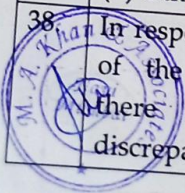


	<p>(m) No objection letter from the Builder/Society/ CIDCO.</p> <p>(n) All legal requirements under the local/Municipal laws regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;</p> <p>(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p>(p) If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.</p> <p>(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	<p>Yes</p> <p>Not Applicable</p> <p>Yes</p> <p>Not Applicable</p> <p>Not Applicable</p>
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Yes, There are prior mortgage charges over the land except land is already mortgaged with Union Bank of India, flat is already mortgaged with HDFC Ktd,
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 years i.e. 1993 to 2022. Search Conducted for last 30 years from available records of Sub-Registrar office Thane vide Challan dated 28.02.2022 issued by Registrar, Thane is annexed herein Original.
32.	Details regarding property tax or land revenue or other	Not Applicable

	statutory dues paid/payable as on date and if not paid, what remedy?	
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not Applicable Not Applicable
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Not Applicable
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
36.	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Not Applicable
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	Not Applicable
38.	In respect of the boundaries of the property, whether there is a difference / discrepancy in any of the	Not Applicable



file documents or any other documents (such as valuation report, utility bill etc.) or the actual boundary? If so elaborate/comm same.
39. If the and/or sanction available

Not Applicable

Not Applicable

Not Applicable

Not Applicable

Not Applicable

title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.

Not Applicable

If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.

Not Applicable

Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.

Yes

Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?

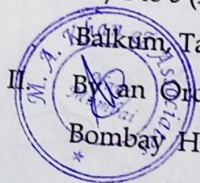
Not Applicable

In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.

	(other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	
44.	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	To take single search at the time of each single property.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Nihar Ranjan Panda
47	CERTIFICATE	
i.	Whether the Real Estate Project, comes under Real Estate (Regulation & Development) Act 2016	Yes
ii.	Whether the project is registered with the Real Estate Regulatory Authority, If so, the details of such registration area to be furnished	Yes
iii.	Whether the details of the Apartment / Plot in question, are verified with the list of number and types of Apartments or Plots booked, as uploaded by the Promoted, in the Website of Real Estate Regulatory Authority	Yes

TITLE TRACE:-

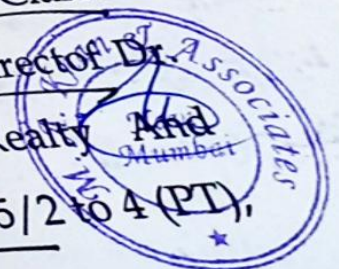
I. Whereas prior to 1989, The Clariant India Ltd., were the owner of S. No. 59/1 (pt), 60 (P), 61 (P), 62(P), 63(P), 63/10A (P), 63/2 to 9 (PT), 64/1 to 9(pt), 65/1 to 5 (PT), 66 (PT), 68/2 (P), 69/1 to 6 (P), 70/1 to 9 (P) and etc, Village Balkum, Taluka & District - Thane.



By an Order dated 24.02.2006 read with order dated 17.03.2006 of the Bombay High Court, in company petition no. 902 of 2005 conneted with

company application no.698 of 2005 for sanction of amalgamation
Clariant India Ltd., and others has been changed to Clariant Chemicals India
Ltd.,

- III. As Per 7 /12 extract M/s. Clariant Chemicals India Ltd., is entitled to the
larger property of S. No. 59/1 (pt), 60 (P), 61 (P), 62(P), 63(P), 63/10A (P),
63/2 to 9 (PT), 64/1 to 9(pt), 65/1 to 5 (PT), 66 (PT), 68/2 (P), 69/1 to 6 (P),
70/1 to 9 (P) and etc, Village Balkum, Taluka& District - Thane.
- IV. By an Agreement for Sale dated 31.12.2014 executed between Clariant
Chemicals India Ltd., through its Vice Chairman Managing Director of Dr.
Deepak Parik and others of the one part and Ishwar Realty And
Technologies Pvt. Ltd., of the other part in respect of . S. No. 59/1 (pt), 60 (P),
61 (P), 62(P), 63(P), 63/10A (P), 63/2 to 9 (PT), 64/1 to 9(pt), 65/1 to 5 (PT),
66 (PT), 68/2 (P), and etc., adm. Area 255643.97 sq.mtr. Village Balkum,
Taluka& District - Thane, vide duly reg.no. TNN 9 - 8374 - 2014 dated
31.12.2014.
- V. By an Agreement for Sale dated 31.12.2014 executed between Clariant
Chemicals India Ltd., through its Vice Chairman Managing Director of Dr.
Deepak Parik and others of the one part and Ishwar Realty And
Technologies Pvt. Ltd., of the other part in respect of S. No. 65/2 to 4 (PT),
60 (PT), 68/2 to 5 (P) , 69/ 6 (P), 70/2 to 9 (P) and etc., adm. Area 96097.43
sq.mtr., Village Balkum, Taluka& District - Thane, vide duly reg.no. TNN 9 -
8377 - 2014 dated 01.01.2014.
- VI. By an Conveyance Deed dated 13.03.2015 executed between Clariant
Chemicals India Ltd., through its Vice Chairman Managing Director of Dr.
Deepak Parik and others of the one part and Ishwar Realty And
Technologies Pvt. Ltd., of the other part in respect of . S. No. 59/1 (pt), 60 (P),
61 (P), 62(P), 63(P), 63/10A (P), 63/2 to 9 (PT), 64/1 to 9(pt), 65/1 to 5 (PT),
66 (PT), 68/2 (P), and etc., adm. Area 255643.97 sq.mtr. Village Balkum,
Taluka& District - Thane, vide duly reg.no. TNN 9 - 1794 - 2015 dated
13.03.2015
- VII. By an Conveyance Deed dated 13.03.2015 executed between Clariant
Chemicals India Ltd., through its Vice Chairman Managing Director of Dr.
Deepak Parik and others of the one part and Ishwar Realty And
Technologies Pvt. Ltd., of the other part in respect of . S. No. 65/2 to 4 (PT),



60 (P¹), 68/2 to 5 (P¹), 69/ 6 (P¹), 70/2 to 9 (P¹) and etc., adm. Area 9999
sq.mtr., Village Balkum, Taluka & District - Thane, vide duly reg.no. TNN
1796 - 2015 dated 13.03.2015.

- VIII. By an Mortgage Deed dated 15.04.2015 executed between Ishwar Realty And Technologies Pvt. Ltd., of the one part and IDBI Trusteeship Services Ltd., of the other part in respect of S. No. 59/1 P and others, adm area 113482 sq.mtr., vide duly reg/mp/ TNN 9 - 2597 - 2015 dated 15.04.2015
- IX. By an Certificate of Incorporation pursuant to change of Name of Ishwar Realty And Technologies Pvt. Ltd., to Lodha Developers Thane Pvt. Ltd., dated 17.04.2017.
- X. By an Certificate of Incorporation pursuant to change of name Lodha Developers Thane Pvt. LTD., to Bellissimo Developers Thane Pvt. Ltd., dated 07.01.2018.
- XI. By an Order dated 02.11.2018 issued by Before the National Company Law Tribunal Blessimo Developers Thane Pvt. Ltd., to Lodha Developers Ltd.,
- XII. By an Scheme of merger by Absorption Blessimo Developers Thane Pvt. Ltd., to Lodha Developers Ltd., vide order dated 30.11.2018
- XIII. By an Certificate of Incorporation pursuant to change of Name of Lodha Developers Ltd., to Macrotech Developers Ltd.,
- XIV. By an Agreement to Sell dt. 22.01.2020 executed between M/s. Macrotech Developers Limited of the one part and Nihar Ranjan Panda of the other part in respect Flat No.W20-2204, 22nd Floor, Building Name W20, Wing W 20, Project Lodha Amara - Tower 20 & 21 with one car parking, , Clariant Compound, adm. Area 62.52 sq.mtr. carpet area, S. No.69/1 and 69/3 & etc., Kolshet Road, Balkum, Taluka - Thane and District - Thane,vide dulyReg. no. TNN2 - 1493 - 2020 dated 22.01.2020

that as per the above chain of documents which is registered before sub of Assurances Nihar Ranjan Panda absolute clear title over the said except the land is already mortgage with Union Bank of India and flat is rtgaged with HDC Ltd.,

I have Examined the Co
clude Property to be
be certified copies of
secondary evidence
Mortgage to be c
requirements of c
We have exam
all the Guide
undertake t
We are
Inspect
neces
Ori
w

ANNEXURE C
CERTIFICATE OF TITLE

We have Examined the Original Title deeds intended to be deposited relating to the Schedule Property to be offered as security by way of Equitable Mortgage and that the certified copies of Documents of title referred to in the Opinion are valid as secondary evidence of Right, Title and Interest and that the said Equitable Mortgage to be created on production of original title deeds will satisfy the requirements of creation of equitable mortgage and We Further Certify that:

We have examined the Certified copies of Documents in detail, taking into account all the Guidelines in the check list as above and the other relevant factors and undertake to re-examine the original title deeds as and when produced.

We are confirm having taken search of records of Registrars' Office (s) from Inspection Book No. (I) and other relevant records for last 30 years by paying the necessary search fee for Rs. 750/- paid Thane, vide Challan dated 28.02.2022. The Original search receipt is enclosed herewith. We do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds. We are liable/responsible, if any loss is caused to the Bank due to negligence on our part or by my agent in making search.

Following scrutiny of Registrars' Office, relative Title Deeds, we hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries. (N.A).

There are prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1993 to 2022 pertaining to the Immoveable property covered by above said Title Deeds. Encumbrance Certificate not issued in the State of Maharashtra, hence search is taken for the period 1993 to 2022 (30 years). The property is free from all Encumbrances, except the land is already mortgage with Union Bank of India. Except flat is already mortgaged with HDFC Ltd.,

In case of second / subsequent charge in favour of Bank, there are no other mortgages / charges other than already stated in the loan documents and agreed to by the mortgagor and the bank.

Minor/(s) and his / their interest in the property is to the extent of (specify the share of the Minor with name) (N.A).

The Mortgage if created, will be available to the Bank for the Liability of Intending Borrower.

➤ Nihar Ranjan Panda

We certify that Assurances Nihar Ranjan Panda have an absolute, clear and Marketable and free from encumbrances title over the Schedule property, except the land is already mortgage with Union Bank of India. Except flat is already mortgaged with HDFC Ltd.,



In case of creation of Mortgage by Deposit of title Deeds, we certify that deposit of following Original title deeds/documents would create a valid and enforceable equitable Mortgage.

- (R) 1500
- a. Original Agreement to Sell dt. 22.01.2020 executed between M/s. Macrotech Developers Limited of the one part and Nihar Ranjan Panda of the other part in respect Flat No.W20-2204, 22nd Floor, Building Name W20, Wing W 20, Project Lodha Amara - Tower 20 & 21 with one car parking, Clarian, Compound, adm. Area 62.52 sq.mtr. carpet area, S. No.69/1 and 69/3 & etc., Kolshet Road, Balkum, Taluka - Thane and District - Thane, vide duly Reg. no. TNN2 - 1493 - 2020 dated 22.01.2020 vwith registration receipt, Stamp Duty, Index II & Dastgoswara I & II.
- b. Copy of Commencement Certificate issued by Thane Municipal Corporation vide ref.no. V. P. No. 505/0083/14/TMC /TDD/3012/19 dated 12.03.2019 and V. P. No. 505/0083/14/TMC /TDD/2486/18 dated 20.01.2018 and V. P. No. 505/0083/14/TMC /TDD/3056/19 dated 26.04.2019. and V. P. No. 505/0083/14/TMC /TDD/2818/18 dated 27.09.2018.
- (R) (R) (R) (R) 1500
- c. Copy of Rera Reg. Certificate
- d. NOC to sale from Union Bank of India for Flat No. W20 -2204.
- e. No Due / No Lien Certificate from HDFC Ltd.,
- f. Mortgage NOC from Builder in favour of Bank.
- g. Undertaking from the borrower as and when the society will be formed and issued share certificate and the same will be submitted to bank.

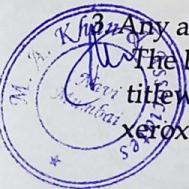
Note:

1. Registration of Mortgage / Noting of Intimation within 30 days of creation of Equitable Mortgage at the relevant Sub- registrar Office as per clause 89B of Maharashtra Act No. X of 2012.

2. On creation of Mortgage, the Bank Should write by registered A.D to the society to not the charge of the bank and not to allow the owners herein to sell the said flat without written permission of the bank.

3. Any additional documents, precautions, requirement to be taken:

The bank is called upon not to part with the original documents of title with party and to hand over title deeds to the party even for xerox purpose to avoid duplicacy or forgery.



han & Associates
LEGAL CONSULTANTS
by that the
and

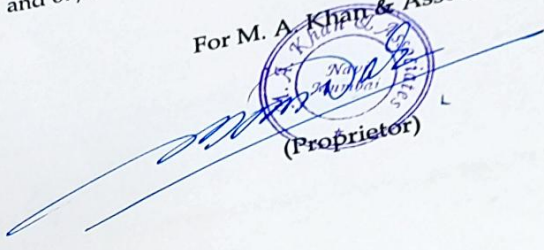
M. A. Khan & Associates
ADVOCATES & LEGAL CONSULTANTS

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY

Flat No.W20-2204, 22nd Floor, Building Name W20, Wing W 20, Project Lodha
Amara - Tower 20 & 21 with one car parking, Clariant Compound, adm. Area
62.52 sq.mtr. carpet area, S. No.69/1 and 69/3 & etc., Kolshet Road, Balkum, Taluka
- Thane and District - Thane

For M. A. Khan & Associates


(Proprietor)

Place: Navi Mumbai
Date: 28.02.2022

N. Deyali
Durga Devi N.C
(Advocate)