



PRAVEEN P. TAMBE

M.Com., LL.B.
Advocate

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Ref No. TC/JP/173A/02

Date: 08th June 2021

FIRST SUPPLEMENTAL TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: ALL THAT PIECE OR PARCEL OF LAND ADMEASURING 1038.7 SQ. METRES OR THEREABOUTS BEARING CTS NO. 173/A OF VILLAGE ANDHERI, TALUKA ANDHERI, MUMBAI SUBURBAN DISTRICT AND WITHIN THE LIMIT OF MUNICIPAL CORPORATION OF GREATER MUMBAI, K/WEST WARD (HEREINAFTER REFERRED TO AS THE "SAID LAND").

Further to my Title Certificate dated 21st September 2020, wherein I have certified the title of my client, namely M/s. J P Infra (Mumbai) Pvt. Ltd. having its registered office address at 401-402, Viraj Tower, Off Western Express Highway, Near W.E.H. Metro Station, Andheri (East), Mumbai - 400 093 ("the Owner/Developer") in respect of the said Land, the following events have further taken place.

1. The said Land which had been charged cum mortgaged in favour of JM Financial Credit Solutions Limited as per diverse deeds and documents, have been released vide Deed of Partial Release dated 01st June 2021 registered with the Joint Sub-Registrar of Assurance, Andheri No. 7 under Sr. No. BDR18-6822-2021.
2. Further charge has been created on the said Land in favour of Catalyst Trusteeship Limited on behalf of Lender ARKA FINCAP LIMITED as per the terms of the Deed of Mortgage cum Charge dated 04th June 2021 registered with the Joint Sub-Registrar of Assurance, Thane 7 under Sr. No. TNN7-7716-2021.


8/6/2021



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

Provided always that my certificate of title shall be subject to:

- a. third party rights which may have been created in favour of purchasers of various premises/unit in the building to be constructed on the said Land.
- b. subsisting registered mortgage in favour of Catalyst Trusteeship Limited on behalf of Lender ARKA FINCAP LIMITED.

Dated this 8th day of June, 2021

Praveen Tambe
Advocate