

Ref No: REF/YB/DMA/KH-KA

**To,
Catalyst Trusteeship Limited
(Debenture Trustee)**

LEGAL OPINION BASED ON TITLE DEEDS AND ON SEARCH AT SUB REGISTRAR'S OFFICE. THIS TITLE REPORT SHOULD BE READ IN REFERENCE TO THE MASTER TITLE REPORT DATED 03.11.2023 & 29.12.2023 AND ANNEXURES ANNEXED THEREWITH ISSUED BY US CERTIFYING THE TITLE OF M/S. MACROTECH DEVELOERS LIMITED (NOW KNOWN AS LODHA DEVELOPERS LIMITED) EXCEPT TO THE EXTENT UPDATED PURSUANT TO THIS ADDENDUM

1.	Name & constitution of the Borrower (State if individual, HUF, Partnership firm, Sole proprietorship or Limited company etc.	:	Lodha Developers Limited (formally known as Macrotech Developers Limited) Public Limited Company
2.	Name & constitution of the Property Owner (State if individual, HUF, Partnership firm, Sole proprietorship or Limited company etc.)	:	Lodha Developers Limited (formally known as Macrotech Developers Limited) Public Limited Company
3.	Nature and Permitted Usage of the Property (a) Nature of the property whether Lease Hold/ Freehold. (b) Usage of property whether agricultural/residential/ commercial/ mix land use. (c) Kindly mention which supporting document has been perused to ascertain point (b) above.	:	a) The said Property is a Freehold property which are freely transferable. (b) The Said Property is for special township projects comprise of mixed usage. (c) Please refer to Annexure I
4.	If the nature of the property is lease hold, please specify:- (a) Expiry date of the Lease Deed; (b) NOC for mortgaging the said Property; (Whether required or not and from whom) (c) Any lease revocation terms/clauses;	:	Not Applicable

	(d) Any terms/conditions that may impact the enforceability of the mortgage charge? (e) Any terms/conditions that may impact the marketability of the subject property?																																																																																					
5.	Description of the Said Property (Detailed): Property being the land admeasuring 4,38,888 sq. mtrs. comprising of following Survey Numbers situated lying and being at Village of Waklan, Taluka within the Registration District and Sub District of Thane (" Said Property ") alongwith present and future construction and TDR/ FSI thereon (" FSI ").																																																																																					
	<table> <tr> <th>Sr. Nos.</th><th>New Survey No. / Hissa No.</th><th>Area as per 7-12 Extract</th></tr> <tr><td>1.</td><td>6/1</td><td>3,520</td></tr> <tr><td>2.</td><td>6/3</td><td>3,690</td></tr> <tr><td>3.</td><td>7/1</td><td>1,590</td></tr> <tr><td>4.</td><td>7/2</td><td>780</td></tr> <tr><td>5.</td><td>7/3</td><td>910</td></tr> <tr><td>6.</td><td>7/6</td><td>2,450</td></tr> <tr><td>7.</td><td>7/7</td><td>230</td></tr> <tr><td>8.</td><td>7/4/A</td><td>890</td></tr> <tr><td>9.</td><td>7/4/B</td><td>1,750</td></tr> <tr><td>10.</td><td>7/4/C</td><td>1,770</td></tr> <tr><td>11.</td><td>8/1</td><td>300</td></tr> <tr><td>12.</td><td>8/6</td><td>2,680</td></tr> <tr><td>13.</td><td>8/2/A</td><td>320</td></tr> <tr><td>14.</td><td>8/2/B</td><td>330</td></tr> <tr><td>15.</td><td>13/2</td><td>430</td></tr> <tr><td>16.</td><td>13/3</td><td>4,220</td></tr> <tr><td>17.</td><td>13/6</td><td>2,030</td></tr> <tr><td>18.</td><td>13/8</td><td>350</td></tr> <tr><td>19.</td><td>13/9</td><td>810</td></tr> <tr><td>20.</td><td>14/2</td><td>450</td></tr> <tr><td>21.</td><td>14/3/4</td><td>200</td></tr> <tr><td>22.</td><td>14/3/1</td><td>350</td></tr> <tr><td>23.</td><td>14/3/3</td><td>200</td></tr> <tr><td>24.</td><td>14/3/2</td><td>320</td></tr> <tr><td>25.</td><td>14/5</td><td>330</td></tr> <tr><td>26.</td><td>14/9</td><td>960</td></tr> <tr><td>27.</td><td>16/4</td><td>1,300</td></tr> </table>	Sr. Nos.	New Survey No. / Hissa No.	Area as per 7-12 Extract	1.	6/1	3,520	2.	6/3	3,690	3.	7/1	1,590	4.	7/2	780	5.	7/3	910	6.	7/6	2,450	7.	7/7	230	8.	7/4/A	890	9.	7/4/B	1,750	10.	7/4/C	1,770	11.	8/1	300	12.	8/6	2,680	13.	8/2/A	320	14.	8/2/B	330	15.	13/2	430	16.	13/3	4,220	17.	13/6	2,030	18.	13/8	350	19.	13/9	810	20.	14/2	450	21.	14/3/4	200	22.	14/3/1	350	23.	14/3/3	200	24.	14/3/2	320	25.	14/5	330	26.	14/9	960	27.	16/4	1,300	
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28.	16/5	780
29.	16/6	1,450
30.	16/7	730
31.	16/9	2,170
32.	17/2	980
33.	17/5	2,000
34.	17/6	710
35.	17/3/A	3,200 out of 4,450
36.	18/1	230
37.	18/2	380
38.	18/3	11,030
39.	18/4	1,830
40.	18/6	750
41.	18/7	1,000
42.	18/8	1,810
43.	18/10	2,500
44.	18/13	730
45.	18/14	2,410
46.	18/15	150
47.	19/1	1,700
48.	19/6	1,570
49.	21/0	5,700
50.	22/0	1,620
51.	23/1	7,030
52.	24/2	2,430
53.	24/3	4,640
54.	24/4	1,520
55.	24/6	4,350
56.	25/3	14,800
57.	25/4	4,000
58.	25/5	6,800
59.	26/5	350
60.	26/2/C	1,600
61.	27/2	2,800
62.	27/3	21,200
63.	29/1/B	4,000
64.	29/9	150
65.	29/10	3,010
66.	29/1/C	7,614
67.	30/1	1,400
68.	32/2	3,570
69.	33/3	880
70.	33/4	3,420

71.	33/6	330
72.	33/9	860
73.	33/11	130
74.	35/1	6,550
75.	35/3	1,290
76.	35/5	1,270
77.	35/7	1,970
78.	36/2	700
79.	102/1	4,780
80.	102/4	7,144 out of 7,540
81.	139/1	3,000
82.	139/2	1100
83.	140/1	9130
84.	140/2	8700
85.	141/2	5130
86.	141/6	11860
87.	142/2	2000
88.	142/4	1720
89.	147/2	510
90.	150/3	1640
91.	150/4	1370
92.	151/2/B	2,450
93.	152/1	6,780
94.	153/1	1430
95.	153/4	810
96.	153/6	6420
97.	153/8	580
98.	153/3/B	710
99.	154/1	1260
100.	154/4	1100
101.	154/6	4,130
102.	156/1	200
103.	156/3	600
104.	156/4	1100
105.	157/8	2330
106.	157/9	1300
107.	158/2	1640
108.	158/6	910
109.	158/1/A	9,050
110.	158/1/B	7,790
111.	159/2	300
112.	161/1	350
113.	161/2	600

114.	161/3	770
115.	161/4	1010
116.	162/1	900
117.	162/4	300
118.	162/5	700
119.	162/6	500
120.	162/9	6500
121.	162/11	7700
122.	162/14	2100
123.	162/16	2400
124.	162/19	2100
125.	162/20	1000
126.	162/21	6500
127.	162/28	3000
128.	163/1	4,450
129.	163/2	2180
130.	163/3	3070
131.	163/4	9,100
132.	163/5	1490
133.	164/1	910
134.	164/3	5530
135.	164/6	990
136.	164/7	200
137.	165/5	1440
138.	165/7	1620
139.	165/9	9080
140.	165/10	940
141.	165/11	960
142.	165/12	760
143.	167/1	13970
144.	168/1	710
145.	168/2	6140
146.	169/2/A	2670
147.	169/2/C	1970
148.	169/2/D	180
149.	170/1	4000
150.	170/2	4880
151.	171/1	3570
152.	171/2	7680
153.	171/5	6400
154.	172/1	3930
155.	172/5	4650
156.	180/5	1260

	157.	181/1	1500	
6.	List of documents produced by the bank before rendering final opinion. – Please also state whether original/ registered copy/photocopy etc.	:	We have perused Photocopies of following documents- 1. Consent Deed dated 22.03.2024 bearing reg. no. TNN-9/6114/2024 executed by 1) Dnyandev Sukanya Mhatre, 2) Vipul Shivram Mhatre and 3) Geeta Maruti Mhatre in the favour of M/s. Macrotech Developers Limited in respect of land bearing Survey No. 35/3 admeasuring 1290 sq. mtrs. lying and being situated at Village Waklan, Taluka Thane, District Thane interalia other land. 2. Confirmation dated 08.10.2024 bearing reg. no. TNN-9/19323/2024 executed by 1) Janabai Shripat Rupekar, 2) Wagharam Namdev Patil, 3) Ramesh Mhadu Mhatre, 4) Nanda Kesahv Rupekar, 5) Walkuram Namdev Patil, 6) Mohan Mhadu Mhatre, 7) Akash Balaram Patil, 8) Akshay Balaram Patil, 9) Anita Shivaji Jadhav, 10) Gurunath Mhadu Mhatre, 11) Lila Hareshwar Mhatre, 12) Janabai Namdev Patil in the favour of M/s. Macrotech Developers Limited. 3. Confirmation dated 22.10.2024 bearing reg. no. TNN-9/20792/2024 executed by 1) Asha Balaram Patil, 2) Akshada Ganesh Patil in the favour of M/s. Macrotech Developers Limited. 4. Release Deed dated 07.03.2018 bearing reg. no. TNN-12/3480/2018 executed by 1) Janabai Ratan Patil, 2) Rakhmabai Padharinath Bhoir, 3) Shwentabai Balkrishna Patil, 4)	

			Suman Laxman Bhoir in the favour of 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil in respect of land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane. 5. Agreement dated 07.03.2018 bearing reg. no. TNN-12/3481/2018 executed by 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil in the favour of M/s. Palava Dwellers Private Limited in respect of land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane. 6. Order dated 09.01.2018 issued by National Company Law Tribunal in CSP 896/2017, towards merger of M/s Palava Dwellers Private Limited into M/s Lodha Developers Private Limited. 7. Certificate of Incorporation consequent upon conversion of Public Limited Company dated 14.03.2018 issued by Registrar of Companies, Mumbai. 8. Certificate of Incorporation pursuant to change of Name dated 24.05.2019 issued by Registrar of Companies, Maharashtra and order dated 20.08.2021 bearing no.
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			Mahsul/Kaksh-1/H.Nond-1/T-3//Ka.vi 7769/2019 passed by the Tahsildar Thane. 9. Conveyance Deed dated 29.12.2023 bearing reg. no. TNN-9/23599/2023 executed by 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil in the favour of M/s. Macrotech Developers Limited in respect of land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane. 10. Agreement dated 31.03.2022 bearing reg. no. TNN-2/7614/2022 on 01.04.2022 executed by 1) Taibai Rama Patil, 2) Bebibai Baburao Khanavkar alias Indira Baburao Khanavkar, 3) Indrabai Atmaram Patil 4) Santosh Atmaram Patil, 5) Gulab Krushna Valapkar, 6) Vimal Atmaram Patil, 7) Ashalata Vasudeo Bhopi, 8) Nisha Bhagwan Mhatre, 9) Ashok Hari Patil, 10) Vithabai Shantaram Patil & 11) Chhabibai Shivram Pavshe, 12) Sunil Rama Patil, 13) Naresh Rama Patil & 14) Ganesh Rama Patil in the favour of M/s. Macrotech Developers Limited in respect of land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane. 11. Release Deed dated 25.08.2022 bearing reg. no. TNN-2/19299/2022 executed by 1) Taibai Rama Patil, 2) Bebibai Baburao Khanavkar alias
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			Indira Baburao Khanavkar, 3) Indrabai Atmaram Patil 4) Santosh Atmaram Patil, 5) Gulab Krushna Valapkar, 6) Vimal Atmaram Patil, 7) Ashalata Vasudeo Bhopi, 8) Nisha Bhagwan Mhatre, 9) Ashok Hari Patil, 10) Vithabai Shantaram Patil & 11) Chhabibai Shivram Pavshe in the favour of 1) Sunil Rama Patil, 2) Naresh Rama Patil & 3) Ganesh Rama Patil in respect land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane. 12. Conveyance Deed dated 06.08.2024 bearing reg. no. TNN-1/5925/2024 executed by 1) Sunil Rama Patil, 2) Ganesh Rama Patil and 3) Naresh Rama Patil in the favour of M/s. Macrotech Developers Limited in respect of land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane. 13. Supplementary Agreement dated 16.06.2025 bearing reg. no. TNN-9/12719/2025 executed by and between Santosh Atmaram Patil and M/s. Macrotech Developers Limited in respect of land bearing Survey No. 165/11 admeasuring 960 sq. mtrs. lying and being situated at Village Waklan, Taluka Thane, District Thane. 14. Certificate of Incorporation pursuant to change of Name dated 17.06.2025 issued by Registrar of Companies, Maharashtra.
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			15. Inter Office Note dated 13.01.2025 issued by Account Department Dombivali 16. Payment Acknowledgement receipt dated 11.02.2025 bearing ref. no.2155668 of Rs.36,44,065/- issued by Talathi Saja Waklan. 17. Deed of Reconveyance dated 03.09.2025 bearing reg. no. KLN-5/13844/2025 executed by and between IDBI Trusteeship Services Limited and M/s. Lodha Developers Limited. 18. Mutation Entry Nos. 3489 & 3510 in respect of Survey No. 35/3. 19. Mutation Entry No. 3284, 3296, 3310, 3330, 3407 & 3400 in respect of Survey No. 163/1. 20. Mutation Entry nos. 3264, 3213, 3433 in respect of Survey No. 163/4. 21. 7/12 Extract of said Property standing in the name of M/s. Macrotech Developers Limited.
7.	History of the title based on documents mentioned in clause 5 & on basis of 30 year's search made at SRO office or/and at Patwari/Talati office. (History should be mentioned for minimum 30 years from the date of conducting TSR.)	:	<u>FLOW OF TITLE:</u> Scope of our opinion is limited to the title of the Said Property only, based on perusal of the documents mentioned in column 5 below and search conducted with the Sub-Registrar of Assurances for the period of 01.01.2023 TO 11.09.2025 and ROC search of Lodha Developers Limited (formally known as Macrotech Developers Limited). We observe as under: - This Addendum Report is to be read along with the Master Title Report dated 03.11.2023 & 29.12.2023 and Annexures

		annexed therewith, except to the extent updated pursuant to this Addendum ("collectively to be referred to as Principal TSR") (annexed hereto as Annexure-I), we understand that the title of M/s. Lodha Developers Limited (formally known as Macrotech Developers Limited) in respect of the said Property as Owner was certified to be clear and marketable, subject to what is mentioned in the said Principal TSR. • <u>Land bearing Survey No. 35/3:</u> a) Thereafter, vide Consent Deed dated 22.03.2024 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-9/6114/2024, 1) Dnyandev Sukanya Mhatre, 2) Vipul Shivram Mhatre and 3) Geeta Maruti Mhatre, confirmed Conveyance Deed dated 15.09.2009 bearing reg. no. TNN-2/8353/2009 executed in the favour of M/s. Macrotech Developers Limited in respect of land bearing Survey No. 35/3 admeasuring 1290 sq. mtrs. lying and being situated at Village Waklan, Taluka Thane, District Thane interalia other land for consideration of Rs.15,00,000/- which was duly received and acknowledged by party of first part on the terms and conditions mentioned therein. <u>Note: On perusal of Consent Deed dated 22.03.2024 we understand that, 1) Dnyandev Sukanya Mhatre, 2) Vipul Shivram Mhatre and 3) Geeta Maruti Mhatre are occupiers of some area of land. However, on perusal of 7/12 Extract we observed that, names of 1) Dnyandev Sukanya Mhatre, 2) Vipul Shivram Mhatre and 3) Geeta Maruti Mhatre not recorded as occupier or holder on</u>
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		<u>7/12 Extract. Further we understand that, for precautionary cautions M/s. Macrotech Developers Limited executed aforesaid Consent Deed dated 22.03.2024.</u> • <u>Land bearing Survey No. 102/4</u> b) Thereafter, pursuant to Order dated 19.12.2024 bearing ref. no. UJ/BS/(Metro-3)/Waklan/N.H.4 Road/Possession/N.H.4 Road/Possession/ref. no.405/2024, M/s. Macrotech Developers Limited handed over possession of land admeasuring 396 sq.mtrs. out of land admeasuring 7540 sq. mtrs. interalia other lands in the favour of Taloja M.I.D.C to N.H. 4 Road- Mumbai Metropolitan Region Development Authority as evidenced from Mutation Entry No. 3489 dated 06.01.2025 and Mutation Entry No. 3510 dated 11.03.2025 and subsequently name of Taloja M.I.D.C to N.H. 4 Road- Mumbai Metropolitan Region Development Authority was recorded as owner of land admeasuring 396 sq. mtrs. on 7/12 Extract of land bearing Survey No. 102/4. • <u>Land bearing Survey No. 140/1</u> c) Thereafter, vide a Confirmation dated 08.10.2024 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-9/19323/2024, 1) Janabai Shripat Rupekar, 2) Wagharam Namdev Patil, 3) Ramesh Mhadu Mhatre, 4) Nanda Kesahv Rupekar, 5) Walkuram Namdev Patil, 6) Mohan Mhadu
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		Mhatre, 7) Akash Balaram Patil, 8) Akshay Balaram Patil, 9) Anita Shivaji Jadhav, 10) Gurunath Mhadu Mhatre, 11) Lila Hareshwar Mhatre, 12) Janabai Namdev Patil confirmed the Conveyance Deed dated 06.12.2010 bearing reg. no. TNN-2/13677/2010 executed in the favour of M/s. Macrotech Developers Limited for consideration of Rs.1,00,00,000/- which was duly received and acknowledged by party of first part on the terms and conditions mentioned therein. d) Thereafter, vide a Confirmation dated 22.10.2024 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-9/20792/2024, 1) Asha Balaram Patil, 2) Akshada Ganesh Patil confirmed the Conveyance Deed dated 06.12.2010 bearing reg. no. TNN-2/13677/2010 and Confirmation dated 08.10.2024 bearing reg. no. TNN-9/19323/2024 executed in the favour of M/s. Macrotech Developers Limited on the terms and conditions mentioned therein. <u>Note: We have not perused final Order passed in suit no. 2 of 2024 filed before Hon'ble Tahasildar and Revenue Officer, Thane in respect of Survey No. 140/1. However on perusal of aforesaid Confirmation Deed dated 22.10.2024 we understand that, matter was settled between them and M/s. Macrotech Developers Limited and they confirmed that they have no claim in respect of said Land bearing Survey No. 140/1 and they confirm</u>
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		<u>that they will withdraw the said suit No. 2 of 2024 filed before Tahasildar and Land Revenue Officer, Thane within period of 15 days. We have been informed by Mortgagor that, the said Suit no. 2 of 2024 is already withdrawn by the 1) Asha Balaram Patil, 2) Akshada Ganesh Patil and withdrawal order is already passed and they shall submit the said Order within period of 30 days. Hence it is advisable to obtained suitable Undertaking cum Indemnity from the Mortgagor that they shall submit the withdrawal order passed in suit No. 2 of 2024 filed before Tahasildar and Land Revenue Officer, Thane within the period of 30 days from the date of Undertaking cum Indemnity.</u> • <u>Land bearing Survey No. 163/1</u> e) Thereafter, Manohar Balkrishna Patil obtained loan of Rs.5,00,000/- by mortgaging land bearing Survey No. 163/1 inter alia other lands in the favour of Waklan Seva Co-operative Society Limited as evidenced from Mutation Entry No. 3284 dated 15.02.2023. f) Thereafter, vide a Release Deed dated 07.03.2018 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-12/3480/2018, 1) Janabai Ratan Patil, 2) Rakhmabai Padharinath Bhoir, 3) Shwentabai Balkrishna Patil, 4) Suman Laxman Bhoir, released and relinquished land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at
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			Village Waklan, Taluka Thane, District Thane in the favour of 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil on the terms and conditions mentioned therein and same was recorded vide Mutation Entry No. 3296 dated 01.03.2023. g) Thereafter, vide an Agreement dated 07.03.2018 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-12/3481/2018, 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil agreed to sell and convey land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane in the favour of M/s. Palava Dwellers Private Limited on the terms and conditions mentioned therein and same was recorded vide Mutation Entry No. 3310 dated 18.04.2023 and Mutation Entry No. 3330 dated 16.05.2023. h) Thereafter, vide an Order dated 09.01.2018 issued by National Company Law Tribunal in CSP 896/2017, M/s Palava Dwellers Private Limited was amalgamated/ merged into M/s Lodha Developers Private Limited. The said Order dated 09.01.2018 was duly adjudicated vide Case No. Adj/103/2018/CR No. 30/2019 by making payment of Rs. 90,40,000/- and was duly registered
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		on 09.07.2019 bearing reg. no. BBE-1/4374/2019. i) Thereafter, constitution of M/s Lodha Developers Private Limited was changed to Public Limited Company i.e., M/s Lodha Developers Limited vide a Certificate of Incorporation consequent upon conversion of Public Limited Company dated 14.03.2018 issued by Registrar of Companies, Mumbai. j) Thereafter, name of M/s Lodha Developers Limited was changed to M/s Macrotech Developers Limited vide a Certificate of Incorporation pursuant to change of Name dated 24.05.2019 issued by Registrar of Companies, Maharashtra and order dated 20.08.2021 bearing no. Mahsul/Kaksh-1/H.Nond-1/T-3//Ka.vi 7769/2019 passed by the Tahsildar Thane. k) Thereafter, vide a Conveyance Deed dated 29.12.2023 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-9/23599/2023, 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil, sold and conveyed land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane in the favour of M/s. Macrotech Developers Limited for consideration of Rs.1,10,00,000/- which was duly received and acknowledged by vendors on the terms and conditions mentioned
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			therein and same was recorded vide Mutation Entry No. 3407 dated 15.02.2024 and subsequently name of M/s. Macrotech Developers Limited duly recorded as owners on 7/12 Extract of Survey No. 163/1. l) Thereafter, vide an Order dated 19.01.2024 bearing No. Mehsul/K-1/T-2/Jaminbab/ Kavi – r-955/2024/206 issued by the Collector confirming the payment of 2% of Purchase Price and removed the restriction of Rule 43 Bombay Tenancy and Agricultural Land Act 1948 on land bearing land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane as mentioned therein as evidenced from Mutation Entry no. 3400 dated 05.02.2024. • <u>Land bearing Survey No. 163/4</u> m) Thereafter, vide an Agreement dated 31.03.2022 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-2/7614/2022 on 01.04.2022, 1) Taibai Rama Patil, 2) Bebibai Baburao Khanavkar alias Indira Baburao Khanavkar, 3) Indrabai Atmaram Patil 4) Santosh Atmaram Patil, 5) Gulab Krushna Valapkar, 6) Vimal Atmaram Patil, 7) Ashalata Vasudeo Bhopi, 8) Nisha Bhagwan Mhatre, 9) Ashok Hari Patil, 10) Vithabai Shantaram Patil & 11) Chhabibai Shivram Pavshe, 12) Sunil Rama Patil, 13) Naresh Rama Patil & 14) Ganesh Rama Patil agreed to sell and convey land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs.
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			bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane in the favour of M/s. Macrotech Developers Limited on the terms and conditions mentioned therein and same was recorded vide Mutation Entry No. 3264 dated 17.01.2023. n) Thereafter, vide a Release Deed dated 25.08.2022 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-2/19299/2022, 1) Taibai Rama Patil, 2) Bebibai Baburao Khanavkar alias Indira Baburao Khanavkar, 3) Indrabai Atmaram Patil 4) Santosh Atmaram Patil, 5) Gulab Krushna Valapkar, 6) Vimal Atmaram Patil, 7) Ashalata Vasudeo Bhopi, 8) Nisha Bhagwan Mhatre, 9) Ashok Hari Patil, 10) Vithabai Shantaram Patil & 11) Chhabibai Shivram Pavshe released and relinquished land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane in the favour of 1) Sunil Rama Patil, 2) Naresh Rama Patil & 3) Ganesh Rama Patil on the terms and conditions mentioned therein and same was evidenced vide Mutation Entry No. 3213 dated 04.10.2022. o) Thereafter, vide an Order dated 12.06.2024 bearing No. Kulwahivat/Kavi-4000/SR-16/2024 issued by the Collector confirming the payment of 40 percent nazrana amount of Rs.282/- and removed the restriction of Rule 43 Bombay Tenancy and Agricultural Land Act 1948 on land admeasuring 7200 sq.
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		mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane as mentioned therein as evidenced from Mutation Entry no. 3433 dated 25.06.2024. p) Thereafter, vide a Conveyance Deed dated 06.08.2024 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-1/5925/2024, 1) Sunil Rama Patil, 2) Ganesh Rama Patil and 3) Naresh Rama Patil, sold and conveyed land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane in the favour of M/s. Macrotech Developers Limited for consideration of Rs.4,14,25,000/- which was received and acknowledged by vendors on the terms and conditions mentioned therein. • <u>Land bearing Survey No. 165/11</u> q) Thereafter vide a Supplementary Agreement dated 16.06.2025 duly registered in the Office of Sub-Registrar of Assurance bearing reg. no. TNN-9/12719/2025 made and executed between Santosh Atmaram Patil and M/s. Macrotech Developers Limited modify certain terms of Conveyance Deed dated 09.06.2022 bearing reg. no. TNN-2/13290/2022 in respect of land bearing Survey No. 165/11 admeasuring 960 sq. mtrs. lying and being situated at Village Waklan, Taluka Thane, District Thane inter alia other land on the terms and
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		conditions mentioned therein interalia includes as under: Clause B(1) : <i>In consideration of the transfer of rights and title by the Vendor under Conveyance Deed dated 09.06.2022, M/s. Macrotech Developers Limited agreed to pay additional amount of Rs.20,56,000/- (Rupees Twenty Lakhs Fifty-Six Thousand only). This amount has been received by the First Party in full settlement, including deduction of TDS. Further, in the future, if any additional tax, charges, levy, duty, or TDS becomes applicable under law, the same shall be borne and paid by the Vendor. The said consideration has been accepted and acknowledged by the Vendor as full and final.</i> <u>Note: On perusal of Mutation Entry 2746 We understand that the 2% purchase Price in respect of Survey No. 161/2 has been paid by the Landowner. However, on perusal of 7/12 extract it appears that the 7/12 extract is still recorded as Occupancy Class II even when the 2% Purchase Price for conversion has already been paid. Thus, A Suitable Undertaking to be obtained that the Mortgagor shall make an Application to the Concerned Authority for the said change and shall get the Class of the Land bearing Survey No. 161/2 in due course of time.</u> <u>Common Tracing:</u> r) Thereafter, name of M/s Macrotech Developers Limited was changed to M/s Lodha Developers Limited vide a
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			Certificate of Incorporation pursuant to change of Name dated 17.06.2025 issued by Registrar of Companies, Maharashtra.
8.	In whose name the latest 7/12 extract/ Khata /property card/ patta/land records stands in the name of the present owner or the predecessor in title. Please also mention the document relied upon to ascertain the same.	:	M/s. Macrotech Developers Limited <u>Note: Since name of M/s. Macrotech Developers Limited is changed to M/s. Lodha Developers Limited. Hence it is advisable to update the name of owner on 7/12 Extract in due course of time.</u>
9.	Details of encumbrances, if any, and if so, how they are/ have been discharged. (a) Encumbrance certificate or/and SRO records or/and Patwari/Talati office records (as applicable) for minimum of 13 years to be verified however if the latest deed is prior to 13 years then search to be conducted from such latest registered deed. (b) Court Search in the relevant high court/NCLT records and confirmation that as on the date of the Report, there are no winding up petitions pending against the Mortgagors, where these are companies / LLPs. (c) Whether any adverse entries observed in Central Registry formed under SARFAESI (online search on www.cersai.org.in) (d) Kindly confirm whether ROC Search is required to be caused?	:	(a) SEARCH IN THE CONCERNED SUB - REGISTRAR OF ASSURANCES: At your instruction, we have caused to conduct search of the Said Property with the concerned Sub Registrar of Assurances from 01.01.2023 to 11.09.2025 from Search Clerk, Satyajeet Gangurde. Report of the same is annexed hereto as Annexure – II. On perusal of the same, we have not come across any adverse entry pertaining to the Said Property:- <u>(b) ONLINE LITIGATION SEARCH:</u> At your instruction, we have caused to conduct Online Litigation Search of M/s. Lodha Developers Limited (formally known as M/s. Macrotech Developers Limited) from the Perfios Software Solutions Private Limited. Online Litigation Search Report dated 19.08.2025 is annexed hereto as Annexure – II. We have been informed by Mortgagor that no pending suit or litigation mentioned in the said report are pertaining to our property. Hence it is advisable to obtained suitable Undertaking cum Indemnity in respect of same. (c) CERSAI SEARCH:

			We have conducted online search on the Official Website (www.cersai.org.in) of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) for the said Property. The search results of the same are annexed hereto as Annexure- III-A and III-B. On perusal of the search reports, we have not come across any charge registered/ recorded with Cersai in respect of the said Property (Asset Based Search) and on perusal of the Debtor search reports, we have not come across any adverse entry/charge registered/ recorded with Cersai in respect of the M/s. Lodha Developers Limited & M/s. Macrotech Developers Limited (Debtor Based Search). <i>NOTE: Our above observations are based on CERSAI's Reports generated from the said Official Website.</i> (d) ROC SEARCH: At your instruction, we have caused to conduct ROC search of M/s. Lodha Developers Limited from the DSMCO Company Secretaries, in respect of the Said Property. A report dated 16.08.2025 is annexed hereto as Annexure – IV. On perusal of the same, we observe that charges/encumbrances of IDBI Trusteeship Services Limited is recorded/ registered in respect of the Said Property.
10	Whether the property is affected by - (a) any local laws ? (for eg. Weaker Sections, Minorities, Tribal, Forest land laws, Wakf) (b) minor interest, litigation/ attachment charge	:	(a) Not Applicable. (b) We have not come across any minor's interest or litigation with respect to the said Property which conducting Addendum TSR.
11	Whether all the latest taxes, dues pertaining to the property proposed to be mortgaged have been paid? Provide details.	:	Letter dated 06.01.2025 was issued by Revenue Officer Waklan and called upon M/s. Macrotech Developers Limited to pay

			NA Assessment tax for period of 2024-2025 amounting to Rs.72,88,130/- <u>Note: We have been informed that, since the said project is going to be construct as Integrated Township Project, as per clause 14.1.1.13 (i) of U.D.C.P.R. 2020, the amount of non-agricultural assessment shall be exempted to the extent of 50% of the normal rate of land. Further, we have perused Inter Office Note dated 13.01.2025 issued by Account Department Dombivli thereby directing to pay NA Tax as per ITP sanctioned. and accordingly M/s. Macrotech Developers Limited paid an amount of Rs.36,44,065/- and Talathi Saja Waklan issued payment acknowledgement receipt of Rs.36,44,065/- and acknowledgment payment of NA Assessment Tax.</u>
12	If property is in question is open plot of land without any construction?	:	YES
13	(a) If the property/larger land has construction thereon including house/flat/warehouse/godown/shed etc., (b) Whether necessary construction permissions have been perused? Provide details of the document. (c) Whether Completion Certificate/Building Usage Certificate/Occupation Certificate issued by the concerned competent authority. Provide Details of the document.	:	(a) No (b) Not Applicable (c) Not Applicable
14	If the property is under construction	:	Not Applicable as the said plot of land is open plot without any construction.

	(a) If RERA is notified in the State? If yes, then; (b) RERA Registration No. (c) Whether any adverse entries/litigations updated on the official RERA website?		
15	Is there is any excess/ vacant land attracting provisions of Land Ceiling Act?	:	No, the said vacant land is not attracting any provisions of Land Ceiling Act.
16	Is the property affected by Urban Land Ceiling and Regulation Act? If so, whether permission of the relevant authority has been obtained for creating encumbrance?	:	No, the said property is not affected by Urban Land Ceiling and Regulation Act.
17	Is the Holding of property in accordance with provisions of Land Reforms Act?	:	Not Applicable since land is not agricultural land.
18	Whether there is any indication or doubt to show that the land belongs to Government or it is under acquisition proceedings of the Government?	:	No
19	Whether Bank's lien/mutation/noting before concerned revenue authority /society/development authority is required if Yes, with whom.	:	Mortgage to be mutated in revenue records.
20	Any other remark which the advocate / lawyer rendering the opinion wishes to make for creation of valid and enforceable security for the Loan.	:	No.
21	Is there any bar for mortgaging the lands as per any local law and whether permission/intimation from/to any authority is required to obtained/given before/after creation of mortgage?	:	No
22	Is the title and possession of the party to the property clear, absolute and marketable and can a valid mortgage by deposit of title deeds be created?	:	In our view, on the basis of documents provided, the title of Lodha Developers Limited as an owner over the Said Property is clear and marketable and a valid Registered Charge over the Said Security can be created and the documents as listed under clause 23 below may be taken on record.
23	The list of documents which are to be deposited for creating a mortgage by deposit of title deeds.	:	The following documents shall be required for creation of mortgage with respect to the said Property:

			1. Original Consent Deed dated 22.03.2024 bearing reg. no. TNN-9/6114/2024 executed by 1) Dnyandev Sukanya Mhatre, 2) Vipul Shivram Mhatre and 3) Geeta Maruti Mhatre in the favour of M/s. Macrotech Developers Limited in respect of land bearing Survey No. 35/3 admeasuring 1290 sq. mtrs. lying and being situated at Village Waklan, Taluka Thane, District Thane interalia other land. 2. Original Confirmation dated 08.10.2024 bearing reg. no. TNN-9/19323/2024 executed by 1) Janabai Shripat Rupekar, 2) Wagharam Namdev Patil, 3) Ramesh Mhadu Mhatre, 4) Nanda Kesahv Rupekar, 5) Walkuram Namdev Patil, 6) Mohan Mhadu Mhatre, 7) Akash Balam Patil, 8) Akshay Balam Patil, 9) Anita Shivaji Jadhav, 10) Gurunath Mhadu Mhatre, 11) Lila Hareshwar Mhatre, 12) Janabai Namdev Patil in the favour of M/s. Macrotech Developers Limited. 3. Original Confirmation dated 22.10.2024 bearing reg. no. TNN-9/20792/2024 executed by 1) Asha Balam Patil, 2) Akshada Ganesh Patil in the favour of M/s. Macrotech Developers Limited. 4. Photocopy of Release Deed dated 07.03.2018 bearing reg. no. TNN-12/3480/2018 executed by 1) Janabai Ratan Patil, 2) Rakhmabai Padharinath Bhoir, 3) Shwentabai Balkrishna Patil, 4) Suman Laxman Bhoir in the favour of 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna
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			Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil in respect of land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane. 5. Original Agreement dated 07.03.2018 bearing reg. no. TNN-12/3481/2018 executed by 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil in the favour of M/s. Palava Dwellers Private Limited in respect of land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane. 6. Original Conveyance Deed dated 29.12.2023 bearing reg. no. TNN-9/23599/2023 executed by 1) Ananta Balkrishna Patil, 2) Dinkar Balkrishna Patil, 3) Deepak Balkrishna Patil, 4) Manohar Balkrishna Patil & 5) Sandeep Balkrishna Patil in the favour of M/s. Macrotech Developers Limited in respect of land admeasuring 2000 sq. mtrs. out of 4450 sq. mtrs. bearing Survey No. 163/1, lying and being situated at Village Waklan, Taluka Thane, District Thane. 7. Original Agreement dated 31.03.2022 bearing reg. no. TNN-2/7614/2022 on 01.04.2022 executed by 1) Taibai Rama Patil, 2) Bebibai Baburao Khanavkar alias
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			Indira Baburao Khanavkar, 3) Indrabai Atmaram Patil 4) Santosh Atmaram Patil, 5) Gulab Krushna Valapkar, 6) Vimal Atmaram Patil, 7) Ashalata Vasudeo Bhopi, 8) Nisha Bhagwan Mhatre, 9) Ashok Hari Patil, 10) Vithabai Shantaram Patil & 11) Chhabibai Shivram Pavshe, 12) Sunil Rama Patil, 13) Naresh Rama Patil & 14) Ganesh Rama Patil in the favour of M/s. Macrotech Developers Limited in respect of land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane. 8. Photocopy of Release Deed dated 25.08.2022 bearing reg. no. TNN-2/19299/2022 executed by 1) Taibai Rama Patil, 2) Bebibai Baburao Khanavkar alias Indira Baburao Khanavkar, 3) Indrabai Atmaram Patil 4) Santosh Atmaram Patil, 5) Gulab Krushna Valapkar, 6) Vimal Atmaram Patil, 7) Ashalata Vasudeo Bhopi, 8) Nisha Bhagwan Mhatre, 9) Ashok Hari Patil, 10) Vithabai Shantaram Patil & 11) Chhabibai Shivram Pavshe in the favour of 1) Sunil Rama Patil, 2) Naresh Rama Patil & 3) Ganesh Rama Patil in respect land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane. 9. Original Conveyance Deed dated 06.08.2024 bearing reg. no. TNN-1/5925/2024 executed by 1) Sunil Rama Patil, 2) Ganesh Rama Patil and 3) Naresh Rama Patil in the favour of
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			M/s. Macrotech Developers Limited in respect of land admeasuring 7200 sq. mtrs. out of 9100 sq. mtrs. bearing Survey No. 163/4 lying and being situated at Village Waklan, Taluka Thane, District Thane. 10. Original Supplementary Agreement dated 16.06.2025 bearing reg. no. TNN-9/12719/2025 executed by and between Santosh Atmaram Patil and M/s. Macrotech Developers Limited in respect of land bearing Survey No. 165/11 admeasuring 960 sq. mtrs. lying and being situated at Village Waklan, Taluka Thane, District Thane. 11. Photocopy of Certificate of Incorporation pursuant to change of Name dated 17.06.2025 issued by Registrar of Companies, Maharashtra. 12. Inter Office Note dated 13.01.2025 issued by Account Department Dombivali. 13. Payment Acknowledgement receipt dated 11.02.2025 bearing ref. no.2155668 of Rs.36,44,065/- issued by Talathi Saja Waklan. 14. Original Deed of Reconveyance dated 03.09.2025 bearing reg. no. KLN-5/13844/2025 executed by and between IDBI Trusteeship Services Limited and M/s. Lodha Developers Limited. 15. Photocopies of 7/12 Extract of said Property standing in the name of M/s. Macrotech Developers Limited.
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24	Which of the above documents to be obtained for mortgage creation are in vernacular/local language (not in English)? Please provide copy of such documents certified under your seal and signature.	:	Nil.
25	Whether enforcement action can be initiated under SARFAESI Act, 2002 for the captioned property?	:	Yes.
26	Type of Mortgage recommended for the property & Stamp Duty applicable on such Mortgage.	:	<u>For Equitable Mortgage:</u> a) Article 6 (1) (b) of Schedule – I of Maharashtra Stamps Act, 1958- 0.3% subject to maximum of Rs. 20,00,000/-. <u>For Registered Mortgage:</u> b) Article 40 (b) of Schedule – I of Maharashtra Stamps Act, 1958- 0.3% subject to maximum of Rs. 20,00,000/-

27. We have caused to arrange for visit to the Registrar's Office, and search of the records and ensured the correctness of the entries in the register and there is no omission of any encumbrances in the EC.
[Not Applicable as EC is not applicable in Maharashtra]

28. In our view, on the basis of documents provided, the title of Lodha Developers Limited as an owner over the Said Property is clear and marketable and a valid Registered Charge over the Said Security can be created and the documents as listed under clause 23 below may be taken on record.

29. **QUALIFICATIONS AND ASSUMPTIONS:**

This Report is given subject to the following qualifications:

- (i) We have presumed that the documents as shown to us are final and have not been amended or modified in any manner.
- (ii) We presume that in relation to the documents provided to us such documents are within the capacity and powers of and have been or shall be duly authorized, executed and delivered by and are binding on the parties thereto.
- (iii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary;

- (iv) This opinion does not cover any litigation, suits etc. filed in any court in respect of the Said Property, except for those which have been disclosed and covered in this report.
- (v) All information including documents that has been supplied to us by the client or client's representatives has been accepted as being correct unless otherwise stated. Our maximum aggregate liability to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to DM Associates for this specific mandate.
- (vi) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to records being torn and mutilated. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated.
- (vii) We have not been instructed to issue public notice in the caption matter and hence the public notice has not been caused to be published.
- (viii) Physical verification of Site and the area of the property as well as confirmation of the construction Approvals is outside our scope of work.
- (ix) This opinion along with the Principal TSR is solely for the benefit of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever.

Should you desire any further information and/or clarification please do revert to us.

Date: - 11.09.2025

Thanking you,

Yours faithfully,

For DM Associates

Authorized Signatory