

IDDHI SHAH
DVOCATE & SOLICITOR

Off: A/8, Manorath, Dattapada x Rd: 2,
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Date:

SUPPLEMENTARY TITLE REPORT

To :

M/s.Sahakar Developers,
B/304, Kedarnath Apartment,
Vrindavan Marg, Ovaripada,
Near Shailendra Nagar Police Station,
Dahisar (East), Mumbai – 400 068.

Sub : My Title Report dated 13th November, 2013 in respect of the property bearing Survey No.30, Hissa No.4, corresponding to C.T.S.No.1113, (New CTS Nos.1113/A, 1113/B, 1113/C and 1113/D), admeasuring 1781.38 sq.yards equivalent to 1490 sq.mtrs. or thereabout and now bearing further New CTS Nos. as (i) CTS No.1113A/1, admeasuring 14.4 sq.mtr. (ii) CTS No.1113A/2, admeasuring 39.70 sq.mtrs. (falling under the D.P.Road), (iii) CTS No.1113A/3, admeasuring 1295.80 sq.mtrs. (Reserved for MH+D (Proposed), (iv) CTS No.1113A/4, admeasuring 101.60 sq.mtrs. (falling under the D.P.Road, and (v) CTS No.1113A/5, admeasuring 38.50 sq.mtrs. (falling under the D.P.Road) situate, lying and being at Village Dahisar, Taluka Borivali, Mumbai Suburban District, and bounded as follows:

On or towards East : By CTS Nos.1115-B, 1114-B.

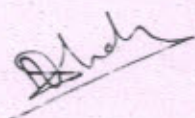
On or towards West : By CTS Nos.1110-A, 1112.



On or towards North : By CTS Nos.1112-C.

On or towards East : By CTS Nos.1110-B.

hereinafter referred to as "THE SAID PROPERTY".

Dear sir,



1. That I have issued the aforesaid Title Report dated 13th November, 2013 in respect of the said Property, the copy of which is annexed herewith.
2. Clause 7 of the said Title Report refers to the litigation relating to Surya Enterprises bearing Suit No.2548 of 2012 of the High Court, Bombay. The said Suit came to be settled by  Consent Terms dated 27.11.13 filed in the said Suit and by an  Order dated 27.11.13 passed by Lordship Justice Kathawala the said Consent Terms are taken on record and the said Suit stand as disposed off in terms of the said Consent Terms.
3. That by an Order dated 24th January, 2014 of amalgamation and sub-division read with Corrigendum dated 06.09.2014 of the Collector Mumbai Suburban District. The said Larger Property is amalgamated and sub-divided. Pursuant to the said Order by an Entry dated 24.09.2014 recorded in the Property Registered Card of the said Larger Property the same is sub-divided as follows:

Sr.No. CTS No. Area

- | | | |
|----|---------|-----------------------------------------------|
| a) | 1113A/1 | 14.4 sq.mtr. |
| b) | 1113A/2 | 39.70sq.mtrs.(falling under the D.P.Road) |
| c) | 1113A/3 | 1295.80sq.mtrs. (Reserved for MH+D (Proposed) |
| d) | 1113A/4 | 101.60 sq.mtrs. (falling under the D.P.Road) |
| e) | 1113A/5 | 38.50 sq.mtrs. (falling under the D.P.Road) |



4. That a portion of the said CTS No.1113A/3, admeasuring 326.90 sq.mtrs. falling under the reservation Of Maternity Home and Dispensary is already takenover by the MCGM and the balance area left for development is 968.90 sq.mtrs. and the proposed building being constructed is constructed on an area admeasuring 968.90 sq.mtrs. of the said CTS No.1113/A/3.
5. By an Indenture Deed of Mortgage dated 22nd July, 2016 executed between Sahakar Developers i.e Yourselfs therein referred to as the Mortgagors and India Infoline Housing Finance Limited therein referred to as the Mortgagee/Lender, the said Property is Mortgaged with them for availing credit facility of Rs.9,95,00,000/- and on the terms and conditions mentioned therein and the said Deed of Mortgage is Registered at the office of the Sub-Registrar Borivali -9 MSD under Serial No. 5230 of 2016 dated 22.07.2016.
6. That Raghunath K. Vishwasrao acquired the said Property under Section 32 G of the Bombay Tenancy and Agricultural Lands Act, 1948 being the cultivator and 32M Certificate dated 23.06.1964 was issued by the Mamlatdar, Borivali and thereafter the name of the said Raghunath was recorded as the Kabjedar in the 7/12 extract of the said Property. One Haji Ali Mohammed challenged the said Orders and filed Suit No.1129 of 1989 in the City Civil Court at Bombay which came to be dismissed on 22.09.1995 and Notice of Motion No.5623 of 1995 was taken out for restoration of the said Suit and the said Notice of Motion also came to be dismissed on 28.04.2017 against which the said Haji Ali Mohammed filed Writ Petition Lodging No.16241 of 2017 and in the said Petition for the first time the Sahakar Developers i.e. Yourselfs are also joined as Respondents and the said Petition is pending for hearing and final disposal.



7. This Supplementary Title Report shall be read alongwith the
Title Report dated 13th November, 2013.

At Mumbai

Dated this 12th day of July, 2017.

Yours truly,



RIDDHI D. SHAH
Advocate & Solicitor
ENRI No. MAH-3095-2006