

M.V. JHA & CO.

Advocates

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To,

07/11/2016

GAJRA HOME MAKERS PVT. LTD.

Shop-8, Shivji Market, Opp. APMC Market-Phase-II,
Sector-19D, Vashi, Navi Mumbai-400 705

CORRIGENDUM TO THE TITLE REPORT DATED 02/05/2016

We have issued a Title Report dated 02/05/2016 in respect of the property described in SCHEDULES hereunder written in favour of our clients namely Gajra Home Makers Pvt. Ltd., a copy of which is attached herewith.

After issuance of the aforesaid Title Report, our clients has represented that they have raised finances by way of term loan for the purpose of the construction projects on the project land. That said Gajra Home Makers Pvt. Ltd. has executed a Facility Agreement on 24/10/2016 at Mumbai with TATA CAPITAL HOUSING FINANCE LIMITED ("TCHFL") and borrowed a term-loan to the extent of Rs.15 crores on such conditions as set out in the said Facility Agreement. For securing the repayment of the above term loan, our clients have secured the project land and unsold flats/units constructed/to be constructed thereon by executing a DEED OF SIMPLE MORTGAGE between the Company (therein referred to as 'the Borrower/ Mortgagor') and TATA CAPITAL HOUSING FINANCE LIMITED (therein called 'TCHFL/the Mortgagee'). The said Deed of Simple Mortgage is executed on 26/10/2016 at Navi Mumbai and is duly registered with the Sub-Registrar of Assurances at Thane-6 at Sr.No.TNN-6-10169-2016.

We have been perused the original copies of the aforementioned Facility Agreement dated 24/10/2016 and registered Deed dated 26/10/2016 executed between our clients and TCHFL and after noting down these details we accordingly are issuing this CORRIGENDUM i.e. to be read along with our Title Report dated 02/05/2016 issued in respect of the project land and residential properties thereon more particularly described in SCHEDULES hereunder written.

The Last Paragraph of our original Title Report dated 02/05/2016 be substituted, amended and read along as follows:-

After the above said examination and based on our observations, we do hereby certify that **subject to the charge of Tata Capital Housing Finance Limited (TCHFL)** as aforesaid, our clients Gajra Home Makers Pvt. Ltd. is entitled to and well sufficiently seized and possessed of as **Absolute Owner** in respect of the Property -I and II more clearly described in FIRST SCHEDULE and the said Company has acquired ownership rights, title and interests in the same as Absolute Owner thereof and has indispensable authority to sell, alienate and deal with the said property with that of the interested parties i.e. more particularly described in SECOND SCHEDULE herein below.

Description of the Entire Property i.e. "Property No. I" and "Property No. II" are provided below-

FIRST SCHEDULE

"Property No.I"

All that piece and parcel of non-agricultural freehold land property lying, being and situate at Village Daighar, Taluka and District Thane bearing Survey No.109, Hissa No.2 admeasuring 5160 Sq. Meters or thereabouts within the registration district and sub district of Thane and in local municipal limits of Thane Municipal Corporation (TMC)

"Property No.II"

All that piece and parcel of non-agricultural freehold land property lying, being and situated at Village Padle, Taluka and District Thane bearing Survey No.57 Hissa No.2 pt., admeasuring 8600 Sq. Meters or thereabouts within the registration district and sub district of Thane and in local municipal limits of Thane Municipal Corporation (TMC)

Description of the "SAID PROPERTY" upon which buildings/towers are being constructed by Gajra Home Makers Pvt. Ltd. is stated in 2nd schedule hereunder:-

S E C O N D S C H E D U L E

All that portion of non-agricultural land admeasuring 13,590.61 sq. meters lying, being and situate in Taluka and District Thane forming part of lands bearing Survey No.109, Hissa No.2 admeasuring 5160 sq. meters of village Daighar And Survey No. 57, Hissa No.2 pt. admeasuring 8600 sq. meters of village Padle situated within the registration district & sub district of Thane and in the local limits of Thane Municipal Corporation (TMC) and bounded as follows:-

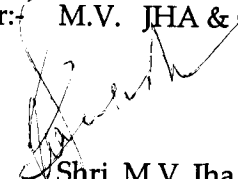
Survey no: 109/2

On or towards EAST	:	Road & Boundary of Village Dawle
On or towards NORTH	:	Boundary of S.No. 57/2A of Village Padale
On or towards WEST	:	Survey No.109 Hissa No.1
On or towards SOUTH	:	Road

Survey no: 57/2A

On or towards EAST	:	Boundary of S.No. 61
On or towards NORTH	:	Survey No.57 Hissa No.1.
On or towards WEST	:	Boundary of S.No. 18 of Village Shil
On or towards SOUTH	:	Boundary of S.No. 109 of Village Daighar.

For: M.V. JHA & CO.


Shri. M.V. Jha
Advocate High Court