

REPORT ON TITLE

Re : Property bearing Cadastral Survey No.123, 122 and 92 admeasuring in all 2356 sq. yards i.e. 1969.61 sq. mtrs. or thereabouts of Malabar and Cumballa Hill Division situate lying and being at Walkeshwar Road, Mumbai ("**Property**")

1. On the instructions of my clients LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED ("**LPDPL**"), I have investigated their title to the above referred Property more particularly described in the Schedule hereunder written.
2. For purpose of investigation of title, I have perused Title Deeds of the captioned Property and also caused to conduct Search of Revenue Records at the Sub-Registrar Mumbai and Worli and the Superintendant of Land Record, for the period from 1984 to 2014 (30 years) and perused Search Report of Title Investigator Mr. Dipak K. Patil.
3. On perusal thereof, I observed devolution of the Title in respect of the said Property as follows :
 - a) By Deed of Conveyance dated 27th June 1956 made between Ghanshamdas Sitaram Poddar therein referred to as "the Vendor" of the One Part and Nathuram Ramnarayan Private Limited ("the Company") therein referred to as "the Purchaser" of the Other Part and registered with the office of the Sub-Registrar of Assurances at Mumbai on 20th December, 1957 under Serial No.BOM/4027/56 dated 5th July 1956 the said Ghanshamdas Sitaram Poddar granted, conveyed, sold and transferred to the Company the said Property admeasuring in all 2356 sq. yards equivalent to 1969.91 sq. mtrs or thereabouts bearing C.S. No.123, 122 and 92 of Malabar and Cumballa Hill Division along with the buildings and other structures standing thereon collectively known as "Krishna Bhavan" and more particularly described in the Schedule thereunder and hereunder written (hereinafter referred to as "**the said Property**") at or for the consideration and on terms, covenants and conditions stated therein.
 - b) By and under Indenture of Conveyance dated 15th December, 2006 executed and registered under no. BBE-2/12403 of 2006 on 22nd December 2006 with the Sub-Registrar of Assurance at Mumbai by M/s Nathuram Ramnarayan Private Limited as a Vendor of the One Part in

favour of the Lodha Properties Development Private Limited as the Purchaser of the Other Part, the said Vendor granted and conveyed to the Purchaser herein ALL THAT piece an parcel of freehold land situated, lying and being at Walkeshwar Road, containing by admeasurements, according to the Cadastral Survey Register, 180 square yards or thereabouts i.e. 150.55 sq.mtrs, bearing Cadastral Survey No 123 of Malabar and Cumballa Hill Division, within registration Sub-District and District of Mumbai together with one structure bearing no. 2 standing thereon comprised of several tenements more particularly described in the SECOND SCHEDULE thereunder written and Firstly in SCHEDULE hereunder written on terms, covenants and conditions stated therein (First Property).

- c) By and under another Indenture of Conveyance dated 15th December, 2006 executed and registered under no. BBE-2/12404 of 2006 on 22nd December 2006 with the Sub-Registrar of Assurance at Mumbai by M/s Nathuram Ramnarayan Private Limited as the Vendor of the One Part in favour of Lodha Properties Development Private Limited as the Purchaser, the said Vendor granted and conveyed to the Purchaser ALL THAT piece and parcel of freehold land situated, lying and being at Walkeshwar Road, containing by admeasurements, according to the Cadastral Survey Register, 301 square yards or thereabouts i.e. 251.67 sq.mts, bearing Cadastral Survey No 92 of Malabar and Cumballa Hill Division, within registration Sub-District and District of Mumbai together with one structure bearing no. 5 standing thereon comprised of several tenements more particularly described in the THIRD SCHEDULE thereunder written and Secondly in SCHEDULE hereunder written for the valuable consideration and on terms covenants and conditions stated therein (Second Property).
- d) By and under Indenture of Conveyance dated 15th December, 2006 executed and registered under no. BBE-2/12405 of 2006 on 22nd December 2006 with the Sub-Registrar of Assurance at Mumbai by M/s Nathuram Ramnarayan Private Limited as the Vendor of the One Part in favour of the Lodha Properties Development Private Limited as the Purchaser, the said Vendor granted and conveyed to the Purchaser ALL THAT piece and parcel of freehold land situated, lying and being at

Walkeshwar Road, containing by admeasurements, according to the Cadastral Survey Register, 1875 sq yards or thereabouts i.e. 1569.69 sq mtrs, bearing Cadastral Survey No 122 of Malabar and Cumballa Hill Division, within registration Sub-District and District of Mumbai together with three structures bearing no. 1, 3 & 4 standing thereon comprised of several tenements more particularly described in the FIRST SCHEDULE thereunder and Thirdly in SCHEDULE hereunder written on terms covenants and conditions stated therein (Third Property).

All of said First, Second and Third Property for sake of brevity shall hereinafter also be collectively referred to as the "Property".

- e) By virtue of the hereinabove referred three Conveyance, LPDPL have acquired the said Property as absolute owners thereof.
4. The encumbrances are created on the security of the said Property by and under Deed of Mortgage dated 5th March 2012 registered under No. BBE2-01492 of 2012 and Supplementary Deed of Mortgage dated 12th March 2013 registered under No. BBE-5-1143 of 2013 in favour of Bank of Baroda on terms, covenants and conditions stated therein.
5. I have perused Search Report issued by Mr. Dipak Patil and revenue record viz. Property Card of the captioned Property. On perusal of the Search Report as well as Property Card of the said Property, I found that
- (i) the name of Lodha Properties Development Private Limited is reflected as Owner.
- (ii) Save and except Deed of Mortgage dated 5th March 2012 and Supplementary Deed of Mortgage dated 12th March 2013 as mentioned in this Title Report, there are no other document which adversely affecting the right of the Lodha Properties Development Private Limited to the said Property.
6. I have perused online Charge Search Report on 18.06.2014 in respect of Lodha Properties Development Private Limited. Under the said Report the aforesaid mortgages referred hereinabove, are duly registered with the Registrar of Companies.
7. There is Company Petition No.8 of 2007 filed before Company Law Board in respect of the said Property. In the Search Report dated 26.06.2014 issued

by D.K. Patil, Title Investigator, a Notice of Lis-pendence in connection with the said Company Petition is also reflected.

8. Subject to what is stated hereinabove, Lodha Properties Development Private Limited by virtue of the Deed of Conveyances referred hereinabove, are entitled to the said Property as absolute owner thereof with complete development rights.

THE SCHEDULE ABOVE REFERRED TO

FIRSTLY : ALL THAT piece an parcel of freehold land situated, lying and being at Walkeshwar Road, containing by admeasurements, according to the Cadastral Survey Register, 180 square yards or thereabouts i.e. 150.55 sq.mtrs, bearing Cadastral Survey No 123 of Malabar and Cumballa Hill Division, within registration Sub-District and District of Mumbai together with one structure bearing no. 2 standing thereon comprised of several tenements.

SECONDLY : ALL THAT piece and parcel of freehold land situated, lying and being at Walkeshwar Road, containing by admeasurements, according to the Cadastral Survey Register, 301 square yards or thereabouts i.e. 251.67 sq.mts, bearing Cadastral Survey No. 92 of Malabar and Cumballa Hill Division, within registration Sub-District and District of Mumbai together with one structure bearing no. 5 standing thereon comprised of several tenements.

THIRDLY : ALL THAT piece and parcel of freehold land situated, lying and being at Walkeshwar Road, containing by admeasurements, according to the Cadastral Survey Register, 1875 sq yards or thereabouts i.e. 1569.69 sq mtrs, bearing Cadastral Survey No 122 of Malabar and Cumballa Hill Division, within registration Sub-District and District of Mumbai together with three structures bearing no. 1, 3 & 4 standing thereon comprised of several tenements.

Dated this 30th day of June 2014


Pradip Garach
Advocate High Court
Bombay