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SUPPLEMENTAL TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: **All THAT** piece and parcel of land admeasuring 19,425 sq. mtrs bearing new Survey No. 24 Hissa No. 3 lying, being and situated at Village Ghodbunder, Taluka Thane in the District of Thane and in the Konkan Division of the State of Maharashtra [earlier comprising of (i) all that piece and parcel of non agricultural land admeasuring 5,545 sq. mtrs forming part of a larger piece and parcel of land bearing Survey No. 24 Hissa No. 1 admeasuring 1 Hectare 38 Ares 9 Pratis equivalent to 13,890 sq. mtrs and (ii) all that piece and parcel of non agricultural land admeasuring 1 Hectare 38 Ares 8 Pratis equivalent to 13,880 sq. mtrs bearing Survey No. 24 Hissa No. 2] (hereinafter referred to as the said "**Land**").

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Further to our Title Certificate dated 29th July, 2017, wherein we have certified the title of our clients, namely **SKYLARK REALTORS PRIVATE LIMITED** having its registered office at 4th Floor, Viraj Tower, Western Express Highway, Andheri (East), Mumbai-400093 ("**the Developer**") in respect of the said Lands. Copy of the same is annexed herewith.

The following event has taken place.

1. The said Lands which had been charge cum mortgaged in favour of Catalyst Trusteeship Limited as per the terms of (i) the Debenture Trust cum Mortgage Deed dated 29th September, 2016 registered with the Joint Sub-Registrar of Assurances, Thane No. 9 at sr. no. TNN-9/9112/2016 for securing Senior Secured Unlisted Redeemable Non-Convertible Debentures (ii) the Debenture Trust cum Mortgage Deed dated 29th September, 2016 registered with the Joint Sub-Registrar of



Assurances, Thane No. 9 at sr. no. TNN-9/9113/2016 for securing Senior Secured Unlisted Redeemable Non-Convertible Debentures (iii) the Debenture Trust cum Mortgage Deed dated 1st March, 2017 registered with the Joint Sub-Registrar of Assurances, Mumbai City-2 at sr. no. BBE-2/2745/2017 for securing Senior Secured Unlisted Redeemable Non-Convertible Debentures & (iv) the Debenture Trust cum Mortgage Deed dated 20th April, 2017 registered with the Joint Sub-Registrar of Assurances, Mumbai City-2 at sr. no. BBE-2/5594/2017 for securing Senior Secured Unlisted Redeemable Non-Convertible Debentures, stands vacated and fresh charge cum mortgaged created in favour of Catalyst Trusteeship Limited vide (i) Debenture Trust cum Mortgage Deed dated 18th September, 2017 registered with the Sub-Registrar of Assurances, Andheri-1 at sr. no. BDR-1/10683/2017 & (ii) Debenture Trust cum Mortgage Deed dated 18th September, 2017 registered with the Sub-Registrar of Assurances, Andheri-1 at sr. no. BDR-1/10684/2017.

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

Provided always that our 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(s) of the project.
- b. subsisting registered mortgage in favour of Catalyst Trusteeship Limited.

THE SCHEDULE OF PROPERTY
("The said Land")

All THAT piece and parcel of land admeasuring 19,425 sq. mtrs bearing new Survey No. 24 Hissa No. 3 lying, being and situated at Village Ghodbunder, Taluka Thane in the District of Thane and in the Konkan Division of the State of Maharashtra [earlier comprising of (i) all

that piece and parcel of non agricultural land admeasuring 5,545 sq. mtrs forming part of a larger piece and parcel of land bearing Survey No. 24 Hissa No. 1 admeasuring 1 Hectare 38 Ares 9 Pratis equivalent to 13,890 sq. mtrs and (ii) all that piece and parcel of non agricultural land admeasuring 1 Hectare 38 Ares 8 Pratis equivalent to 13,880 sq. mtrs bearing Survey No. 24 Hissa No. 2] and bounded as follows:

On or toward the East	:	Land bearing Survey No. 22/2, 22/5
On or toward the West	:	Land bearing Survey No. 26/5
On or toward the North	:	Land bearing Survey No. 21/1, 21/2
		part
On or toward the South	:	Partly by land bearing Survey No. 25/2 and partly by land bearing Survey No. 112/1

Place: Mumbai

Dated: 4th October, 2017


Mukesh Jain
Advocate

