MUKESH JAIN & ASSOCIATES

advocates

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SECOND SUPPLEMENTAL TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: **ALL THAT** pieces and parcels of lands bearing: -

(1) Survey No.110, Hissa No.1 (part) admeasuring 8377 sq. mtrs.

(2) Old Survey No.224, Hissa Nos.1A & 1B [New Survey No. 224, Hissa No. 1B] admeasuring 2,498 sq. mtrs.

(3) Survey No.26, Hissa No.7 admeasuring 50 sq. mtrs. &

(4) Survey No.26, Hissa No.8 (part) admeasuring 636 sq. mtrs.

all situate, lying and being at village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District Thane and in the Registration District and now within the limit of Mira Bhayander Municipal Corporation (hereinafter collectively referred to as the said **"Property"**).

Further to our Title Certificate dated 28th July, 2017 & Supplemental Title Certificate dated 9th May, 2018, wherein we have certified the title of our clients, namely **J P Infra (Mumbai) 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 Property, the following events have taken place.

a. The said Property have been further charged cum mortgaged in favour Catalyst Trusteeship Limited vide Supplementary Deed of Mortgage dated 28th May, 2018 registered with the Joint Sub-Registrar of Assurances, Andheri-2 at sr. no. BDR-4/5756/2018.

MUKESH JAIN
B. No. 5120
ADVOCATE & HIGH COURT

b. A fresh Special Civil Suit bearing no. 236 of 2018 has been filed by Mrs. Hemlata Uday Patil @ Hemlata Balaram Patil & others in respect of inter alia Survey No. 110 and Hissa No. 1. The Plaintiffs have inter alia prayed for setting aside the consent decree dated 3.12.2011 passed in the Special Civil Suit No. 606 of 2009. The Suit is liable to be dismissed as being barred by limitation, the Suit may also be devoid of a maintainable cause of action, as the Plaintiffs appear to have been parties to the consent terms.

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.

MUKESH JAIN R. No. 5120 BOMBAY HIGH COURT

Place: Mumbai

Dated: 3rd November, 2018

Mukesh Jain
Advocate