

Ref. No. :

TITLE CERTIFICATE

THIS IS TO CERTIFY that, at the instance of my client M/s. ITMC Developers Pvt Ltd (Formerly Known as M/S International Trading & Manufacturing Co) having its office at 1st Ramkrupa, Devji Bhimji Lane, Mathuradas cross Road, Kandivli (West), Mumbai- 400 067, I have investigated title of the owner of the below mentioned property, and my findings in the matter are as under:

1. One MR. PRATAPSINGH SHOORJI VALLABHDAS AND TWO OTHERS are the absolute of All that Piece and parcel of land bearing S. No. 112A (Pt), corresponding to old CTS No. 4 (pt) and 5(Pt) and new CTS no. 4A/1A/2A(pt), 4A/1A/2B(pt), 4A/1A/2C(pt), 4D/1, 4D/2, 4A/1A/2A, 4A/1A/2E, 4A/1A(pt) admeasuring 5582 sq. mts. Or thereabout lying being and situated at Village Hariyali Taluka Kurla in MSD and More particularly described in the schedule hereunder written (hereinafter referred to as the said property).
2. The said owners under registered Agreement dated 5th December, 1998 enter into with Mr. Hirendra Bacha Singh agreed to sale the said property for the consideration and upon the terms and conditions recorded therein.
3. The Said Mr. Hirendra Bacha Singh died intestate leaving his wife SMT. USHAKIRAN HIRENDRA SINGH as his only heirs and legal representatives to his estate by which he were governed at the time of his death. Accordingly she became the owner of the said property and under Registered Conveyance dated 5th Day of August, 2010 sale, transfer and assign all her right title and interest in the said property to my client for the consideration and upon the terms and conditions recorded therein.
4. In pursuance to the said conveyance my client has submitted the application to the concerned authority to record their name as a owner of the said property. My client are entitled to the said property as a owner and also entitled to develop the same as they may deem fit and proper as per the approved plans from the concerned authorities.
5. The Land/Plot bearing S. No. 112A (Pt), corresponding to old CTS No. 4 (pt) and 5(Pt) and new CTS no. 4A/1A/2A(pt), 4A/1A/2B(pt), 4A/1A/2C(pt), 4D/1, 4D/2, 4A/1A/2A, 4A/1A/2E, 4A/1A(pt) is mortgaged and encumbered, together with all construction, structures developed & constructed/to be constructed thereon or in relation thereto, all movable assets in relation thereto, along with a first charge on the receivables arising out of the Projects and the escrow account(s) established in

VIKAS R. HIRLEKAR

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ADVOCATE, HIGH COURT, MUMBAI

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relation thereto, together with all monies lying in such escrow account(s) from time to time, in favour of Catalyst Trusteeship Limited, debenture trustee for non-convertible debentures for an amount of Rs. 75 Crores, for the benefit of the debenture holders and in favour of ECL Finance Limited for Term Loan facility of Rs 90 Crore, for the benefit of the lender, to secure due repayment and discharge of such debentures and Term Loan Facility.

6. The stated property mentioned herein was acquired/Development rights were acquired in name of Partnership Firm M/s. International Trading & Manufacturing Co, now the said Partnership firm have been converted in to a Pvt. Ltd. company with name M/s. ITMC Developers Pvt. Ltd. under Part I of Chapter XXI, pursuant to Section 374(b) of the Companies Act 2013 and rule 4(1) of the companies rules 2017 w.e.f. 31.01.2017.

From the papers and documents produce before me, I am of the opinion that title of the said property is marketable and free from all encumbrances and my clients have right to develop the said property. as a owner of the said property.

SCHRDUL.B OF THE PROPERTY ABOVE REFERRED TO:

All that Piece and parcel of land bearing S. No. 112A (Pt), corresponding to old CTS No. 4 (pt) and 5(Pt) and new CTS no. 4A/1A/2A(pt), 4A/1A/2B(pt), 4A/1A/2C(pt), 4D/1, 4D/2, 4A/1A/2A, 4A/1A/2E, 4A/1A(pt) admeasuring 5582 sq., mtrs. Or thereabout lying being and situated at Village Hariyali Taluka Kurla in MSD.

Dated this 16th Day Of April, 2018.

Yours truly

VIKAS R. HIRLEKAR
ADVOCATE

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