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SECOND 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 and Supplemental Title Certificate dated 4th October, 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.

The following event has further taken place.

1. The said Land has been further charged cum mortgaged in favour of Catalyst Trusteeship Limited as per the terms of (i) Debenture Trust cum Mortgage Deed dated 18th December, 2017 registered with the Sub-Registrar of Assurances, Andheri-1 at sr. no. BDR-1/14192/2017 & (ii) Debenture Trust cum Mortgage Deed dated 18th December, 2017 registered with the Sub-Registrar of Assurances, Andheri-1 at sr. no. BDR-1/14193/2017.

In the light of the above, save and except what has been stated hereinabove, we repeat and reiterate our earlier legal opinions 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 January, 2018

