



Ref.:

Date:

ADDENDUM TO TITLE REPORT DATED 14.10.2021

I. DESCRIPTION OF PROPERTY:

All those pieces and parcels of land or ground admeasuring in the aggregate Hectares 23 = 10.37 Ares out of aggregated lands admeasuring Hectares 40 = 97.35 Ares i.e. 409735 sq. mtrs comprised of lands mentioned in the table below, all situate, lying and being at Village Manjari within the Registration Sub-District of Taluka Haveli, District Pune, the details of the lands are as following:

<u>Sr. No.</u>	<u>Gat No./ Hissa No.</u>	<u>Total Area of layout in Hectares=Ares</u>	<u>Area being subject matter of this report</u>
1	124	03 = 19	01 = 77.37
2	125	03 = 20	01 = 77.14
3	127	01 = 02	01 = 02
4	128	00 = 49	00 = 49
5	129	00 = 57	00 = 57
6	130	00 = 45	00 = 45
7	131	01 = 47	00 = 97.64
8	132	01 = 10	00 = 06.88
9	137	02 = 25 out of 02 = 89	02 = 25
10	138	02 = 88	02 = 88
11	139	00 = 81	00 = 81



12	140	00 = 36	00 = 36
13	141	00 = 70	00 = 70
14	142	00 = 34	00 = 34
15	144	00 = 43	00 = 38.27
16	145	00 = 52	00 = 52
17	146	01 = 25.5 out of 02 = 51	00 = 98.93
18	147	01 = 26	00 = 88.58
19	148	01 = 00	-----
20	149	00 = 92	-----
21	150	00 = 94	-----
22	151	01 = 03	-----
23	152	00 = 59	-----
24	153	01 = 30	-----
25	155	00 = 96	-----
26	156	00 = 68	00 = 00.87
27	157	00 = 69	00 = 06.93
28	158	00 = 76	00 = 37.58
29	159	00 = 27 out of 00 = 86	00 = 27
30	160	01 = 02	00 = 61.02
31	161	00=32.50 Ares out of 00 = 78	00 = 01.46
32	162	01 = 08	00 = 68.47
33	163	00 = 83	00 = 07.41
34	164	01 = 05	00 = 07.78
35	166	01 = 09	00 = 07.22
36	167	00 = 57	00 = 03.47
37	169	00 = 39.75 out of 01 = 59	00 = 39.75



38	170	01= 97.60 out of 02 = 47	01 = 97.6
39	194	01= 20 out of 02 = 48	01 = 20
TOTAL		40 = 97.35	23 = 10.37

The aforesaid lands admeasuring in aggregate Hectares 40 = 97.35 Ares i.e. 409735 sq.mtrs. is hereinafter referred to as **"the said Larger Property"** and the area admeasuring Hectares 23 = 10.37 Ares which is the subject matter of this report is hereinafter referred to as **"the said Property"**.

II. INSTRUCTIONS:

- 1) On the instructions received by us from our Client, Manjari Housing Projects LLP, a Limited Liability psrtnership firm duly incorporated under the provisions of the Limited Liability Prtnership Act 2008 having its Office at "Godrej One", 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli, Mumbai 400079, (hereinafter referred to as **"the said Owner"**), we had issued Title Report dated 14.10.2021 in respect of the said Property i.e admeasuring Hectares 23 = 10.37 Ares out of the said Larger Property, in furtherance of the Title Certificate dated 27.10.2020 issued by M/s Hariani & Co., Advocate & Solicitor as mentioned therein.
- 2) We have now been requested by our Client to consider certain developments which have taken place subsequent to the issuance of our Title Report dated 14.10.2021, with a view to update their title to the said Property.



III. LIST OF DOCUMENTS

- 1) Our Client has furnished us the following documents:
 - a) Scanned copies of Latest VII/XII Extracts pertaining to the above captioned lands.
 - b) Scanned copy of Mortgage Deed dated 3.03.2022 (duly Registered under Serial No. 2385 of 2022 with the Sub-Registrar Haveli No. XIV, Pune).
 - c) Scanned copy of RERA Registration number in respect of Project known as Godrej Sky Greens Phase I
 - d) Scanned copy of RERA Registration Certificate in respect of Project known as Godrej Sky Greens Phase II

IV. UPDATE ON TITLE :

- 1) Upon perusal of the documents furnished to us, we have observed as following :
 - a) Vide a Deed of Mortgaged dated 3.03.2022 (duly Registered under Serial No. 2385 of 2022 with the Sub-Registrar Haveli XIV, Pune) executed by and between, inter-alia, the said Owner and ICICI Bank Limited, a company incorporated under the provisions of the Companies Act, 1956 and a bank within the meaning of the Bank by Regulation Act, 1949 having its Registered Office at ICICI Bank Tower, Near Chakli Circle Old Padra Road, Vadodara-395007, Gujarat, the said Owner taken certain loan facilities from the said ICICI Bank Limited and mortgaged the said Property with the said Bank.
 - b) Under the said Title Report we have mentioned about RERA Registration of three Projects known as Godrej Boulevard,



Godrej Park Springs and Godrej Parkridg. Subsequently, our Client has furnished us RERA Registration numbers for the following Projects:

Project Name	RERA Registration No.
Godrej Sky Greens Phase I	P52100032428 dated 4.01.2022
Godrej Sky Greens Phase II	P52100032794 dated 29.01.2022

- c) While issuing this Report, we have caused search to be taken through Shri. Rajesh S. Palse, Advocate of the available and relevant Index II Record on the website of Department of Registration and Stamps Government of Maharashtra for the period of 7.10.2021 upto 13.05.2022 in respect of the said Property and issued the Search Report dated 16.05.2022. Such search of the said Index II Record has not disclosed any outstanding encumbrance on or in respect of the said Property or any entry adverse to the title of the said Owner to the said Property save and except of Agreements executed in favour of purchasers of Flats/Units in the Project being constructed on the said Property and of aforesaid charge of ICICI Bank Limited.

V: GENERAL

- a) This report is based on the review of scanned copy of documents as mentioned above made available for our perusal and also on the information furnished and representations made by the Client through its representative to us.
- b) Save and except of litigation as mentioned in our Title Report dated 4.10.2021, we are not provided with any papers/details



pertaining to any pending litigation, proceedings, enquiry, etc. before any court of law, Tribunal, etc in respect of the said Property and we have relied on the same and no separate search in the courts is carried out by us.

- c) On the perusal of papers provided to us, it is observed that presently there is no mortgage, charge, liens, attachments, claims, demands or other encumbrances on or against the above captioned Property save and except charge of ICICI Bank Limited.
- d) We have not inspected and perused the original documents in respect of the said Property.
- e) For the purpose of this report, we have assumed the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as scanned copies.
- f) We express no view relating to reservation, FSI, plan, permission, approval or development potential of the said Property.
- g) We have not verified and express no view pertaining to construction of housing project, sell of units/flats in such housing project, compliance of provisions of Real Estate (Regulation and Development) Act, 2016 and matters/issues pertaining to the same.
- h) We have assumed the accuracy and completeness of all factual representation made in the documents.



VI: CONCLUSION

On the basis of above, we are of the opinion that that subject to what is mentioned in our Title Report dated 14.10.2021 issued in furtherance of Title Certificate dated 27.10.2020 issued by M/s. Hariani & Co., Advocate & Solicitor and mentioned hereinabove, the title of the said Owner to the said Land appears to be free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained subject to the provisions, Rules and Regulations of Integrated Township and of Real Estate (Regulatory and Development) Act, 2016. If the facts are different from any of the documents/revenue records and information furnished or documents subsequently furnished and the contents thereof are contrary to the observations on the title made herein, it could have material impact on our conclusions.

VII: DISCLAIMER:

This Addendum to Title Report is addressed to Manjari Housing Projects LLP alone and may be disclosed or furnished by it as may be required in connection with any transaction or legal process. Hence this report shall not be furnished, quoted or relied on by any person or entity other than Manjari Housing Projects LLP for any purpose without our prior written consent.

Dated this 18th Day of May, 2022.

For BENCHMARK LEGAL SERVICES LLP



KIRAN KHANDELWAL, ADVOCATE