



PRASANNA S. TARE

B. Com, L.L.B

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ADDENDUM TO TITLE REPORT

To,
M/s. United Enterprises,
702, Marathon Max,
Mulund–Goregoan Link Road,
Mulund (West),
Mumbai – 400 080

Re: All that piece and parcel of land or ground bearing Survey No 54/1(part)/A, corresponding to C.T.S. No. 764/4A/1 admeasuring 1,483.60 sq.mtrs. of Village Nahur, Taluka Kurla, District Mumbai Suburban, Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of "T" Ward of Municipal Corporation Of Greater Mumbai. (hereinafter referred to as the "Said Property")

1. I refer to my Title Certificate dated 23rd March, 2017 (Title Certificate) a copy whereof is annexed hereto and marked as **Annexure - A** (Title Certificate) issued by me in favour of M/s. United Enterprises where I had investigated its title to the said property capitalized terms used but not defined herein will have the same meaning as ascribed to these terms in the Title Report.
2. After Paragraph No D of the Title Certificate I wish to add the following paragraph

D. LIEN AND CHARGES :

- II. By Deed of Re-conveyance dated 19th March, 2019 registered with the office of the Sub-Registrar of Assurances at Kurla-1 under Serial No. KRL1-3509-2019, the mortgaged property mortgaged vide Deed of Mortgage dated 30th September 2014 executed and entered between Marathon Realty Private Limited (Mortgagor-1), M/s. United Enterprises (Mortgagor-2), and Matrix Fiscal Private Limited (Co-Mortgagor), and Indusland Bank, registered in the Office of Sub- Registrar suburban bearing Serial No. KRL-1-8814-2014, as mentioned hereinabove has been re-conveyed by Indusland Bank, in favour of the Mortgagors i.e. the M/s. United Enterprises (Mortgagor-2), and Matrix Fiscal Private Limited (Co- Mortgagor),
- III. By Deed of Simple Mortgage dated 28th March 2019 executed and entered between
1) M/s. United Enterprises (Mortgagor-1) 2) Matrix Fiscal Private Limited (Mortgagor-2) and Tata Capital Housing Finance Limited their registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013 registered in the Office of Sub- Registrar of Kurla-1 bearing Serial



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Continuation Sheet No.

No. KRL1-3905-2019. Whereby the United Enterprises and Matrix Fiscal Private Limited had mortgaged with the bank the said Property and Units which is described in the schedule therein. However, there are no restrictions on the Owners in transferring or selling Units/Premises/Flats in the said buildings named as EMBLEM to be constructed on the said Property of United Enterprises

3. This addendum is to be read along with the Title Report dated 23rd March 2017. All other terms of the Title Report will remain unchanged.

Dated this 4th day of July, 2019.

PRASANNA TARE

Advocate