



MUMBAI

Ref No: MUM/OLS/19-20/481

TITLE CERTIFICATE

Re: All that piece and parcel of land bearing Plot No. 4/1 admeasuring approximately 1,21,405.692 square meters (hereinafter referred to as the "Plot") more particularly described in the First Schedule hereunder written being a portion of the larger plot of land bearing Plot No. 4 in the Trans Thane Creek Industrial Area, within the villages of Ghansoli & Savali Taluka, Thane, admeasuring approximately 3,73,340 square meters ("Larger Plot") more particularly described in the Second Schedule hereunder written.

We have investigated the title of our client, Aurum Platz IT Private Limited (formerly known as LOMA IT Park Developers Private Limited), a company registered under the Companies Act, 1956 and a company within the meaning of the Companies Act, 2013 with its Corporate Identity Number U45400MH2007PTC174767 and having their registered office at Plot No. G-4/1, TTC Industrial Area, Thane - Belapur Road, Ghansoli, Navi Mumbai, Thane - 400 701 in respect of the above Plot and certify as under:

- 1) By a Writing dated 12th November, 1965 addressed to the Chief Executive Officer of Maharashtra Industrial Development Corporation (hereinafter referred to as the "MIDC"), The Standard Mills Company Limited (hereinafter referred to as "SMCL") offered to take on lease a plot admeasuring 100 acres on the payment of premium and at the yearly rent and on the terms and conditions mentioned therein.
- 2) In between about 1965 – 1967, SMCL commenced the construction of factory buildings after obtaining approval of the building plans from the Executive Engineer, MIDC, Division No. VII.
- 3) By an Indenture of Lease dated 1st April, 1967 made between MIDC (therein referred to as the Lessor) of the One Part and SMCL (therein referred to as the Lessee) of the One Part, MIDC leased the Larger Plot alongwith factory buildings standing thereon to SMCL for the consideration and on the terms and conditions mentioned therein. The



Mumbai	: 1201, B Wing, Dalamal Tower, Free Press Journal Marg, Nariman Point, Mumbai - 400 021	T: +91 22 61692222	E: mumbai@orbitlaw.co.in
Delhi	: 207, Nilgiri Apartment, 9 Barakhamba Road, Connaught Place, New Delhi - 110 001	T: +91 11 43626546	E: delhi@orbitlaw.co.in
	: A-8 Lower Ground Floor, Friends Colony (E), New Delhi - 110 065	T: +91 11 46514072	E: delhi@orbitlaw.co.in
Chennai	: Flat No. 108, 1st Floor, Kavery Complex, Door No. 98, Nungambakkam High Road, Chennai - 600 034	T: +91 44 28223040	E: chennai@orbitlaw.co.in
Vijayawada	: Door No. 23-2-23, Lakshmi Nagar, Vijayawada - 521 100	T + 91 86 62531214	E: vijayawada@orbitlaw.co.in

W: www.orbitlaw.co.in

Indenture of Lease dated 1st April, 1967 is registered with the Sub-Registrar of Assurances at Bombay under Serial Number BOM/R/2675/1967 on 27th June, 1967.

- 4) By a letter dated 8th February, 1980, MIDC have noted the change in name of SMCL to Standard Industries Limited (hereinafter referred to as "**Standard Industries**").
- 5) By an Order dated 16th April, 2008, MIDC has permitted the (A) sub-division of the Larger Plot into two plots i.e. plot admeasuring 2,51,934.308 square meters as Plot No. 4 and another plot admeasuring 1,21,405.692 square meters as Plot No. 4/1, and (B) transfer of Plot No. 4/1 to LOMA IT Park Developers Private Limited for setting up an "IT Park" for the consideration and on the terms and conditions mentioned therein.
- 6) By a Deed of Assignment dated 24th April, 2008 made between Standard Industries Limited (therein referred to as the First Party) of the One Part and LOMA IT Park Developers Private Limited (therein referred to as the Second Party) of the Other Part, Standard Industries Limited assigned the Plot in favour of LOMA IT Park Developers Private Limited for the consideration and on the terms and conditions mentioned therein. The Deed of Assignment dated 24th April, 2008 is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN/5/3543/2008 on 24th April, 2008.
- 7) By an Addendum dated 3rd December, 2013 made between Standard Industries Limited (therein referred to as the First Party) of the One Part and LOMA IT Park Developers Private Limited (therein referred to as the Second Party) of the Other Part, Standard Industries Limited clarified and confirmed that they have assigned all its right, title and interest vide the Deed of Assignment dated 24th April, 2008 in and under the Indenture of Lease dated 1st April, 1967 for the Plot in favour of LOMA IT Park Developers Private Limited. The Addendum dated 3rd December, 2013 is registered

with the Sub-Registrar of Assurances at Thane under Serial Number TNN/2/9355/2013 on 5th December, 2013.

- 8) By an Indenture of Mortgage dated 29th September, 2015 made between LOMA IT Park Developers Private Limited (therein referred to as the Mortgagor) of the One Part and IFCI Limited (therein referred to as the Mortgagee) of the Other Part, LOMA IT Park Developers Private Limited mortgaged the Plot alongwith structures standing thereon or to be constructed in future thereon to IFCI Limited for the consideration and on the terms and conditions mentioned therein. The Indenture of Mortgage dated 29th September, 2015 is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN/3/6814/2015 on 29th September, 2015. The construction loan has duly repaid on 4th June 2018. The above- mentioned property has been re-conveyed and released unto us vide re-conveyance deed dated 7th June 2018 having registration no, TNN/6/6466/2018 on 07/06/2018 registered in the office of Sub-Registrar Thane 6, Dist Thane for land admeasuring 1,06,444.692 square meters.
- 9) By an Indenture of Mortgage dated 27th July, 2017 made between LOMA IT Park Developers Private Limited (Now Known as Aurum Platz IT Private Limited) (therein referred to as the Mortgagor) of the One Part and LIC Housing Finance Limited (therein referred to as the Mortgagee/LICHFL) of the Other Part, LOMA IT Park Developers Private Limited mortgaged Land admeasuring 14961.2 Sq. Mtrs. alongwith incubation centre (i-RISE) with Service yard area to LICHFL for the consideration and on the terms and conditions mentioned therein. The Indenture of Mortgage dated 27th July, 2017 is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN/3/9684/2017 on 27th July, 2017.
- 10) We have had the searches carried out in the office of the Sub-Registrar of Assurances, Vashi and Thane from the year 1986 till 4th October, 2019, and no relevant entry was

found apart from the Indenture of Mortgage dated 27th July, 2017 registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN/3/9684/2017 on 27th July, 2017.

In the circumstances aforesaid, we are of the opinion, that the title of Aurum Platz IT Private Limited to the Plot is clear and marketable and free from all encumbrances subject to the mortgage created in favour of LICHFL. Also we are of the opinion that the Project Land for residential development namely Q Islands R4, Q Islands R5, Q Islands R6 and Q Islands R7 admeasuring 20,524 sq. mtrs. is free from encumbrances and is part of the Plot described hereinabove.

FIRST SCHEDULE OF PLOT REFERRED TO HEREINABOVE

All that piece or parcel of land known as Plot No.4/1 in the T.T.C. Industrial Area, within the village limits of Ghansoli & Savali Taluka and Registration Sub-District Thane District and Registration District Thane containing by admeasurements 1,21,405.692 square meters or thereabout.

SECOND SCHEDULE OF PLOT REFERRED TO HEREINABOVE

All that piece or parcel of land known as Plot No.4 in the T.T.C. Industrial Area, within the village limits of Ghansoli & Savali Taluka and Registration Sub-District Thane District and Registration District Thane containing by admeasurements 3,73,340 square meters or thereabouts which said piece of land bears the Gat numbers and areas which are as under:-

Village	Gat No.	Area		
		A	G	As
Ghansoli	547 Pt.	0	7	0
	548 Pt.	0	20	0
	549 Pt.	0	2	0
	550 Pt.	1	25	0
	551 Pt.	2	25	4
	554 Pt.	0	20	0
	555 Pt.	1	10	0
	556 Pt.	2	8	0
	557	3	2	0
	558	1	8	0
	559	2	3	0



	560	1	24	8	
	561	0	33	4	
	562 Pt.	1	10	0	
	563 Pt	0	38	4	
	564 pt	0	34	0	
	581 Pt.	2	6	0	
	582 Pt.	0	20	0	
	584 Pt.	2	12	0	
	585	2	39	12	
	586 Pt.	2	24	0	
	591 Pt.	3	12	12	
	592	6	6	4	
	593 Pt.	0	32	12	
	595 Pt.	3	13	4	
	600 Pt.	1	14	12	
	601	1	38	0	
	602	0	1	0	
	603	1	0	0	
	604 Pt.	11	26	0	
	605 Pt.	0	39	12	
	606 Pt.	0	26	0	
	607 Pt.	2	4	0	
	608 Pt.	4	4	12	
	609	0	17	0	
	610	0	5	8	
	611	0	27	12	
	612	3	19	12	
	613	0	29	8	
	614 Pt.	0	8	0	
	617 Pt.	2	4	0	
	618	0	29	0	
	619	1	12	0	
	620	3	32	4	
	621	0	14	8	
	622	0	14	8	
	623	3	26	0	
	624	1	19	12	
	625 Pt.	0	4	0	
	626 Pt.	0	36	0	
Village	S. No.	H.No.	Area		
			A	G	As
Savali	34	1 Pt	0	7	4
		2 Pt	0	12	12
	35	--	0	15	4
	36 Pt.	--	0	10	0
	110-A	2 Pt.	1	32	0
	149	-	0	2	0
Total			92	10	0





A.	G.	As.	Total
92	10	0	3,73,340 m2.

Dated this 7th day of October, 2019.

For Orbit Law Services



Ashok Kamble
Senior Partner