

SUPPLEMENTAL REPORT ON TITLE

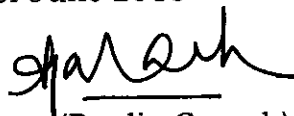
**Bellissimo Developers Thane Private Limited
(formerly known as Lodha Developers Thane
Developers Private Limited)**

(ex-parte)

**Sub : Land lying being and situate at Village Balkum, Kolshet and
Dhokali, Taluka and District Thane admeasuring 351741.40 sq.
mtrs. or thereabouts alongwith the structures standing thereon
bearing various Survey Numbers and Hissa Numbers in the
registration district of Thane ("Property")**

1. This has reference to my Report on Title dated 1st June 2016 in respect of the Property described in Schedule thereunder written read with Supplemental Report on Title dated 26th April 2017, 15th June 2017 and 27th September 2017 wherein it is interalia certified that my clients Lodha Developers Thane Private Limited (formerly known as Ishwer Realty and Technologies Private Limited), is entitled to the Freehold land and Sanad Land as absolute Owners thereof and as such entitled to carry out development on the same.
2. I give hereunder updation in connection with the said Reports on Title.
3. By and under Certificate of Incorporation dated 7th January 2018, pursuant to name change, the name of Lodha Developers Thane Private Limited has now been changed to Bellissimo Developers Thane Private Limited from the said date of the Certificate of Incorporation.
4. On taking into account afresh Certificate of Incorporation, I hereby confirm to certify that Bellissimo Developers Thane Private Limited is entitled to the said Property more particularly described in the Schedule of Report on Title dated 1st June 2016 as Owners thereof and carry out development thereon and as such otherwise have a marketable title to the same.

Dated this 05th day of June 2018


(Pradip Garach)
Advocate High Court Bombay

FIFTH SUPPLEMENTAL REPORT ON TITLE

**Bellissimo Developers Thane Private Limited
(formerly known as Lodha Developers Thane
Private Limited)**

(ex-parte)

**Sub : Land lying being and situate at Village Balkum, Kolshet and
Dhokali, Taluka and District Thane admeasuring 351741.40 sq.
mtrs. or thereabouts alongwith the structures standing thereon
bearing various Survey Numbers and Hissa Numbers in the
registration district of Thane ("Property")**

1. This has reference to my Report on Title dated 1st June 2016 and Supplemental thereto ended with Fourth Supplemental Report on Title dated 1st June 2018 in respect of the Property described in Schedule thereunder to my Report on Title dated 1st June 2016. Under the said Reports, on the basis of findings stated therein, it is inter alia certified that my clients Bellissimo Developers Thane Private Limited (hitherto Lodha Developers Thane Private Limited / Ishwer Realty and Technologies Private Limited), are entitled to the Freehold land and Sanad Land more particularly described in Schedule thereunder written (being referred as said Property hereto and thereto) as absolute Owners thereof and as such entitled to carry out development on the same.
2. I have now been informed by my clients that a portion of the said Property came to be mortgaged under various mortgages executed and registered by my clients in favour of respective Financial institutions, details whereof are hereunder mentioned, with request to update my earlier Report on Title by incorporating such mortgages.
3. By Deed of Mortgage dated 30th June 2017 executed between Lodha Developers Thane Private Limited as Issuer/Mortgagor of the One Part and Vistra ITCL (India) Limited as a Mortgagee of the Other Part and registered under No.TNN12-1816/2017 where under the Mortgagor/Issuer has mortgaged assured and charged unto the mortgagee as and by way of i) Second Ranking continuing security on Property admeasuring 81,662.17 sq. mtrs or thereabouts (more particularly mentioned in Schedule thereunder written) with all construction thereon (being referred as First Mortgage Property thereto) as well as ii) First Ranking continuing security in respect of Project Escrow Account and Subscription Escrow Account (being

referred as Second Mortgaged Property thereto), which are particularly detailed in Clauses 4.1 & 4.2 of the Deed of Mortgage read with schedule referred thereto, pursuant to the Debenture Trust Deed dated 30th June 2017 entered into and executed between Lodha Developers Thane Private Limited as Issuer, Superior Investment PTE Limited, Cloud Investment PTE Limited and HDFC Ventures Trustee Company Limited as Subscriber 1, Subscriber 2 and Subscriber 3 respectively and Vistra ITCL (India) Limited as Debenture Trustee and other ancillary Debenture documents and in consideration of debenture subscribed by the said Subscribers, on terms, covenants and conditions stated therein.

4. By Deed of Mortgage dated 6th July 2017 executed between Lodha Developers Thane Private Limited as Borrower and PNB Housing Finance Limited as a Mortgagee and registered under No.TNN5-8894/2017 where under the Borrower has taken credit facility from the Mortgagee inter alia on the security of the Mortgaged Properties more particularly described in the Part I and Part II of the Schedule A thereunder written forming a part of the Property mentioned in the Schedule of my Report on Title dated 1st June 2016, on terms, covenants and conditions stated therein.
5. Subject to mortgages stated hereinabove, I hereby confirm that my clients Bellissimo Developers Thane Private Limited continue to be entitled to the said Property as Owners thereof and carry out development thereon, in accordance with plans design and specifications sanctioned by the concerned authority.
6. In the premises aforesaid, my Report on Title dated 1st June 2016 and Supplemental thereto stands modified and be read and construed accordingly.

Dated this 28th day of September 2018


(Pradip Garach)
Advocate High Court Bombay

SIXTH SUPPLEMENTAL REPORT ON TITLE

**Lodha Developers Limited
(hitherto Bellissimo Developers
Thane Private Limited)**

(ex-parte)

**Sub : Land lying being and situate at Village Balkum, Kolshet and
Dhokali, Taluka and District Thane admeasuring 351741.40 sq.
mtrs. or thereabouts alongwith the structures standing thereon
bearing various Survey Numbers and Hissa Numbers in the
registration district of Thane now being developed by Project
name Lodha Amara ("Property")**

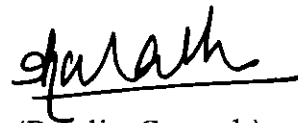
1. I have issued Report on Title dated dated 1st June 2016 and Supplemental thereto ended with Fifth Supplemental Report on Title dated 28th September 2018 (collectively called "Reports") in respect of the Property described in Schedule thereunder to my Report on Title dated 1st June 2016.
2. Under the said Reports, on the basis of findings stated therein, it is inter alia certified that my clients Bellissimo Developers Thane Private Limited (hitherto Lodha Developers Thane Private Limited / Ishwer Realty and Technologies Private Limited), are entitled to the Freehold land and Sanad Land more particularly described in Schedule thereunder written (being referred as said Property hereto and thereto) as absolute Owners thereof and as such entitled to carry out development on the same.
3. I have now been requested by my clients to issue Supplemental Report to my earlier Reports to update by incorporating certain material occurrences taken place in connection with the title of my clients to the said Property.
4. For the said purpose, I have perused
 - a. Indenture of Mortgage for Additional Security ("Supplemental Deed") dated 27th September 2017 between Lodha Developers Thane Private Limited as Mortgagor and IDBI Trusteeship Services Limited as Security Trustee
 - b. Supplemental Deed of Mortgage dated 22nd January 2019 to the Deed of Mortgage dated 30th June 2017 between Lodha Developers Limited as Mortgagor and and Vistara ITCL (India) Limited as Mortgagee

- c. Common Order dated 02.11.2018 of National Company Law Tribunal (NCLT) for sanction of merger by absorption between Bellissimo Developers Thane Private Limited (Transferor Company) and Lodha Developers Limited (Transferee Company)
5. By Indenture of Mortgage for Additional Security ("Supplemental Deed") dated 27th September 2017 executed between Lodha Developers Thane Private Limited as Mortgagor of the One Part and IDBI Trusteeship Services Limited as a Security Trustee of the Other Part and registered under No.TNN5-11243/2017 with the Sub-Registrar of Assurances at Thane, wherein the Mortgagor, in pursuance of additional loan facility amount granted to Mortgagor by Term Lenders i.e. Union Bank of India Consortium and to secure repayment of such mortgage debts, created a security in favour of Security Trustee, for the benefit of Term Lenders, as a first charge on pari passu basis on property set out Schedule I thereunder written (forming portion of the Property mentioned in Annexure A i.e. Sanad Land and Free hold Lands to my Report on Title dated 01/06/2016) together with all estates, right, title and interest and claim and demand whatsoever of Mortgagor thereto on terms, covenants and conditions stated therein
6. By Supplemental Deed of Mortgage dated 22nd January 2019 to the Principal Deed of Mortgage dated 30th June 2017 between Lodha Developers Limited as Mortgagor of the One Part and Vistara ITCL (India) Limited as Mortgagee of the Other Part and registered under No.TNN1-1087/2019 with the Sub-Registrar of Assurances at Thane whereby the parties thereto agreed to modify the Deed of Mortgage dated 30th June 2017 and thereupon incorporated amendments mentioned Clause 3 (3.1 to 3.8) and inter alia creation of second pari passu charge on additional property described in Schedule II thereunder written (forming portion of the Property mentioned in Annexure A i.e. Sanad Land and Free hold Lands to my Report on Title dated 01/06/2016), the Plot C Receivables and Plot C Lenders Escrow Account (as defined therein), in addition to the Security furnished, pursuant to Clause 14 (Security) of the Debenrure Trust Deed and the Mortgage Deed, on the terms, covenants and conditions stated therein.
7. By a Scheme of Merger by Absorption under Sections 230 to 232 of the Companies Act, 2013 came to be filed before National Company Law Tribunal, Mumbai Bench by Bellissimo Developers Thane Private Limited (the Transferor Company) and Lodha Developers Limited (the Transferee Company), under which the entire business of Transferor Company as going concern including all the assets, properties

movables and immovables and other assets of whatsoever nature and all rights and power of every kind, nature and description of Bellissimo Developers Thane Private Limited, without further act or deed, are to be transferred to and vested in or be deemed to be transferred to and vested in Lodha Developers Limited with effect from Appointed Date therein. Further, upon the Scheme becoming effective, Bellissimo Developers Thane Private Limited would stand dissolved without winding up of the Transferor Company.

8. On 2nd November 2018, the said Scheme has been sanctioned by the Hon'ble NCLT Tribunal and the said Property now deemed to have been vested in Lodha Developers Limited.
9. Subject to what is stated hereinabove, while confirming my earlier reports, I once again confirm that my clients Lodha Developers Limited (hitherto Bellissimo Developers Thane Private Limited) continue to be entitled to the said Property as Owners thereof and carrying out development thereon Project by name Lodha Amara, in accordance with plans design and specifications sanctioned by the concerned authority.
10. In the premises aforesaid, my Report on Title dated 1st June 2016 and Supplemental thereto stands modified and be read and construed accordingly.

Dated this 19th day of February 2019



(Pradip Garach)
Advocate High Court Bombay

SEVENTH SUPPLEMENTAL REPORT ON TITLE

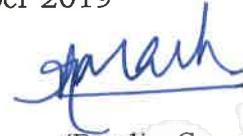
Sub : **Land lying being and situate at Village Balkum, Kolshet and Dhokali, Taluka and District Thane admeasuring 351741.40 sq. mtrs. or thereabouts bearing various Survey Numbers and Hissa Numbers in the registration district of Thane (described in First Report on Title referred hereunder) and buildings constructed thereon by Project name Lodha Amara ("Property")**

1. On the instructions of my client Macrotech Developers Limited hitherto Lodha Developers Limited (then Bellissimo Developers Thane Private Limited / Lodha Developers Thane Private Limited which in turns originally Ishwer Realty and Technologies Private Limited) ("**Company**"), I have issued Report on Title dated 1st June 2016 and Supplemental thereto ended with Sixth Supplemental Report dated 19th February 2019 ("**Reports on Title**") inter alia certifying that the Company is entitled to the said Property more particularly described in Annexure – A of First Report on Title dated 01/06/2016 and construction thereon as absolute Owner thereof.
2. I have been requested by my client to update the above referred Reports on Title so as to incorporate following material developments / changes with regard to its title to the said Property.
3. By Indenture of Mortgage dated 14/12/2018 executed by and between Lodha Developers Limited (erstwhile known as Bellissimo Developers Thane Private Limited) as the Borrower/Mortgagor and Lodha Developers Limited as the Mortgagor and registered under No.TNN9-13947/2018 with the Sub-Registrar of Assurances at Thane in favour of IDBI Trusteeship Services Limited as Security Trustee, wherein the Borrower/Mortgagor has taken financial facilities (as defined therein) from Lenders viz. L & T Finance Limited and its group companies (L& T Consortium) under certain financial documents as mentioned therein, and for due repayment of the same, inter alia created mortgage on its properties which includes its certain Sanad and Freehold land in Village Dhokali and Kolshet (which are forming part of land mentioned in the Annexure – A in Report on Title dated 01/06/2016) and unsold units in the buildings construction thereon along with certain land in Village Uttarshiv and Nagaon, more particularly described in Schedule II – Description of Mortgaged Properties thereunder written, on terms, covenants and conditions stated therein. This mortgage / charge is duly registered with the Registrar of Companies.
4. By a Certificate of Incorporation dated 24th May 2019, pursuant to the change of name under the provision of Rule 29 of Companies

(Incorporation) Rules 2014 issued by Registrar of Companies, it is certified that name of the Company changed from Lodha Developers Limited to Macrotech Developers Limited with effect from and on the date of the said Certificate.

5. On the basis of the aforesaid findings and subject to what is stated in aforesaid earlier Reports on Title and subsisting mortgages stated therein, I once again hereby certify that Macrotech Developers Limited is entitled to the said Property and Units in the buildings thereon as Owner thereof and has clear and marketable title to the same.
6. In the premises aforesaid, earlier Reports on Title stands modified and be read and construed accordingly.

Dated this 09th day of November 2019



(Pradip Garach)
Advocate High Court, Bombay

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