

Mrs. Vaidehi D. Deshmukh

B.Sc.(Hons.) LL.M.

BLOCK NO. 1606, E-3 RUTU TOWER, OFF GHODBUNDER ROAD,
PATLIPADA, THANE (W) 400 607. TEL NO. 022 4123 1606.
MOBILE NO. 8879619143/9004343727.

SUPPLEMENTAL REPORT ON TITLE

TO WHOMSOEVER IT MAY CONCERN:

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

Lohitaka Properties LLP has informed me that they have obtained the Report on Title of their property admeasuring 10882 sq.mts. or thereabout bearing Survey No. 151A(Part) and 89(Part) and corresponding CTS No. 531(Part) and 534 and admeasuring 49250 sq.mts. or thereabout (which excludes leasehold land admeasuring 10882 sq.mtrs. leased out to Western Ministill Ltd.) and bearing Survey Nos. 151A(Part), 159(Part), 168(Part) and 89(Part) and corresponding CTS No. 514(Part), 531(Part), 532(Part), 533(Part) and 534, Totally Admeasuring 60132 sq.mtrs. situate, lying and being in Nahur Village on the west side of Lal Bahadur Shashri Marg, in Greater Bombay, Taluka- Kurla, District Bombay Sub-urban (the Said Property) from Kanga & Company dated 2nd December 2016 and the Supplementary Report from Kanga & Company dated 21st December 2016 for the period of 2 years from 3rd December 2014 to 21st December 2016. They have now requested me to give the Report on Title only for the further period from 22nd December 2016 to 31st August 2018 in view of the subsequent developments which have taken place in respect of the Said Property. Taking in to the consideration the Urgency in the matter, the Lohitaka Properties was able to make available to me only the documents listed in the **Annexure "A"** herein.

Since the Certified Copy of the Title Search for this period was not made available to me; I have relied on the ON Line search taken with IGR Website.

Due to the constrain of time, the Lohitaka Properties LLP has also not caused the Public Notice in the News Papers, which shall assist to rule out any objections or claims on the Said Property.

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1. Said Lohitaka Properties LLP has satisfied the Mortgage created on 27th October 2015; hence the charge on the said Mortgaged Property is removed by the Mortgagee by executing the Release Deed on 22nd March 2018. The said Release Deed is registered in the office of the Sub Registrar Kurla on 22nd March 2018 at Sr. No.KRL 3369-2018.
2. By and under the Indenture of Mortgage dated 22nd March 2018 registered with the Sub Registrar of Assurances at Sr.No.3369/2018 on 27th March 2018;between Lohitka Properties LLP (Therein after referred as the Mortgagor), And AXIS TRUSTEE SERVICES LIMITE (therein referred as the Mortgagee), Emami Infrastructure Ltd. referred as the Confirming Party and WESTERN ROLLING MILLS PRIVATE LIMITED (there in also referred as the Mortgagor) through it's Constituted Attorney; said Lohitaka Properties LLP has mortgaged the Said Property in favour of Mortgagee to secure the financial facility from the Mortgagee The said Mortgage is still persisting..
3. Save and except the aforesaid Release Deed dated 22nd March 2018 and the Deed of Mortgage registered on 27th March 2018; I do not find any charge or the adverse claim in view of the said Property.
4. On the basis of the documents referred herein and subject to the charge created on the Said Property in view of the Mortgage Deed dated 27th March 2018 referred herein, I opine that
 - a. Lohitka Properties LLP is the owner of the land described First in the Schedule hereunder.
 - b. Western Rolling Mill Ltd. Is the owner of the Land described Secondly in the Schedule hereunder written and Lohitka Properties

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LLP by virtue of Agreement dated 7th June 2002 is entitled to develop the property mentioned Secondly in the Schedule herein, by using it's full potentials and to construct various structures in view of the existing and/or any modified Development Control Regulations of Municipal Corporation of Greater Mumbai and to sell the units in the various buildings constructed on the Said Property.

- c. the Title of the Lohitka Properties LLP to the land described First in the Schedule hereunder and development rights in respect of the land described Secondly in the Schedule hereunder written is clear and marketable.

5. For the purpose of this report it may be noted that:

- i. I have not visited/inspected the said Property or any part thereof
- ii. the aspect of zoning, permitted user, reservation/setback (if any), development potential/Floor Space Index of the said Property fall within the scope and an Architect review and I express no views about the same;
- iii. in the course of diligence I 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;

6. the following have been assumed by me:

- i. Copies of documents provided to me are precise and genuine copies of Original;
- ii. each document/paper has been sign/executed by person purporting to sign/execute the same as such person has fully authority and power to do so; and

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- iii. in no circumstances shall the cumulative liability, if any, of me in connection with the preparation or the issue of the report on title, exceed the professional fees paid by my client, Lohitka Properties LLP to me in that behalf.

THE SCHEDULE ABOVE REFERRED TO

(Description of the "Said Property")

FIRSTLY:

All the piece and parcel of land admeasuring 13015 sq. yds. Equivalent to 10882 sq.mts. or thereabout bearing Survey No. 151A (Part) and 89(Part) and corresponding CTS No. 531(Part) and 534 situated in Nahur Village on the west side of the Bombay Agra Road now known s Lal Bahadur Shashri Marg, in Greater Bombay, Taluka- Kurla, District Bombay Sub-urban 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 Ltd and Partly the Access Road connecting L.B.S. Marg;
- On the West: By the Tansa Water Pipeline
- On the North and the South: By the Property of Western Rolling Mills Ltd.

SECONDLLY:

All the piece and parcel of land admeasuring 49250 sq.mts. or thereabout (which excludes leasehold land admeasuring 10882 sq.mtrs. leased out to Western Ministill Ltd.) and bearing Survey Nos. 151A(Part), 159(Part), 168(Part) and

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89(Part) and corresponding CTS No. 514(Part), 531(Part), 532(Part), 533(Part) and 534 respectively situate, lying and being in Nahur Village on the west side of Lal Bahadur Shashri Marg, in Greater Bombay, Taluka- Kurla, District Bombay Sub-urban now in the registration district and sub district of Bombay City and Bombay Suburban and bounded as follows:

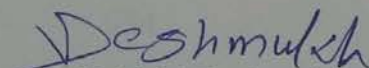
On the East : By Public Road known as L.B.S. Marg (old Bombay-Agra Road);

On the West: By 36 meters wide proposed Development Plan Road and Tansa Water Pipeline

On the North: Partly by Property belonging to M/s. National Schrader Scovil Duncan Ltd. and Partly by Survey No. 172A Part

On the South: By proposed 18.3 mtrs wide development plan road as per sanctioned development plan of MCGM.

Dated this 1st day of September 2018.


Mrs. Vaidehi Deshmukh

Advocate

Annexure-"A"

List of Documents

1. Indenture of Lease dated 25th January 1999 made between Western Rolling Mills Pvt. Ltd. Lessor and Western Ministill Ltd. Lessee.
2. Order dated 15th May 1995 bearing No. CHE/468/DPES passed by Executive Engineer Development Plan

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3. Re-development Order dated 30th Nov. 1999 bearing No. C/ULC/D-3 III/22/5792
4. Deed of Conveyance dated 8th April 2002 between WRMPL Vendors and Lohitka Properties Pvt. Ltd. Purchaser. (Part-1 Land)
5. Development Agreement dated 07th June 2002 between WRMPL and Lohitka Properties Pvt. Ltd. (Part-2 Land)
6. Agreement dated 10th June 2002 between Lohitka Properties Pvt. Ltd. And Sheth Developers Pvt. Ltd.
7. Certificate of Registration dated 17.09.2014 for conversion of Lohitka Properties Pvt. Ltd. to Lohitka Properties LLP.
8. Irrevocable Power of Attorney dated 20th March 2015 given by WRPL to Mr. Ashwin Sheth, Mr. Chitan Sheth, Mr. Maulik Sheth and Mr. Rajendra Bajaria
9. Deed of Surrender dated 17th March 2016 made between WML and Lohitka LLP
10. Property Cards of CTS No. 514(Part), 531(Part), 532(Part), 533(Part) and 534
11. Release Deed dated 22nd March 2018 for the Property Firstly mentioned in the Schedule in view of the removal of the mortgage charge on the said Property.
12. Mortgage Deed dated 27th March 2018 between Lohitka Properties LLP- Mortgagor and Axis Trustees Service Ltd.-Mortgagee for the said Property
13. Report on Title dated 2nd December 2014 issued by Kanga & Company
14. Supplemental Report on Title dated 21st December 2016
15. Online Search taken with IGR Website