

MH/RP

10th March 2022

To,

MahaRERAMumbai**SUPPLEMENTAL LEGAL TITLE REPORT****Sub:** Title clearance certificate with respect to plot of lands bearing: -

- (i) CTS No. 785, CTS No. 787, CTS No. 791, CTS No. 848, and C.T.S No. 792 – A (part) in all aggregating to 28,373.37 sq. meters (*“the First Land”*)
- (ii) CTS No. 784, CTS No. 784/1, CTS No. 786, CTS No. 788, CTS No. 792 A (part), C.T.S No. 790 and C.T.S No. 793 in all aggregating to 28,136.13 square meters lying being and situate at Nahur, Mulund Goregaon Link Road, Mumbai (*“Second Land”*)
and
- (iii) CTS No. 790 admeasuring 1577.40 square meters lying being and situate at Nahur, Mulund Goregaon Link Road, Mumbai (*“Third Land”*)

all aggregating to 58086.90 square meters and an area 56,509.50 square meters as per Property Card situated at Village Nahur, Mumbai in Registration District and Sub District of Mumbai City and Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai.

Under instructions from and on behalf of our clients, **Atmosphere Realty Private Limited** formerly known as Man Chandak Developers Private Limited (hereinafter referred to as *“the Company”*) having their registered office at 808, 8th Floor, Krushal Commercial Complex, above Shoppers Stop, G.M. Road, Chembur (W), Mumbai – 400 089 we have examined the right of **Atmosphere Realty Private Limited** in respect of the properties more particularly described in the **Schedule** hereunder written and have issued on 7th March 2022 our Title Report.

As the search reports made available to us were up to July 2020 and July 2021 respective and since the charges were reflecting on the website of ROC, we have called upon the said **Atmosphere Realty Private Limited** to furnish the documents creating the charges in the month of September and December, 2021. Accordingly, the documents were furnished to us and upon examination it appears to us that :-

- (i) By and under Indenture of Mortgage dated 27th September, 2021 and registered with the Sub-Registrar of Assurances under serial no. 17600 of 2021, the Company has inter-alia created a mortgage in favour of Aditya Birla Finance Limited in respect of the said secured property as mentioned in the Indenture of Mortgage to secure a rupee term loan facilities of Rs.125,00,00,000/- (Rupees One Hundred Twenty Five Crores only), under the terms and conditions contained therein.

gaurav shah mohammed himayatullah pinky shah lubna himayat

- (ii) By and under Supplemental Mortgage deed dated 22nd November, 2021 and registered with the Sub-Registrar of Assurances under serial no. 21095 of 2021, the Company has inter-alia created a mortgage in favour of Aditya Birla Finance Limited in respect of the additional secured property as mentioned in the Indenture of Mortgage under the terms and conditions contained therein.
- (iii) By and under Indenture of Mortgage dated 24th December, 2021 and registered with the Sub-Registrar of Assurances under serial no. 19879 of 2021, the Company has inter-alia created a mortgage in favour of Aditya Birla Finance Limited in respect of the secured property as mentioned in the Indenture of Mortgage to secure a rupee term loan facilities of Rs.100,00,00,000/- (Rupees One Hundred Crores only), under the terms and conditions contained therein

CONCLUSION:

In our view subject to what is stated in our Report dated 7th March 2022, the Company is the owner of the said land-I, land-II and land-III aggregates to 58086.90 square meters and an area 56,509.50 square meters as per Property Card and subject to the aforesaid Mortgage, the Company's right title and interest in respect of said land-I, said land-II and said land-III is clear and marketable and the Company is entitled to develop the same in accordance with the provisions of Development Control Regulation 1991 for Greater Mumbai and/or Development Control Promotion Regulation 2034 after obtaining appropriate permission from the competent authority. In issuing this report, we have assumed the followings:-

- a) that there are no agreements or other arrangements having contractual effect or otherwise modifying, altering and/or negating any of the terms or affecting the documents perused by us;
- b) that the information provided by the Company is accurate, not misleading and does not contain any misstatement;
- c) that said land-I, II and III is not subject matter of any proceedings initiated by Government or Local Body or authority or under the Epidemic Diseases Act or Defence of India Act or the Maharashtra Land Revenue Code, the Bombay Tenancy and Agricultural Lands (Ceiling on Holdings) Act, 1965 including under the Urban Land Ceiling and Regulation Act, 1976 and/or under provisions of any other legislative enactments, Government Ordinance or Order or Notification.

Dated this 10th day of March 2022.

Yours faithfully,
For *Negandhi Shah & Himayatullah*

Negandhi Shah
Partner