  - Survey No. 31, Hissa No. 4 admeasuring 4260 sq. mtrs. out of which area admeasuring 1853.49 sq. mtrs. has been surrendered to MBMC
- All situated, lying and being at Village Ghodbunder, Taluka & District Thane (hereinafter collectively referred to as the “**said Lands**”).

This Seventh Supplemental Certificate is issued at the request of my Client ‘**JP Infra Residency Private Limited**’ (Formerly known as M/s Shree Mahalaxmi Developers) having its registered office at 03<sup>rd</sup> floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai – 400 093.

This Seventh Supplemental Certificate is issued in furtherance of the Title Certificate dated 19<sup>th</sup> March, 2019, Supplemental Title Certificate dated 25<sup>th</sup> October, 2019, Second Supplemental Title Certificate dated 18<sup>th</sup> November, 2019, Third Supplemental Title Certificate dated 12<sup>th</sup> December, 2019, Fourth Supplemental Title Certificate dated 11<sup>th</sup> February, 2020 all issued by Mukesh Jain & Associates, Advocates and Fifth Supplemental Certificate dated 29<sup>th</sup> July, 2020 and Sixth Supplemental Certificate dated 12<sup>th</sup> July, 2021 issued by me certifying the title of my Client in respect of the said Lands.

I have now been instructed by my Client to record and inform to all concerned the following developments/events which have taken place in respect of the said Lands:



*Praveen P. Tambe*  
02/11/2022

1. By a No-Due Certificate (NDC) dated 4<sup>th</sup> October, 2022 (Ref No. LTF0000000624006781902102022), issued by L&T Finance Limited i.e. the Erstwhile Lender, they conveyed their no-objection to release the said Lands in view of my Client having obliged with all the terms and conditions of the facility documents.
2. By a Deed of Re-conveyance dated 07<sup>th</sup> October 2022 duly stamped and registered with the Joint Sub-Registrar of Assurances, Thane-7 bearing Sr. no. TNN7/16641/2022 registered on 07<sup>th</sup> October 2022, Catalyst Trusteeship Limited i.e. the Security Trustee on behalf of L&T Finance Limited i.e. the Erstwhile Lender reconveyed/released the said Lands in favour of my Client.
3. Further, by an Indenture of Mortgage cum Hypothecation dated 10<sup>th</sup> October 2022 duly stamped and registered with the Joint Sub-Registrar of Assurances, Thane-7 bearing Sr. no. TNN7/16962/2022 registered on 11<sup>th</sup> October 2022, the said Lands have been mortgaged in favour of Kotak Mahindra Investments Limited, on the terms and conditions more particularly stated therein.
4. In view of aforesaid, it is stated that the right, title and interest of my Client in respect of the said Lands is unencumbered and marketable subject to (i) subsisting charge in favour of Kotak Mahindra Investments Limited and (ii) rights & interest of the buyers of various Flats in the project being developed on the said Lands i.e. North Barcelona, if any.

In the light of the above, save and except what has been stated hereinabove, I repeat and reiterate all the earlier legal opinions issued, as if the contents thereof are physically incorporated herein.

Dated this 02<sup>nd</sup> day of November, 2022.

  
02/11/2022



**Praveen Tambe**  
Advocate, High Court