



ADDENDUM TO TITLE REPORT

To,

M/s Marathon Realty Private Limited
702, Marathon Max,
Mulund- Goregaon Link Road,
Mulund (West) Mumbai – 400 080.

Re: My title report dated 20th July, 2017 in respect of all that piece and parcel of land admeasuring 11,455 sq. mtrs. (13700 sq.yds) as per conveyance and now admeasuring 11,281.77 sq. mtrs. bearing Plot Nos. 28, 29, 30 and 31 bearing City Survey Nos. 551/13 of Village – Nahur, Taluka – Kurla, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai Situated at Madan Mohan Malaviya Road, Mulund (West) Mumbai and within the registration District and Sub-District Mumbai Suburban.

1. I refer to my Title Report dated 20th July, 2017 (Title Report) and addendum to title report dated 10th October 2017 (Addendum Title Report), copies whereof is annexed hereto and marked as **Annexure - A** (Title Report) and **Annexure-B** (Addendum Title Report) issued by me in favour of M/s Marathon Realty Private Limited, where I had investigated its title to the said Larger Land capitalized terms used but not defined herein will have the same meaning as ascribed to these terms in the Title Report.
2. I clarify that the report on title may be relied upon by various Customers and Financial Institutions.
3. After Paragraph G(f) of the Title Certificate I wish to add the following paragraph :
 - g. By Deed of Re-conveyance dated 17th December, 2018 registered with the office of the Sub-Registrar of Assurances at Mumbai-3 under Serial No.BBE-3/9786/2018, the mortgaged property mortgaged vide Indenture of Mortgage dated 25th April, 2017 registered in the Sub-Registrar of Assurances, Mumbai City-2 at Serial No.BBE2/5740/2017 as mentioned



hereinabove has been re-conveyed by ICICI Bank Limited in favour of the Mortgager i.e. Marathon Nextgen Realty Limited and Marathon Realty Private Limited

- h. By the Indenture of Mortgage dated 30th March, 2017 ("the said Mortgage Deed") executed and entered by ICICI Bank Limited, having its Registered Office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vododara- 390 007 and its Corporate Office at ICICI Bank Towers, Bandra Kurla Complex, Mumbai 400 051 and the same was registered in the Sub-Registrar of Assurances, Kurla-5 at Serial No.KRL5-4432-2017 dated 21st June, 2017 whereby, Marathon Realty Private Limited mortgaged the property ("Mortgaged Property") more particularly described in the schedule therein on the terms and conditions more particularly mentioned therein.
- i. By Deed of Re-conveyance dated 17th December, 2018 registered with the office of the Sub-Registrar of Assurances at Kurla-4 under Serial No.BBE3-9786-2018 on 17th December, 2018, the mortgaged property mortgaged vide Deed of Mortgage dated 30th March, 2017 registered in the Sub-Registrar of Assurances, Kurla-5 at Serial No.KRL5-4432-2017 dated 21st June, 2017 as mentioned hereinabove has been re-conveyed by ICICI Bank Limited in favour of the Mortgager i.e. the Marathon Realty Private Limited.
- j. By the Indenture of Mortgage dated 27th June, 2018 ("the said Mortgage Deed") executed and entered by ICICI Bank Limited, having its Registered Office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vododara- 390 007 and its Corporate Office at ICICI Bank Towers, Bandra Kurla Complex, Mumbai 400 051 and the same was registered in the Sub-Registrar of Assurances, Kurla-2 at Serial No.KRL2-7879-2018, whereby, Marathon Realty Private Limited mortgaged the property on the terms and conditions more particularly mentioned in the schedule therein.
- k. By Deed of Re-conveyance dated 20th February, 2019 registered with the office of the Sub-Registrar of Assurances at Kurla-4 under Serial No. KRL4-1575-2019 on 20th February, 2019, the mortgaged property



mortgaged vide Deed of Mortgage dated 23rd September, 2014 registered in the Sub-Registrar of Assurances, Kurla-1 at Serial No.KRL1/8534/2014 dated 24th September, 2014 as mentioned hereinabove has been re-conveyed by ICICI Bank Limited in favour of the Mortgager i.e. the Marathon Realty Private Limited.

- I. By Deed of Re-conveyance dated 20th February, 2019 registered with the office of the Sub-Registrar of Assurances at Kurla-4 under Serial No. KRL4-1574-2019 on 20th February, 2019, the mortgaged property mortgaged vide Deed of Mortgage dated 27th June, 2018 registered in the Sub-Registrar of Assurances, Kurla-2 at Serial No. KRL2-7879-2018 dated 27th June, 2018 as mentioned hereinabove has been re-conveyed by ICICI Bank Limited in favour of the Mortgager i.e. the Marathon Realty Private Limited .
 - m. By the Deed of Mortgage cum Loan Agreement dated 30th January, 2019 ("the said Mortgage Deed") executed and entered by PNB Housing Finance Limited, having its Registered Office at 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi and the same was registered in the Sub-Registrar of Assurances, Kurla-1 at Serial No.KRL1-1313-2019 dated 30th January, 2019 whereby, Marathon Realty Private Limited mortgaged the property on the terms and conditions more particularly mentioned in the schedule therein.
4. This addendum is to be read along with the Title Report dated 20th July, 2017 and Addendum of Title Report dated 10th October 2017. All other terms of the Title Report will remain unchanged.

Dated this 24th day of May, 2019.

PRASANNA TARE
Advocate



TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

At the request from my client Marathon Realty Private Limited (hereinafter referred to as "the owner"), I have investigated the title of owner with respect to land bearing Plot Nos. 28, 29, 30 and 31 situate lying and being at City Survey No. 551/13 admeasuring 11,455 sq. mtrs. (13,700 sq. yds) as per conveyance and now admeasuring 11,281.77 sq. mtrs. at Village - Nahur, Taluka Kurla, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai situated at Madan Mohan Malviya Road, Mulund West, Mumbai 400 080, within the registration District and Sub-District Mumbai Suburban (hereinafter referred to as the "Said Property") and more particularly described in the schedule hereunder written.

A. HISTORY OF TITLE

On perusal of the documents provided to me by the owner, I state that, by virtue of Deed of Conveyance dated 10th March, 1966 duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 562 on 14th March, 1966 whereby, Minerva Dealers Private Limited (referred therein as "Vendor" of the First Part) and Mr. Pradyuman Harilal Trivedi and Mr. Ghanshyam Harilal Trivedi (referred therein as "Conforming Party" of the Second Part) sold the Said Property i.e. Plot Nos. 28, 29, 30 and 31 more particularly described in the Schedule hereunder to Chaganlal Khimaji and Company Limited.

B. TRANSFER OF RIGHTS IN FAVOUR OF CHHAGANLAL KHIMJI & CO.LTD

By an Articles of Agreement dated 25th September, 1972 executed between (i) Mr. Harilal Jatashankar Trivedi, and 15 others in their capacity as partners of the said Partnership Firm Known as M/s. Chhaganlal Khimaji & Company therein, whereby the business of the said Chhaganlal Khimaji & Co. Ltd. took over the business of the M/s Chhaganlal Khimaji & Company together with all the assets, properties, movable and immovable including the Said Property, and the debts, outstanding, liabilities and together with the benefit of all quotas, licenses, contracts, rights, benefits and advantages of whatsoever kind and nature pertaining to the business at or for a consideration and on the terms and conditions more particularly mentioned therein and on the basis of



that Registrar of Companies issued a Certificate of incorporation to "Chhaganlal Khimaji and Company Ltd." Became thus "owner" of the said property.

C. CHANGE OF NAME

M/s. Chhaganlal Khimaji and Company Limited was converted into Private Limited Company namely "Chhaganlal Khimji and Company Private Limited" on 21st November, 2008 and certificate of incorporation from Registrar of Companies was issued to this effect.

D. AMALGAMATION OF CHHAGANLAL KHIMJI & CO. LTD. WITH MRPL

Pursuant to the Scheme of the Amalgamation approved by the Hon'ble High Court Bombay Vide its Order dated 10th August, 2012 in the Companies Scheme Petition No. 308/2010 connected with Company Summons for the direction No. 852/11, U/s 391, 394 of Companies Act, 1956 with effect from appointed dated i.e. 1st April, 2010. The entire business and undertaking including all its properties and assets of whatsoever nature of Chhaganlal Khimaji and Company Private Limited i.e. "the said property" more particularly described in the schedules hereunder written are under the provisions of the aforesaid sections of the Companies Act, 1956 be transferred and / or deemed to be transferred and vested in the Marathon Realty Pvt. Ltd. so as to become the properties assets of the Marathon Realty Private Limited (hereinafter Marathon Realty Private Limited Company referred to as the "MRPL"). The said Scheme is duly adjudicated by the Collector of the Stamps, Mumbai on 26th November, 2012 vide its Certificate bearing No. ADJ/265/2012/211 u/s. 32 (1) (b) of the Bombay Stamps Act, 1958 and accordingly the same was registered with the Sub-Registrar of Kurla No. 1 under bearing No. KRL-1-11345 of 2012 on 4th December, 2012. Hence, MRPL became the owner of "the Said Property" more particularly described in the schedule hereunder.

E. DEVELOPMENT

The owner intend to Develop the said property which is described in the schedule hereunder written.

Presently we are concern with the title of Marathon Realty Pvt. Ltd. to the development on the land described in the schedule hereunder written, consisting of:



- a) Monte Vista – 2 level basement for PPL Parking Plus Lower Ground part for PPL Parking Plus Ground Plus 1st to 6th Part Plus 7th to 33rd Upper residential Floor.
- b) Monte Carlo - Residential building 2 level basement for PPL Parking Plus Lower Ground floor Part for PPL parking plus Ground Floor plus 1st to 4th partly Residential and partly Parking Floors plus 5th Service Floor plus 6th Floor Podium and amenities plus 7th to 43rd Floor and Proposed upto 47th Floors.
- c) Monte Plaza - (Commercial Building) – Ground Floor shops and three upper floors.
- d) Public Parking Lot : Lower Ground (Part) plus I to III Basement (beyond the building line of Monte Vista and Monte Carlo building)
- e) Parking : Lower Ground (Part) plus stilt plus 1 to 3 parking Floors having the provision of additional recreational space on top.
- f) Amenity Building : Ground Plus 1st Floor Plus Service Floor already handed over to Municipal Corporation Greater Mumbai (MCGM).

F. APPROVALS AND SANCTIONS

- I. By and under the letter dated 7th September, 2007 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted the Intimation of Disapproval for proposed building on the said property on the terms and conditions as specified therein.
- II. By and under the letter dated 13th December, 2007 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- III. By and under the letter dated 17th May, 2008 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan



Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.

- IV. By and under the letter dated 3rd March, 2009 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- V. By and under the letter dated 4th April, 2009 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- VI. By and under the letter dated 1st September, 2009 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- VII. By and under the letter dated 8th January, 2010 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- VIII. By and under the letter dated 28th January, 2010 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.



- IX. By and under the letter dated 9th February, 2011 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- X. By and under the letter dated 26th December, 2011 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- XI. By and under the letter dated 18th May, 2013 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- XII. By and under the letter dated 16th January, 2014 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- XIII. By and under the letter dated 28th February, 2014 bearing No. TPB/4312/414/P.K.99/2012/NV-11 addressed by Secretary, State of Maharashtra to The Commissioner, Brihan Mumbai Mahanagar Palika, the State has granted its approval for development of public parking Scheme on the City Survey No. 551/13 of Village Nahur, Madan Mohan Malviya Road, Mulund (West), Mumbai on the terms and conditions as specified therein.
- XIV. By and under the letter dated 29th March, 2014 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to Chhaganlal Khimji & Co.



Private Limited, the Brihan Mumbai Mahanagar Palika has issued its permission for occupation for Wing 'B' (i.e Lower Ground (pt.) + Ground + 1st to 33rd Upper Floor) of the residential building and Wing 'C' amenity building for retail market (i.e Ground + 1st Floor + Service Floor) on the said property on the terms and conditions as specified therein.

- XV. By and under the letter dated 25th June, 2014 bearing No. Ch.E./627/MC/Roads & Tr./E-3 addressed by Chief Engineer (Roads & Traffic Department, Municipal Corporation of Greater Mumbai) to Marathon Realty Private Limited, the Municipal Corporation of Greater Mumbai has granted the LOI (Letter of Intent) for development of Public Parking Lot proposed under D C Regulation 33(24), on the said property on the terms and conditions as specified therein.
- XVI. By and under the letter dated 14th November, 2014 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- XVII. By and under the letter dated 27th January, 2016 bearing No. CE/4789/BPES/AT addressed by Executive Engineer (Building Proposals) (E.S.)-II, Brihan Mumbai Mahanagar Palika to M/s Matrix, the Brihan Mumbai Mahanagar Palika has granted its approval for amended plan for proposed building on the said property on the terms and conditions as specified therein.
- XVIII. By and under the letter dated 25th May, 2016 bearing No. TPB/4312/414/P.K.99/2012/NV-12 addressed by Under Secretary, State of Maharashtra to the Commissioner of Brihan Mumbai Mahanagar Palika, Under Secretary informed that, as per the amendment carried out in DC Regulation 33(24) of Development Control Regulation 1991, in accordance with section 37(1AA)(C) dated 6th August, 2014, by the said letter informed the commissioner that the prevailing incentive FSI up to 40 % for proposed Public Parking Scheme is increased up to 50% and FSI Cap is enhanced from 2.5 to 3 as per the request made by Brihan Mumbai Mahanagar Palika by their letter dated 17th July, 2015.



- XIX. By and under the letter dated 25th October, 2016 bearing No. Ch.E./2031/MC/Roads & Tr. addressed by Chief Engineer (Roads & Traffic Department, Municipal Corporation of Greater Mumbai) to Marathon Realty Private Limited, the Municipal Corporation of Greater Mumbai has granted its revised LOI (Letter of Intent) for development of Public Parking Lot proposed under D C Regulation 33(24), on the said property on the terms and conditions as specified therein.

G. MORTGAGES AND CHARGES

- a) By indenture of Mortgage dated 26th March, 2008 executed and entered between Owners Chhaganlal Khimaji & Company Limited and IDBI Trusteeship Services Ltd., a security Trustee acting for and on behalf of LIC Housing Finance Limited (LICHFL) registered in the office of Sub-Registrar Suburban bearing Serial No. BDR14-01976-2008 registered on 28th March, 2008, whereby the owners had mortgaged with the Bank the said property which is described in the schedule therein and the same is more particularly described in schedule herein. However, there are no restrictions on the Owner in transferring or selling units / premises / flats in the said buildings named as Monte Vista and Monte Carlo to be constructed on the said property Chhaganlal Khimaji and Company Ltd.
- b) The aforesaid loan had repaid by the Chhaganlal Khimaji and Company Ltd. on 18th August, 2011 and the same was confirmed by the said "LICHFL" by their letter dated 20th August, 2011. Accordingly, Deed of Reconveyance was executed between IDBI Trusteeship Services Ltd., a security Trustee acting for and on behalf of LIC Housing Finance Limited (LICHFL) with Chhaganlal Khimaji and Company Pvt. Ltd on 25th August, 2011 and the same was registered with the Sub-Registrar of Assurances, Kurla bearing Serial No. BDR14/06389/2011 on 25th August, 2011.
- c) By the indenture of Mortgage dated 10th August, 2011 ("the said Mortgage Deed") executed and entered by ICICI Home Finance Company Limited and having its Registered Office and its Corporate Office at ICICI Bank Towers, Bandra Kurla Complex, Mumbai 400 051 ("the Said ICICIHFL") and the same was registered in the Sub-Registrar of Assurances, Kurla-2 at Serial No. BDR7/7102/2011 dated 16th September, 2011 whereby, Chhaganlal Khimaji and Company Limited mortgaged the property more particularly described in the schedule therein. However, there are no restrictions on