



ADD: G 2, Ground Floor Maha Nandi CHSL, Shivdham, Ambarnath (E), Tel : 9326080686

Email : chalwadi_mallesh@rediffmail.com

05/07/2021

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to Non Agricultural Land Property bearing 1) Survey No. 129, Hissa No. 3/1 area admeasuring about 0-77-5 H-R-P plus 0-33-5 H-R-P (Pot Kharaba) equivalent to 8100 Sq. Meters, Revenue assessment Rs. 11-07ps. Village Ambarnath, Taluka Ambarnath and 2) Survey No. 131, Hissa No. 8/1A + 2C area admeasuring about 0-20-0 H-R-P, equivalent to 2000 Sq. Meters, Village Ambarnath, Taluka Ambarnath, here in after for the sake of brevity both said two plots jointly together called and referred to as "THE SAID PROPERTY"/Plot" :-

I have investigated the Title of the said property on the request of my client M/s JP Corp Developers (India) LLP, having its Registered office at Office no.14, 2nd floor, Crystal Plaza, Hiranandani Complex, Sector 7, Kharghar, Navi Mumbai 401210 (formality known as M/s JP Corp developers (India) Pvt. Ltd, a Company Incorporated and Registered under the Indian Companies Act 1956 (1 of 1956)):

A. Description of the Property:

Non Agricultural Land Property bearing 1) Survey No. 129, Hissa No. 3/1 area admeasuring about 0-77-5 H-R-P plus 0-33-5 H-R-P (Pot Kharaba) equivalent to 8100 Sq. Meters, Revenue assessment Rs. 11-07ps. Village Ambarnath, Taluka Ambarnath and 2) Survey No. 131, Hissa No. 8/1A + 2C area admeasuring about 0-20-0 H-R-P, equivalent to 2000 Sq. Meters, Revenue Assessment Rs. 1-94 Paisa, Village Ambarnath, Taluka Ambarnath, here in after for the sake of brevity both said two plots jointly together called and referred to as "THE SAID PROPERTY"/Plot".



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B. List of Documents examined/perused-

1. Latest 7/12 extract of the said property.
2. Relevant Mutation Entries of the said property.
3. Sale deed dated 20/05/2010 duly registered with Sub – Registrar of Assurance, Ulhasnagar – 3 under Serial No. 2239-10 of Survey No. 129, Hissa No. 3/1.
4. Sale deed dated 20/05/2010 duly registered with Sub – Registrar of Assurance, Ulhasnagar – 3 under Serial No. 2240-10 of Survey No. 131, Hissa No. 8/1A + 2C.
5. Building Construction Plan and Permission of the said property bearing no. A.N.P/NRV/BP/10-11/872/1866/35 dated 27/08/2010 and Revised Building Construction Plan and Permission of the said property bearing no. A.N.P/NRV/BP/14-15/120/8346/8 dated 31/04/2014.
6. Completion certificates bearing no ANP/NRV/14-15/411 dated 02/08/2014 and no. ANP/NRV/17-18/380 dated 22/05/2017 granted and approved by AMC.
7. Copy of LLP Agreement of JP Corp Developer (India) LLP upon conversion of company into LLP (In terms of Limited Liability Partnership Act 2008) executed dated 11/04/2019.
8. Copy of certificate of Registration on conversion of JP Corp (India) Pvt Ltd to JP Corp Developers (India) LLP bearing LLP identification no. AAO-7182



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issued by Jurisdictional Registrar of Companies, Registrar of Companies Central Registration Centre of Ministry of Corporate Affairs dated 01/04/2019.

9. Copy of Deed of Transfer of T.D.R (F.S.I) duly registered with Sub-Registrar of Assurance, Ulhasnagar-3, under Serial No. 1596-2020, dated 05/03/2020 executed by and between M/s Pramukh Reality as "Transferor" and M/s JP Corp developer (India)LLP as "Transferee".

10. Revised Building Construction Plan and Permission of the said property bearing no ANP/NRV/B.P/2020-21/151/9056/04, dated. 15/06/2020 and ANP/NRV/B.P/2021-22/137/9142/18, dated. 07/05/2021 respectively.

11. Copy of Letter dated 30/06/2021 issued by M/s JP Corp Developers (India) LLP to Tehsildar Ambarnath.

12. Non Agricultural Conversion Permissions bearing Nos. 1). MAHSUL/KAKSH.1/T.14/NAP/SR124/2010, Dated 07/02/2011 & MAHSUL/KAKSH.1/T.14/NAP/SR(102/12)74/2013, Dated 31/12/2014 granted by Collector, Thane.

13. Search Report dated 05/08/2011, 05/02/2013, 06/02/2013, 23/07/2014 respectively issued by search Shri. G J Jagtap and Search Report dated 16/04/2015, dated 29/04/2021 taken by undersigned.

14. Title certificate dated 14/06/2011 issued by Adv. Shri. D. V. Shukla.



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15. Certified Copy dated 12/02/2015 of Exhibit no-1 and Exhibit no. 42 of Special Civil Suit no. 481/10 and order passed below it dated 03/02/2015 by 3rd Jt. C.J.S.D Kalyan.

On Perusal and careful consideration of the above-mentioned documents and all other relevant documents relating to Title of the said Property, I am of the opinion that at present M/s JP Corp Developers (India) LLP (Formerly prior to merger known as M/s JP Corp Developers (India) Pvt. Ltd) are the owner and possessor of the said property and their title to the said property is clear, marketable and free from all encumbrances, and as per aforesaid sanctioned revised building plan and permission dated 15/06/2020 and 07/05/2021 and subject to obtaining necessary permission and approvals from concerned departments, entitle to develop the said property.

Owners of the Land: M/s JP Corp Developers (India) LLP (Formerly prior to merger known as M/s JP Corp Developers (India) Pvt. Ltd)

Name of Developer: NA

The report reflecting the flow of the title mentioning M/s JP Corp Developers (India) LLP (Formerly prior to merger known as M/s JP Corp Developers (India) Pvt. Ltd) are entitle to develop the said property in the capacity of Owner is enclosed herewith as annexure.

Encl: Annexure.


Adv Pushpa Upadhyay
Pushpa Upadhyay
B.L.S. LL.B
Advocate Mumbai High Court
12/02/2015



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“Annexure”

FLOW OF THE TITLE OF THE SAID PROPERTY

It appears from the 7/12 extract of the said property that at present said property stands in the name of M/s JP Corp Developers (India) Pvt. Ltd Owner and Possessor thereof, however in lieu of the certificate of conversion dated 01/04/2019 M/s JP Corp Developers (India) LLP have become the owner and possessor of the said property.

It further appears from the relevant Mutation Entry of Survey no. 129, Hissa No. 3/1 that originally the said plot was purchased by Zipraya Ambo Patil from Shri. Sakharam Ganesh Patil for valuable consideration, accordingly his name was inserted in Revenue record by way of Mutation Entry no. 46.

It further appears from Mutation Entry no. 625, that Zipraya Ambo Patil expired on 05/07/1979 and name of his legal heirs Shri. Shantaram Dunda Patil and 4 others, was mutated into revenue records.

It further appears from Mutation Entry no. 889 that Shri. Shantaram Dunda Patil and others sold the said plot of Survey no. 129, Hissa No. 3/1 to Shri. Jagannath Dhondur Keni and Smt. Anandi Jagannath Keni for valuable consideration and pursuant thereto their names were mutated into revenue record by way of said Mutation Entry.



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It further appears from the aforesaid Sale Deed dated 20/08/2010 mentioned at serial no. 3 above that M/s. JP Corp Developers (India) Pvt. Ltd. had purchased the property of said plot of Survey no. 129, Hissa No. 3/1 from Shri. Jagannath Dhondur Keni and Smt. Anandi Jagannath Keni for valuation consideration, pursuant to the said sale deed their names being mutated into revenue records by way of said Mutation Entry no. 1211.

It further appears from Mutation Entry no. 1348 that pursuant to the aforesaid non agricultural permission bearing no. MAHSUL/KAKSH.1/T.14/NAP/SR124/2010, Dated 07/02/2011 granted by Collector, Thane, noting of Non-agricultural conversion of the said plot of Survey no. 129, Hissa No. 3/1 was recorded into revenue records.

It further appears from revenue record of Survey no. 131, Hissa no. 8 / 1 A + 2C, that originally the said plot was belonging to Shri. Ziparaya Ambo Patil, said fact reflects from Mutation Entry no. 131.

It further appears from Mutation Entry no. 625, that Ziparaya Ambo Patil expired on dated 05/07/1979 and name of his legal heirs Shri. Shantaram Dunda Patil and 4 others were mutated into revenue records.

It further appears from Mutation Entry no. 1027 that one of aforesaid legal heirs Smt. Shimalubai Dunda Patil expired on 26/07/2002 and her legal heirs was already exist on record as mentioned in Mutation Entry no. 625.



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It further appears from Mutation Entry no. 1164 that out of the total area 1-22-0 H-R-P of the said plot of Survey no. 131, Hissa no. 8 / 1 A + 2C, an area admeasuring about 0-40-0 H-R-P was sold by Shri. Shantaram Dunda Patil to Shri. Sanjay Shriram Patil.

It further appears from Mutation Entry no. 1349 that pursuant to the aforesaid non agricultural permission bearing no. MAHSUL/KAKSH.1/T.14/NAP/SR(102/12)74/2013, Dated 31/12/2014 granted by Collector, Thane noting of Non-agricultural conversion of the said property was recorded into revenue records.

It further appears from aforesaid sale deed dated 20/05/2010 mention at Serial no. 4 above that Shri. Shantaram Dunda Patil & other had sold on area about 0-20-0 H-R-P out of the entire area of 1-22-0 H-R-P unto M/s JP Corp Developers (India) Pvt. Ltd., for valuable consideration on the term and condition more particularly mentioned therein, pursuant to the said sale deed their names being mutated into Revenue records by way of Mutation Entry no. 1353.

It further appears from aforesaid building construction plan and permission and revised building construction plan and permission mentioned at Serial no. 5 above, that necessary initial plan and permission of said Survey no. 129, Hissa no. 3/1 and subsequently a joint plan and permission of the said property being granted and approved by Ambernath Municipal Council,



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whereby altogether 8 buildings bearing no A 1 to A 5 and B1 to B3 being constructed and in fact there completion certificate being granted by AMC bearing no ANP/NRV/14-15/411 dated 02/08/2014 and no. ANP/NRV/17-18/380 dated 22/05/2017.

It further appears from aforesaid Copy of LLP Agreement of JP Corp Developer (India) LLP mentioned at Serial no 7 above and certificate of Registration on Conversion dated 01/04/2019 mentioned at Serial no 8 above , that the said M/s JP Corp developers (India) PVT LTD was merged and incorporated as M/s JP Corp Developer (India) LLP, pursuant thereto all the assets and liabilities of said M/s JP Corp Developer (India) Pvt Ltd merged into M/s JP Corp Developer (India) LLP, for the sake of more particular clarification according to the provision Third Scheduled of LLP Act relates to conversion from Private Limited Company into LLP and as per Section 56 according to clause 6 of Scheduled III- effect of registration as follows:-

A. There shall be a limited liability partnership by the name specified in the certificate of registration registered under this Act.

B. All tangible (movable or immovable) and intangible property vested in the company, all assets, interest, rights, privileges, liabilities, obligations relating to the company and the whole of the undertaking of the company shall be transferred to and shall vest in the limited liability partnership without further assurance, act or deed and

C. The company shall be deemed to be dissolved and removed from the records of the Registrar of Companies.

AND it further appears from the aforesaid Letter dated 30/06/2021 issued by JP Corp Developers (India) LLP to Tehsildar Ambarnath, that they had requested to change and substitute the name of JP Corp Developers (India) LLP in place of JP Corp Developers (India) Pvt Ltd in lieu of aforesaid merger certificate dated 01/04/2019, however till date the same is not change and it is



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very much required to mutate the name of JP Corp Developers (India) LLP in place of JP Corp Developers (India) Pvt Ltd at least prior to execution of final conveyance in the name of society or ultimate transfer.

And it further appears from aforesaid impugned TDR Agreement dated 05/03/2020 that TDR to the extent of 385 Sq. Mtrs was purchased in the name of M/s JP Corp Developer (India) LLP and the same was loaded over said property and revised building plan and permission dated 07/05/2021 being approved and granted by AMC in the name of M/s JP Corp Developer (India) LLP over said property, thereby AMC had allowed to construct a building type C consisting of lower ground floor (for parking) plus ground floor plus seven upper floor for residential and commercial use on the terms and condition more particularly mentioned therein.

It further appears aforesaid revised building plan and permission bearing no ANP/NRV/B.P/2021-22/137/9142/18, dated. 07/05/2021, that by use and utilization of said TDR over said property revised building plan being approved, thereby allowed to construct a building Type 'C' consisting of Lower ground floor(For Parking) Plus Ground Floor Plus Seven Upper Floors for residential and commercial use on the terms and conditions more particularly mentioned therein.

It further appears from said Non agricultural order mentioned at Serial no. 12 above that necessary permission being granted by Collector Thane, to convert the said property into Non agricultural use on the terms and conditions more particularly mention therein.

That the Search Reports mentioned at serial no. 13 above does not disclose any adverse remark and entries which precludes the undersigned from issuing the Title Certificate.



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It further appears from aforesaid document mentioned at serial no. 14 above, that already the Title Certificate was issued by Adv. Shri. D. V. Shukla for the property of Survey no. 129, Hissa no. 3/1, whereby he opined that M/s JP Corp Developers (India) Pvt. Ltd. has clear, valid, absolute and marketable title to the said property.

It appears from aforesaid certified copy of Special Civil Suit mentioned at Serial no. 15 above, that one M/s. D. A Construction had filed the said suit against Shri. Shantaram Dunda Patil and others including M/s JP Corp Developers (India) Pvt. Ltd, whereby it was alleged by them that they are having interest in 6000 sq. mtrs. Land out of the entire area of Survey no. 131, Hiss no. 8 / 1A + 2C on the facts more particular mentioned therein and even a notice of lis-pendency was also brought on the other column of 7/12 extract of the said Survey no., however it appear from aforesaid certified copy Exhibit no. 42 of the said suit, that said M/s. D. A Construction had settled all the dispute and grievances with Shri. Shantaram D. Patil and others out of court amicably and he got no any further claim against any party to the suit on such pretext, he showed his desire to withdraw said Suit and he did withdraw the said suit by and under an order dated 03/02/2015 passed by 3rd Jt. C.J.S.D, Kalyan below Exhibit - 1 on the facts more particularly mentioned therein, however in terms of the withdrawal of the said suit, the charge of notice of lis-pendency in other column of 7/12 extract required to be removed as per law.



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From the aforesaid observation, subject to whatever stated hereinabove, I have come to the conclusion that the title of JP Corp Developers (India) LLP (Formerly prior to merger known as JP Corp Developers (India) Pvt Ltd) to the said property is clear and marketable, subject to whatever stated herein above and they are entitled to carry on development activity over the said property in terms of the aforesaid revised Building Construction Plan and Permission dated 07/05/2021 approved by Ambarnath Municipal Council and subject to due adherence with all the terms and conditions imposed by Collector Thane, while granting aforesaid Non Agricultural permission and also adhering all the terms and conditions imposed by concerned authorities, entitle to developed said property.

HENCE THIS TITLE CERTIFICATE

Adv Pushpa Upadhyay

Pushpa Upadhyay
B.L.S. LL.B
Advocate Mumbai High Court
2013