

### **THIRD SUPPLEMENTAL REPORT ON TITLE**

Re : Land bearing CS No.1/157 of Lower Parel Division, admeasuring 3626.03 sq. mtrs. situate lying and being at Mingal Mandly, Fergusson Road, now known as Sun Mill Road ("said Property")

1. I note that Kanga & Company, Advocates and Solicitors have issued Report on Title dated 18<sup>th</sup> February 2009 and Supplemental thereto wherein it is inter alia certified that Hi-Class Buildcon Private Limited and in turns Lodha Developers Limited is the Owner of the captioned Property and having clear and marketable title to the same and entitled to carry out development thereon.
2. I have been requested by my client Macrotech Developers Limited hitherto known as Lodha Developers Limited to update the above referred Report on Title and Supplemental thereto so as to incorporate litigation filed for and against Hi-Class Buildcon Private Limited in intervening period of the said Supplemental Report as well as now change of name of Lodha Developers Limited to Macrotech Developers Limited.
3. I am now informed that there are following litigations filed before Small Cause Court at Mumbai with respect to room premises in the buildings on the said Property.

<b>Suit No.</b>	<b>Plaintiffs</b>	<b>Defendants</b>	<b>Remark</b>
RAE 351/2013	Hi-Class Buildcon Private Limited	Bhikaji Rane	Subject matter of the suit is suit premises bearing Room No.22, Rajuji Manaji Chawl No.1. this is an eviction suit filed by my client against the tenant and occupant under section 16 (1) (b), 16 (1) (e), 16 (1) (n) of Maharashtra Rent Control Act, 1999. The suit is pending.
RAD 499/2015	Sunayana Janardhan Gawade	Hi- Class Buildcon Private Limited and Others	Subject matter of the suit is suit premises bearing Room No.30, Rajuji Manaji Chawl No.6. The dispute is between tenants and occupants and my client being a land lord are made party Defendant No.1. This suit is pending

P.Appeal 426/2014	Naresh Atmaram Lad (Appellant)	Dattaram Ramchandra Lad and Others (Respondents)  Hi-Class Buildcon Private Limited is Party Defendant No.3	Suit No.123/159 of 2010 filed by the Appellant was dismissed by Judgement dated 01/09/2014 for suit premises being Room No.36, Rajaji Manaji Chawl No.5. This Appeal is pending.
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These litigations are related to the room premises of the buildings standing on the said Property and same shall have no impact on the title of the Property.

4. By a Certificate of Incorporation, 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 24<sup>th</sup> May 2019.
5. In view of the above, I hereby certify that Macrotech Developers Limited is now the Owner of the said Property and development thereon subject to what is stated in aforesaid earlier Report on Title and Supplemental thereto.
6. In the premises aforesaid, earlier Report on Title and Supplemental thereto stands modified and be read and construed accordingly.

Dated this 26<sup>th</sup> day of August, 2019

  
(Pradip Garach)  
Advocate High Court, Bombay