

Off.: 13, Hamam House, Ground Floor, Ambalal Doshi Marg,
(Hamam Street), Fort, Mumbai-400 001.

Ref. No.

Date :

ADDENDUM TO REPORT ON TITLE

Re: Report on Title dated 7th May, 2021 in respect of property being all that piece or parcel of land or ground admeasuring 1500.99 Sq. Mtrs. (652.56 Sq. Mtrs. Bldg No.53 with Tit-Bit Area + 601.25 Sq.Mtrs. NDR-12 Plot Area + 96.25 Sq. Mtrs Area under Access + 119.13 Sq.Mtrs. Present Plot Area + 31.80 Sq. Mtrs. Area affected by Road Curve (Road Set-Back) as per MHADA bearing Survey No.14(Part) and C.T.S No. 34 (Part) situated at Tilak Nagar, Chembur, Mumbai- 400089 in Registration District and Sub-District of Mumbai City and Mumbai Suburban.

.... **The said Property.**

1. We have been informed by our clients i.e. M/s. Shilpriya Builders and Developers that after issuance of the above Report on Title, by and under an Indenture of Mortgage dated 24th September 2021 registered with the Sub-Registrar of Assurances at Kurla No.5 under Serial No.KRL-5/13616/2021 dated 24/09/2021, made and executed by and between them therein called Mortgagor and AU Small Finance Bank Limited (for short "the **said Lender**") therein called the Lender, our client has availed financial assistant from the said Lender and in order to secure repayment thereof, it has mortgaged its development rights, units belonging to its component, present and future FSI/Units accruing to us from the said property along with 20 (Twenty) Flats in Wing "A" of the Project known as "**SILICON HOFE "A" WING**" having total RERA carpet area of 1233.04 sq.mtrs. as more particularly described and listed in Schedule – II thereto; on the terms and conditions as recorded therein and has also submitted legal and original documents as listed in letter dated 17th September 2021 addressed by them to the said Lender.

M.P. Vora

2. Our clients, by its Notarized Declaration dated 06th October 2021, inter alia, declared and confirmed save and except the said Indenture or Mortgage dated 24th September 2021 and submission of documents as listed in Letter dated 17th September 2021, it has not entered into any other Agreement or arrangement with any person or persons nor done, omitted or committed to do any acts, deeds, things or matters nor signed or executed any documents, deeds, writings, MOU, Agreements, Term Sheet, Partnership, Joint Venture, etc. by which or by reason whereof its right under the Development Agreement dated 14th September 2007 read with Supplementary Agreement dated 11th July 2018 is/are adversely affected or seriously prejudiced.

3. We have also caused searches taken from the Office of the Concerned Registration Authority through Mr. Sameer M. Sawant being Property Title Investigator who has submitted his Search Report dated 2nd October 2021 for the period from 1st March 2021 till 29th September 2021 and save and except the entry pertaining to the said Indenture of Mortgage dated 24th September 2021, we have not found any other encumbrances on the rights of our clients in respect of the said property. The said Search Clerk has also earlier issued his Search Report dated 3rd March 2021 for the period from 1991 to February 2021.

4. Based on perusal of the documents as referred above, information given by M/s. Shilpriya Builders and Developers (i.e. our clients) in the said Declaration dated 06th October 2021 and the said Search Report; subject to what is stated hereinabove, we are of the opinion that our Report on Title dated 7th May, 2021 still holds good.

Dated this 09th day of October, 2021.

For M/s. Pramodkumar & Co.(Regd.)



Partner
Advocates & Solicitors.