

SV/SS/ 8237/2016

SUPPLEMENTAL REPORT ON TITLE

TO WHOMSOEVER IT MAY CONCERN

Re: Lands lying, being and situate at Village Nahur, Taluka Kurla.

We had, by our Report on Title dated 2nd December, 2014 (hereinafter referred to as "the said Report on Title"), certified the title of Lohitka Properties LLP (hereinafter referred to as "Lohitka") to the lands described First and Secondly in the Schedule thereunder which is same as hereunder written. The lands described First and Secondly in the Schedule hereunder written are hereinafter collectively referred to as "the said Property".

2. Lohitka has now requested us to issue a Supplemental Report with respect to the said Property in view of the subsequent developments in connection with the said Property pursuant to the issuance of our Report on Title dated 2nd December, 2014.
3. By and under an Indenture of Mortgage dated 27th October, 2015 between Lohitka Properties LLP (therein referred as "the Mortgagor"), Western Rolling Mills Private Limited (therein referred as "WRMPL"), Emami Realty Limited (therein referred as "the Company"), Axis Trustee Services Limited (therein referred as "the Debenture Trustee") and Axis Trustee Services Limited (therein referred as "the Security Trustee") the Debenture Trustee and Security Trustee shall be collectively referred as "the Mortgagee" and registered with the Sub Registrar of Assurances of Kurla-5 under Serial No.KRL-5/6921 of 2015, in order to secure financial facilities, the Mortgagor mortgaged the said Property in favour of the Mortgagee, in the manner therein contained.
4. By and under a Deed of Surrender dated 17th March 2016 between Western Ministil Limited (therein referred as "the Lessee") of the One Part and Lohitka Properties Limited Liability Partnership (therein referred as "the Lessor") of the Other Part and registered with the Sub Registrar of Assurances Kurla 5 under Serial No. KRL-5/2553 of 2016, the Lessee surrendered, released and relinquished all its leasehold rights, title, interest and benefit in the Leasehold Land in favour of the Lessor, in the manner therein contained.

5. We have caused searches to be conducted in the records of the Sub-Registrar of Assurances at Kurla and Mulund for the years from 2014-2016 through Mr. D.K. Patil who has submitted his Search Report dated 20th October, 2016 to us. Save and except the Indenture of Mortgage dated 27th October 2015, we have not found any adverse entries in respect of the said Lands.

6. We have issued Public Notices in the newspapers viz., Free Press Journal and Sakaal (Marathi) on 21st October, 2016 inviting claims and objections in respect of the said Lands from the general public. We have not received and claims or objections in respect thereof.

7. On the basis of and subject to the above, in our opinion,

a. Lohitka Properties LLP is (i) the owner of the Land described First in the Schedule hereunder; and (ii) Western Rolling Mills Limited is the owner of the Land described Secondly in the Schedule hereunder written and Lohitka Properties LLP is entitled to the development rights therein; and

b. the title of Lohitka Properties LLP to the Land described First in the Schedule hereunder and the development rights in respect of the Land described Secondly in the Schedule hereunder written, is clear and marketable.

8. For the purposes of this Report, it may be noted that:

a. we have not visited/ inspected the said Property or any part thereof;

b. the aspects of zoning, permitted user, reservation/set-back (if any), development potential/ Floor Space Index of the said Property fall within the scope of an architect review and we express no views about the same;

c. in the course of diligence, we have only perused the documents of title pertaining to the said Property as narrated in the said Report on Title and this Supplemental Report on Title;

d. the following has been assumed by us:

i. copies of documents provided to us are precise and genuine copies of originals;

ii. each document/paper has been signed/executed by persons purporting to sign/execute the same and such person has full authority and power to do so; and

- e. in no circumstances shall the cumulative liability, if any, of our firm viz., Messrs. Kanga & Co., Advocates and Solicitors, its Partners, Associates or employees, in connection with the preparation or the issue of the Report on Title, exceed the professional fees paid by our client, Lohitka Properties LLP, to us in that behalf.

THE SCHEDULE ABOVE REFERRED TO

(Description of the "said Property")

First:

All that piece and parcel of land admeasuring 13,015 square yards equivalent to 10,882 square meters or thereabouts bearing Survey No. 151A (Part) and 89 (Part) and corresponding C.T.S. Nos. 531 (Part) and 534 situate in Nahur Village on the west side of the Bombay Agra Road now known as Lal Bahadur Shastri Marg, Near Mulund Railway Station in Greater Bombay, Taluka Kurla, District Bombay Suburban now in the Registration District and Sub District of Bombay City and Bombay Suburban and bounded as follows:

On the EAST: Partly by the property of Western Rolling Mills Limited and partly the access road connecting Lal Bahadur Shastri Marg;

On the WEST: By the Tansa Water Pipe Line;

On the NORTH and on the SOUTH: By the property of Western Rolling Mills Limited.

Secondly:

All that piece and parcel of land admeasuring 49,250 square meters or thereabouts (which excludes leasehold land admeasuring 10,882 square meters leased out to Western Ministil Limited) and bearing Survey Nos. 89 (Part), 151A (Part), 159 (Part), 168 (Part), corresponding C.T.S. Nos. 514 (Part), 531 (Part), 532 (Part), 533 (Part) and 534 respectively situate, lying and being on and to the west of Lal Bahadur Shastri Marg, in Village Nahur, Taluka Kurla District, Bombay Suburban Registration Sub-District Bandra and bounded as follows:

On the EAST: By public road known as Lal Bahadur Shastri Marg (old Bombay Agra Road);

On the WEST:

By 36 meters wide proposed development plan road and Tansa Pipe Line;

On the NORTH:

Partly by property belonging to Messrs. National Schrader Scovil Duncan Limited and partly by Survey No. 172A (Part);

On the SOUTH:

By proposed 18.3 meters wide development plan road as per sanctioned development plan of Municipal Corporation of Greater Mumbai.

Dated this 21st day of December, 2016.

For Kanga and Company,

S.V. Sampat
Partner