

REPORT ON TITLE

Re: **Property comprised in land bearing various Survey numbers, Hissa numbers and admeasuring lying being and situated at Village Khoni Taluka Kalyan, District - Thane.**

1. I have investigated the title of my client, Palava Dwellers Private Limited (erstwhile known as Lodha Dwellers Private Limited) ("**Company**") to the land bearing diverse Survey Numbers and Hissa Numbers mentioned in Column "B" and "C" in the Schedule hereunder written, lying being and situated at Village Khoni, Taluka Kalyan, District Thane (hereafter collectively referred to as "**the said Larger Land**") acquired by my client from the Original Landholders, whose names are mentioned in Column "A" of the said Schedule, under the documents mentioned in Column "E" of the said Schedule.
2. For the purpose of investigation, I have perused and verified the following documents in connection to the said Larger Land.
 - a) 7/12 Extracts (Record of Rights) and 6/12 extracts (Mutation Entries) recorded thereon in respect of the said Larger Land and verified devolution of title devolved upon the respective Original Land Holders to their respective land.
 - b) Reviewed Originals / Certified copies of the documents mentioned in the Column "E" executed and registered with concerned Sub-Registrar by respective Original Land Holders as set out in Column "A" in favour of the Company as purchasers as mentioned in the Column "F" of the Schedule hereto in connection with the said Larger Land acquired by said Company.
 - c) Permissions under section 32G of Bombay Tenancy and Agricultural Land Act, 1948 for the relevant land which is tenanted by the protected tenants under the said Act which is forming part of Larger Land mentioned in the Schedule hereunder written.
 - c) Permissions under Section 63 (1A) of Sub-Section (1) under Maharashtra Tenancy and Agricultural Land Act, 1948 and revalidation thereto issued by the Competent Authority, Department of Revenue and Forest, for acquisition of the said Larger Land.
3. Besides, I have gathered information and explanation in respect of the said Larger Land.

4. On perusal of the various (i) 7/12 extracts (Record of Rights), (ii) Mutation Entries (6/12 extracts), (iii) documents set out in Column "E" of the Schedule and information and explanation given to me as well as representation made in this behalf, in my view the said Original Landholders became entitled to their respective land as set out in Column "A" of the Schedule hereunder written, by inheritance and/or purchase, as the case may be.
5. The Original Landholders in Column "A" have executed and registered with the Sub-Registrar of Kalyan, separate and distinctive Agreements for Sale, Development Agreements, Decd of Assignment, Deeds of Conveyance, Powers of Attorney for Development and sale (the details whereof are set out in Column "E" of Schedule hercto) in respect of their individual land comprised of Survey Numbers and Hissa Numbers mentioned in Column "B" and "C" of the Schedule hereunder written in favour of the Company for sale and development of their respective land. The said Original Landholders have also handed over the possession of their respective land to the said Company.
6. By Order No. TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 r/w revalidation letters dated 28/05/2008, 18/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 24/05/2014, 06/11/2015 and 20/04/2016, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 to the Company for acquisition of land in Talukas Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
7. Upon perusal of the 7/12 Extracts, I observe that the name of Company has been mutated as an Owner of the said Larger Land in the 7/12 extracts.
8. In the premises aforesaid, Lodha Dwellers Private Limited have envisaged consolidated scheme of Development of Special Township *inter alia* on the said Larger Land and accordingly plans are submitted to MMRDA.
9. By letter dated 19th June, 2013 Environmental Department has issued clearance to develop *inter alia* the said Larger Land by constructing buildings thereon on the terms and conditions stated

- therein. Thereafter, by another letter dated 21st February 2015 Environmental Department has amended the Environment Clearance in respect of the said Larger Land on terms and conditions stated therein.
10. Later on, pursuant to the Certificate dated 6th May 2014 issued by the Registrar of Companies, the name of Lodha Dwellers Private Limited has been changed to Palava Dwellers Private Limited.
 11. Pursuant to the said Environmental Clearance, Maharashtra Pollution Control Board by its letter dated 20th January 2014 read with amended Letter of Consent dated 23rd December 2015, has granted consent to establish and/or develop Phase - IA & IB for the Special Township Project *inter alia* in respect of the said Larger Land on terms and conditions stated therein.
 12. By Orders bearing Nos.(i) Revenue/K-1/T-7/STP/SR-39/2014 dated 28th March 2014, (ii) Revenue/K-1/T-7/STP/SR-88/2014 dated 18th September 2014, (iii) Revenue/K-1/T-7/Antarli & Khoni/Taluka Kalyan/STP/SR-19/2016 dated 21st July 2016 and (iv) Revenue/K-1/T-7/Antarli & Khoni/Taluka Kalyan/STP/SR-20/2016 dated 26th August 2016, the Collector of Thane and Competent Authority has granted its approval for development of a Special Township Project *inter alia* on the said Larger Land. The Collector of Thane and Competent Authority has also vide aforesaid orders, sanctioned the lay out plan for development of the Special Township Project.
 13. By notification dated 1st January 2014 issued under Maharashtra Regional Town Planning Act, 1966 by Government of Maharashtra with Accompaniment Schedule - A, the state government sanctioned the regulations for development of Special Township Project in the Ambernath, Kulgaon-Badlapur and Surrounding Notified Area and granted certain special concessions for development of Special Township Project in the notified areas. Under sub-clause (a) of Regulation 2 of Schedule - A to the said notification dated 1st January 2014, the land which is forming part of the Special Township Project will become *ipso facto* non-agricultural as soon as the Special Township scheme is notified and sanctioned in as much as such land shall be deemed to have been converted in non-agricultural user and no separate permission will be required and will be assessed from the date of sanction accordingly.





14. I have not taken independent Search of litigation filed against the said Company in respect of the said Larger Land. The Company has informed me that following litigations are pending:-
- (i) A Regular Civil Suit No.397 of 2013 filed by one Shankar Raghunath Mhatre and another (Plaintiffs) against Shantabai Balkrishna More and Others (Defendants) where Company is made a Party Defendant, before Court of Civil Judge (Junior Division) Kalyan inter alia in respect of land bearing Survey No.144/1. Under the said suit the Plaintiff has prayed for restraining order not to disturb portion of the land in in his occupation. In any event, there is no adverse order so far passed against the Defendants which adversely affect development of the said Land forming part of the Larger Land including disposal of the constructed premises to the prospective purchaser in the said development. The said suit is pending.
 - (ii) A Regular Civil Suit No.284 of 2015 has been filed by Shankar Raghunath Mhatre (Plaintiff) against Navnath Rajaram Patil and Others where the Company is made a Party Defendant. The said Plaintiff has filed the suit inter alia in respect of land comprised in Survey No.61 of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said suit the Plaintiff has prayed for restraining order not to disturb portion of the land in in his occupation. In any event, there is no adverse order passed in the said Suit which restricts the rights of the Company to deal with the aforesaid land and construction thereon.
15. Lodha Estate Private Limited with the confirmation of Palava Dwellers Private Limited and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) have taken credit facilities on the security of certain land which includes land comprised in Survey No.144/1, 144/2, 53/2B, 53/3 and 61 forming part of the said Larger Land mentioned in the Schedule hereunder written and the proposed construction thereon (being Sector - 4) by and under Mortgage Deed dated 15th July 2014 registered under No.KLN3-3505/2014 from IDBI Trusteeship Services Private Limited ("Mortgagee").
16. By Order dated 16th January 2015 passed in Company Scheme Petition No.639 and 640 of 2014, Mahavir Build Estate Private Limited and another are ordered to be amalgamated with Palava Dwellers

Private Limited with effect from 17th February 2015. Under the said Order, the entire business and undertaking of Mahavir Build Estate Private Limited including but not limited to land, building, investments, loans, advances, approvals, permissions, rights, obligations have been transferred to and vested in Palava Dwellers Private Limited.

17. In the premises aforesaid, Palava Dwellers Private Limited has now become entitled to the Larger Land more particularly described in the Schedule hereunder written as absolute Owner thereof.
18. By Deed of Lease dated 16.09.2015 registered under No.KLN4-6287/2015 with the Sub-Registrar of Assurances at Kalyan read with Deed of Lease dated 10.11.2016, Palava Dwellers Private Limited have granted lease of certain portion of the said Larger Land ("**Demised Land**") more particularly described in schedule to the Deed of Lease being referred as Project Land thereto, in favour of Lodha Estate Private Limited for the term of 99 years commencing from 16.09.2015 and 10.11.2016 respectively together with a right to deal and dispose of the units in the proposed buildings to be constructed thereon from the date of commencement of lease on the terms, covenants and conditions set out therein.
19. I have seen Certificate dated 23.03.2017 issued by Shravan A. Gupta and Associates, the Practising Company Secretary to the effect that he has carried out an online Search through the Official website of the Ministry of Corporate Affairs and his Report inter alia indicates Mortgage dated 15.07.2014.
20. In the premises aforesaid and subject to above, I am of opinion that
 - (i) Palava Dwellers Private Limited is entitled to the said Larger Land more particularly described in the Schedule hereunder written as absolute Owner thereof; and
 - (ii) Lodha Estate Private Limited is having leasehold right on the portion of the said Larger Land to carry out development thereon with a right to deal with and dispose of premises in proposed buildings to be constructed on the portion of the Larger Land.

**THE SCHEDULE ABOVE REFERRED TO :
(VILLAGE KHONI) (Eviva)**

Sr. No.	Name of the Landholder / Owner (A)	Survey No. (B)	Hissa No. (C)	Area in sq. mtrs. (D)	Name of the Documents & Regn. No and Date (E)	Name of the Developer / Purchaser (F)
1	Shantabai Balkrishna More, Sunil Balkrishna More, Nirmala Balu Hazarc, Sulochana Sudhakar Varde, Shakuntala Govind Bankar, Ranjana Ramesh Patil, Archana Atmaram Bhoir, Suvarna Shailesh Balmare, Nirmalabai alias Leela Janu Khane, Pushpabai Balaram Farad, Bebibai Vasudev Patil, Karmal Baliram More, Anil Baliram More, Ashok Baliram More, Anita Sharad Shirke And Rajlaxmi Realtors Private Limited	144	1	7300	Agreement to Sale dated 19/10/2007 registered under No.KLN4-5586/2007 Power of Attorney dated 19/10/2007 registered under No.48/2007 Power of Attorney dated 19/10/2007 registered under No.49/2007 Deed of Conveyance dated 17/09/2008 registered under No.KLN1-7025/2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
	Ajit Baliram More				Deed of Confirmation dated 22/10/2007 registered under No.5594/2007	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
	Balu Hiru Jumarc and Balaram Hiru Jumarc				Deed of Confirmation dated 07/05/2013 registered under No.3425/2013 Power of Attorney dated 07/05/2013 registered under No.200/2013	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
2	Jamnabai Balaram Thombarc, Uttam Balaram Thombare, Hanuman Balaram Thombare, Anjana Vishwanath Mukadam, Ranjana Balaram Thombare, Archana Vishram Patil, Sarita Sunil Bhoir, Janabai	144 53	2 2/2 i.e. 2/B	9700 23720	Agreement for Sale dated 31/03/2011 registered under No. KLN1-3249/2011 Power of Attorney dated 31/03/2011 registered under No. KLN1-178/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

<p>Khandu Thombare, Manubai Khandu Thombare, Gajanan Khandu Thombare, Vasudev Khandu Thombare, Sitaram Khandu Thombare, Krishna Khandu Thombare, Jaywant Khandu Thombare, Ranjana Khandu Thombare alias Rajani Shyam Patil, Rekha Khandu Thombare, Sakhubai Nathu Thombare, Ramdas Nathu Thombare, Suresh Nathu Thombare, Lalchand alias Lalchandra Nathu Thombare, Suman Pandurang Mhatre, Balubai Walku Thombare, Sharad Walku Thombare, Nirmala Bharat Dhutkar, Sangeeta Ram Kadu, Ashok Kathod Thombare (Patil), Yeshwant Kathod Thombare, Sakharan Kathod Thombare, Govardhan Kathod Thombare (Patil), Shantabai Thombare (Patil), Kantabai Kathod Thombare (Patil), Janabai Tukaram Thombare, Parshuram Tukaram Thombare, Balaram Tukaram Thombare, Lalchand Tukaram Thombare, Ramesh Tukaram Thombare, Subhadra Nagu Patil, Kamla Pandharinath Khetai, Rajashri Bhoir, Gunabai Patil, Karsan Chango Patil (Thombare), Nagu Chango Patil (Thombare), Harishchandra Chango Patil (Thombare), Jayram Shantaram Patil (Thombare), Ankush Shantaram Patil (Thombare), Vishnu Shantaram Patil (Thombare), Abhimanyu Shantaram Patil (Thombare), Ram Shantaram Patil (Thombare), Madhurabai Babu Munde, Bebi Gangaram</p>				<p>Supplementary Agreement dated 17/03/2012 registered under No.KLN5-797/2012 executed by Nagubai Songya Patil</p> <p>Power of Attorney dated 17/03/2012 registered under No.KLN5-15/2012 executed by Nagubai Songya Patil</p> <p>Deed of Confirmation dated 09/08/2011 registered under No.KLN1-8094/2011 executed by Kachru Babaji Patil</p> <p>Power of Attorney dated 17/03/2012 registered under No.KLN1-316/2011 executed by Kachru Babaji Patil</p> <p>Deed of Conveyance dated 07/04/2012 registered under No.KLN2-3097/2012</p> <p>Declaration dated 05/02/2015 registered under No.KLN1-1220/2015 by Chintaman Shalik Patil and Yamuna Lahu Patil</p> <p>Power of Attorney dated 05/02/2015 registered under No.KLN1-1221/2015 by Chintaman Shalik Patil and Yamuna Lahu Patil</p> <p>Declaration dated 22/07/2014 registered under No.KLN1-6386/2014 executed by Narendra Ramsharan Bhalla</p>	
--	--	--	--	--	--

	Gaikar, Yashoda Prabhakar Mukadam, Jansardan Ganpat Thombare (Patil), Laxman Ganpat Thombare (Patil), Sanjay Ganpat Thombare (Patil), Sangeeta Ganpat Thombare (Patil), Narayan Bama Patil (Thombare), Lahu Pandurang Patil (Thombare), Savita Sudam Thombare (Patil), Sandhya Ramesh Bedekar, Rakhma Arjun Patil, Kusum Chandrakant Bedekar, Shaila Nandakumar Madhavi, Jayshree Patil, Vandana Patil, Seema Patil, Nagubai Harishchandra Patil (Thombare) alias Bhagyawant, Janabai Ganpat Patil (Thombare), Bhau Ganpat Patil (Thombare), Bharat Ganpat Patil, Kalpana Suresh Mathre, Seeta Patil, Vandana Bharat Patil, Waman Ganpat Patil (Thombare), Nagubai Songya Patil and Kachru Babaji Patil					
3	Ramchandra Kachru Kalan	53 54	1B 2C	5000 2300	Deed of Conveyance dated 13/06/2013 registered under No.KLN1-4731/2013 Power of Attorney dated 13/06/2013 registered under No. KLN1- 267/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
4	Krishna Aambo Bhoir, Goma Aambo Bhoir, Abhimanyu Aambo Bhoir, Suresh Aambo Bhoir, Waman Aambo Bhoir, Droupadabai Suresh Thombare Alias Droupata Suresh Thombare And Ramesh Chango Bhoir, Ganesh Chango Bhoir	54 53	2B 2A1	1000 610	Deed of Conveyance dated 19/04/2014 registered under No.KLN1-3061/2014 Power of Attorney dated 19/04/2014 registered under No.KLN1-3062/2014	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

	Navnath Rajaram Patil, Prakash Maruti Patil, Balaram Maruti Patil, Indubai Maruti Patil And Rajlaxmi Realtors Private Limited	61	0	33990	Agreement for Sale dated 26/09/2007 registered under No.KLN4-5243/2007 Power of Attorney dated 26/09/2007 registered under No.KLN4-26/2007 Power of Attorney dated 26/09/2007 registered under No.KLN4-27/2007	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
5	Navnath Rajaram Patil, Prakash Maruti Patil, Balaram Maruti Patil, Indubai Maruti Patil, Tarabai Dattu Mhatre, Parvatibai Vasant Patil, Leelabai Dashrath Gaikar, Neerabai Bale Choudhary, Nandabai Kailash Patil, Parosh Kailash Patil, Sanjay Maruti Patil, Krishna Maruti Patil, Jeevan Maruti Patil, Mandabai Sagar Patil, Chandabai Mukund Choudhary, Changunabai Maruti Patil And Rajlaxmi Realtors Private Limited				Deed of Conveyance dated 20/08/2009 registered under No.KLN1 5628/2009	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
6	Sonabai Ganpat Thombare, Dinkar Ganpat Thombare and Ragho Ganpat Thombare	53	3	1430	Deed of Conveyance dated 13/11/2009 registered under No.KLN1-7597/2009 Notarised Power of Attorney dated 10/04/2008 notarised under No.5102/2008	Lodha Dwellers Private Limited (now Palava Dwellers Private Limited)

Dated this 14th day of April 2017



(Pradip Garach)
Advocate High Court, Bombay

FIRST SUPPLEMENTAL REPORT ON TITLE

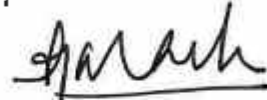
Re: **Property comprised in land bearing various Survey numbers, Hissa numbers and admeasuring lying being and situated at Village Khoni Taluka Kalyan, District - Thane.**

1. This has reference to my Report on Title dated 14th April 2017 wherein I have inter alia opined that (i) Palava Dwellers Private Limited is entitled to the Larger Land more particularly described in Schedule thereunder written and (ii) Lodha Estate Private Limited is having leasehold rights on the portion of the Larger Land with right to carry out development and deal with the construction thereon.
2. Ever since issuance of the said Report on Title, there are certain material development envisaged with the effect from 1st June 2017 which, in turn, causes variation with regard to the title of the said Larger Land and part thereof as follows:-
3. I am informed that by a Special Resolutions passed by the shareholders of Palava Dwellers Private Limited, Lodha Estate Private Limited and Lodha Developers Private Limited at their respective extra ordinary general meetings held on 02.05.2017, 17.04.2017 and 27.04.2017 respectively, a scheme for amalgamation of Lodha Estate Private Limited and Palava Dwellers Private Limited with Lodha Developers Private Limited with effect from 1st June 2017 has been approved. In this regard, an application has been filed before the National Company Law Tribunal seeking its sanction to the said scheme of amalgamation.
4. Pending the sanction of scheme of amalgamation, in the meanwhile, by an Agreement dated 31st May 2017 executed between Palava Dwellers Private Limited and Lodha Estate Private Limited it is inter alia agreed between the Parties thereto that Palava Dwellers Private Limited shall be entitled to deal with and dispose of the Units in the buildings being constructed on the said Larger Land and for that purpose execute and register requisite Agreements with the prospective buyers and receive consideration in the manner provided therein.
5. In the light of the aforesaid developments, Palava Dwellers Private Limited shall continue to be solely and exclusively entitled to the said Larger Land more particularly described in the Schedule thereunder

written as an absolute Owner thereof with right to deal with and dispose of the Units in the buildings being constructed on the said Larger Land as stated hereinabove.

6. In the premises aforesaid, the Report on Title dated 14th April 2017 stands modified and be read and construed accordingly.

Dated this 31st day of May 2017



(Pradip Garach)
Advocate High Court, Bombay

REPORT ON TITLE

Re: **Property comprised in land bearing various Survey numbers, Hissa numbers and admeasuring lying being and situated at Village Khoni Taluka Kalyan, District - Thane.**

1. I have investigated the title of my client, Palava Dwellers Private Limited (erstwhile known as Lodha Dwellers Private Limited) ("**Company**") to the land bearing diverse Survey Numbers and Hissa Numbers mentioned in Column "B" and "C" in the Schedule hereunder written, lying being and situated at Village Khoni, Taluka Kalyan, District Thane (hereafter collectively referred to as "**the said Larger Land**") acquired by my client from the Original Landholders, whose names are mentioned in Column "A" of the said Schedule, under the documents mentioned in Column "E" of the said Schedule.
2. For the purpose of investigation, I have perused and verified the following documents in connection to the said Larger Land.
 - a) 7/12 Extracts (Record of Rights) and 6/12 extracts (Mutation Entries) recorded thereon in respect of the said Larger Land and verified devolution of title devolved upon the respective Original Land Holders to their respective land.
 - b) Reviewed Originals / Certified copies of the documents mentioned in the Column "E" executed and registered with concerned Sub-Registrar by respective Original Land Holders as set out in Column "A" in favour of the Company as purchasers as mentioned in the Column "F" of the Schedule hereto in connection with the said Larger Land acquired by said Company.
 - c) Permissions under section 32G of Bombay Tenancy and Agricultural Land Act, 1948 for the relevant land which is tenanted by the protected tenants under the said Act which is forming part of Larger Land mentioned in the Schedule hereunder written.
 - c) Permissions under Section 63 (1A) of Sub-Section (1) under Maharashtra Tenancy and Agricultural Land Act, 1948 and revalidation thereto issued by the Competent Authority, Department of Revenue and Forest, for acquisition of the said Larger Land.
3. Besides, I have gathered information and explanation in respect of the said Larger Land.
4. On perusal of the various (i) 7/12 extracts (Record of Rights), (ii) Mutation Entries (6/12 extracts), (iii) documents set out in Column "E" of the Schedule and information and explanation given to me as well as representation made in this behalf, in my view the said Original Landholders became entitled to their respective land as set out in

Column "A" of the Schedule hereunder written, by inheritance and/or purchase, as the case may be.

5. The Original Landholders in Column "A" have executed and registered with the Sub-Registrar of Kalyan, separate and distinctive Agreements for Sale, Development Agreements, Deed of Assignment, Deeds of Conveyance, Powers of Attorney for Development and sale (the details whereof are set out in Column "E" of Schedule hereto) in respect of their individual land comprised of Survey Numbers and Hissa Numbers mentioned in Column "B" and "C" of the Schedule hereunder written in favour of the Company for sale and development of their respective land. The said Original Landholders have also handed over the possession of their respective land to the said Company.
6. By Order No. TNC-2707/PRA.KR.314/L-9 dated 26/12/2007 r/w revalidation letters dated 28/05/2008, 18/06/2009, 04/08/2010, 26/12/2011, 28/02/2014, 24/05/2014, 06/11/2015 and 20/04/2016, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 to the Company for acquisition of land in Talukas Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
7. Upon perusal of the 7/12 Extracts, I observe that the name of Company has been mutated as an Owner of the said Larger Land in the 7/12 extracts.
8. In the premises aforesaid, Lodha Dwellers Private Limited have envisaged consolidated scheme of Development of Special Township *inter alia* on the said Larger Land and accordingly plans are submitted to MMRDA.
9. By letter dated 19th June, 2013 Environmental Department has issued clearance to develop *inter alia* the said Larger Land by constructing buildings thereon on the terms and conditions stated therein. Thereafter, by another letter dated 21st February 2015 Environmental Department has amended the Environment Clearance in respect of the said Larger Land on terms and conditions stated therein.
10. Later on, pursuant to the Certificate dated 6th May 2014 issued by the Registrar of Companies, the name of Lodha Dwellers Private Limited has been changed to Palava Dwellers Private Limited.

sh

11. Pursuant to the said Environmental Clearance, Maharashtra Pollution Control Board by its letter dated 20th January 2014 read with amended Letter of Consent dated 23rd December 2015, has granted consent to establish and/or develop Phase – IA & IB for the Special Township Project *inter alia* in respect of the said Larger Land on terms and conditions stated therein.
12. By Orders bearing Nos.(i) Revenue/K-1/T-7/STP/SR-39/2014 dated 28th March 2014, (ii) Revenue/K-1/T-7/STP/SR-88/2014 dated 18th September 2014, (iii) Revenue/K-1/T-7/Antarli & Khoni/Taluka Kalyan/STP/SR-19/2016 dated 21st July 2016 and (iv) Revenue/K-1/T-7/Antarli & Khoni/Taluka Kalyan/STP/SR-20/2016 dated 26th August 2016, the Collector of Thane and Competent Authority has granted its approval for development of a Special Township Project *inter alia* on the said Larger Land. The Collector of Thane and Competent Authority has also vide aforesaid orders, sanctioned the lay out plan for development of the Special Township Project.
13. By notification dated 1st January 2014 issued under Maharashtra Regional Town Planning Act, 1966 by Government of Maharashtra with Accompaniment Schedule – A, the state government sanctioned the regulations for development of Special Township Project in the Ambernath, Kulgaon-Badlapur and Surrounding Notified Area and granted certain special concessions for development of Special Township Project in the notified areas. Under sub-clause (a) of Regulation 2 of Schedule – A to the said notification dated 1st January 2014, the land which is forming part of the Special Township Project will become ipso facto non-agricultural as soon as the Special Township scheme is notified and sanctioned in as much as such land shall be deemed to have been converted in non-agricultural user and no separate permission will be required and will be assessed from the date of sanction accordingly.
14. I have not taken independent Search of litigation filed against the said Company in respect of the said Larger Land. The Company has informed me that following litigations are pending:-
 - (i) A Special Civil Suit No.37 of 2015 filed by one Shankar Raghunath Mhatre and another (Plaintiffs) against Ramchandra Maruti Kathavale and Others (Defendants) before Court of Civil Judge (Senior Division) Kalyan *inter alia* in respect of land bearing Survey No.40/2, 143/1 to 2, 39/5A, 144/4, 144/5, 144/9A and 144/9B. The Plaintiffs have applied for interim relief but the same is not granted by Civil Court. In any event,

21

there is no adverse order so far passed against the Defendants which adversely affect development of the said Larger Land including disposal of the constructed premises to the prospective purchaser in the said development. The said suit is pending.

- (ii) A Regular Civil Suit No.203 of 2014 has been filed by Shantaram Sakharam Kathavale and Others against the Company and other co-owners inter alia in respect of land comprised in Survey No. 40/2, 143/1 to 2, 144/4,144/5, 39/5A and 144/9 Part of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said Suit, Plaintiffs are seeking declaration that the land comprised in aforesaid survey numbers be declared as Joint Hindu Family Property and in turn also claiming their respective undivided shares therein. In any event, there is no adverse order passed in the said Suit which restrict the rights of the Company to deal with the aforesaid land and construction thereon.
- (iii) A Regular Civil Suit No.555 of 2016 has been filed by Bharti Khade and Others against the Company and other co-owners inter alia in respect of land comprised in Survey No.40/1 of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said Suit, Plaintiffs are seeking declaration for partition and share in the said land. In any event, there is no adverse order passed in the said Suit which restrict the rights of the Company to deal with the aforesaid land and construction thereon.

15. Lodha Estate Private Limited with the confirmation of Palava Dwellers Private Limited and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) have taken credit facilities on the security of certain land which includes Land comprised in Survey No.39/4, 40/1, 47, 53/2B, 53/3, 53/5, 144/2, 144/3, 144/4, 144/5, 144/9A and 144/9B forming part of the said Larger Land mentioned in the Schedule hereunder written and the proposed construction thereon (being Sector - 4) by and under Mortgage Deed dated 15th July 2014 registered under No.KLN3-3505/2014 from IDBI Trusteeship Services Private Limited ("**Mortgagee**"), on terms, covenants and conditions stated therein.
16. By Order dated 16th January 2015 passed in Company Scheme Petition No.639 and 640 of 2014, Mahavir Build Estate Private Limited

✍

Pradip Garach
Advocate
High Court, Bombay

6, Roz-Rio-Apartments,
L. B. S. Road, Kamani,
Kurla (West), Mumbai - 400 070
Mobile : 9820501547
Email:pradipgarach@gmail.com

and another are ordered to be amalgamated with Palava Dwellers Private Limited with effect from 17th February 2015. Under the said Order, the entire business and undertaking of Mahavir Build Estate Private Limited including but not limited to land, building, investments, loans, advances, approvals, permissions, rights, obligations have been transferred to and vested in Palava Dwellers Private Limited.

17. In the premises aforesaid and subject to above, I am of opinion that Palava Dwellers Private Limited is entitled to the said Larger Land more particularly described in the Schedule hereunder written as absolute Owners thereof.
18. By Deed of Lease dated 16.09.2015 registered under No.KLN4-6287/2015 with the Sub-Registrar of Assurances at Kalyan read with Deed of Lease dated 10.11.2016, Palava Dwellers Private Limited have granted lease of certain portion of the said Larger Land ("**Demised Land**") more particularly described in schedule to the Deed of Lease being referred as Project Land thereto, in favour of Lodha Estate Private Limited for the term of 99 years commencing from 16.09.2015 and 10.11.2016 respectively together with a right to deal and dispose of the units in the proposed buildings to be constructed thereon from the date of commencement of lease on the terms, covenants and conditions set out therein.
19. I have seen Certificate dated 23.03.2017 issued by Shravan A. Gupta and Associates, the Practising Company Secretary to the effect that he has carried out an online Search through the Official website of the Ministry of Corporate Affairs and his Report inter alia indicates that Mortgage dated 15.07.2014.
20. In the premises aforesaid and subject to above, I am of opinion that
 - (i) Palava Dwellers Private Limited is entitled to the said Larger Land more particularly described in the Schedule hereunder written as absolute Owner thereof and
 - (ii) Lodha Estate Private Limited is having leasehold right on the portion of the said Larger Land to carry out development thereon with a right to deal with and dispose of premises in proposed buildings to be constructed on the portion of the Larger Land.



**THE SCHEDULE ABOVE REFERRED TO :
(VILLAGE KHONI) - URBANO**

Sr. No.	Name of the Landholder / Owner (A)	Survey No. (B)	Hissa No. (C)	Area in sq-mtrs. (D)	Name of the Documents & Regn. No and Date (E)	Name of the Developer / Purchaser (F)
1	Jamnabai Balaram Thombare, Uttam Balaram Thombare, Hanuman Balaram Thombare, Anjana Vishwanath Mukadam, Ranjana Balaram Thombare, Archana Vishram Patil, Sarita Sunil Bhoir, Janabai Khandu Thombare, Manubai Khandu Thombare, Gajanan Khandu Thombare, Vasudev Khandu Thombare, Sitaram Khandu Thombare, Krishna Khandu Thombare, Jaywant Khandu Thombare, Ranjana Khandu Thombare alias Rajani Shyam Patil, Rekha Khandu Thombare, Sakhubai Nathu Thombare, Ramdas Nathu Thombare, Suresh Nathu Thombare, Lalchand alias Lalchandra Nathu Thombare, Suman Pandurang Mhatre, Balubai Walku Thombare, Sharad Walku Thombare, Nirmla Bharat Dhutkar, Sangeeta Ram Kadu, Ashok Kathod Thombare (Patil), Yeshwant Kathod Thombare, Sakharam Kathod Thombare, Govardhan Kathod Thombare (Patil), Shantabai Thombare (Patil), Kantabai Kathod Thombare (Patil),	144 53 53	2 5 2/2 i.e. 2B	9700 2860 23720	Agreement for Sale dated 31/03/2011 registered under No. KLN1-3249/2011 Power of Attorney dated 31/03/2011 registered under No. KLN1-178/2011 Deed of Conveyance dated 07/04/2012 registered under No. KLN2-3097/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

9

<p>Janabai Tukaram Thombare, Parshuram Tukaram Thombare, Balaram Tukaram Thombare, Lalchand Tukaram Thombare, Ramesh Tukaram Thombare, Subhadra Nago Patil, Kamla Pandharinath Khetaki, Rajashri Bhoir, Gunabai Patil, Karsan Chango Patil (Thombare), Nago Chango Patil (Thombare), Harishchandra Chango Patil (Thombare), Jayram Shantaram Patil (Thombare), Ankursh Shantaram Patil (Thombare), Vishnu Shantaram Patil (Thombare), Abhimanyu Shantaram Patil (Thombare), Ram Shantaram Patil (Thombare), Madhurabai Babu Munde, Bebi Gangaram Gaikar, Yashoda Prabhakar Mukadam, Janardan Ganpat Thombare (Patil), Lakman Ganpat Thombare (Patil), Sanjay Ganpat Thombare (Patil), Sangeeta Ganpat Thombare (Patil), Narayan Bama Patil (Thombare), Lahu Pandurang Patil (Thombare), Savita Sudam Thombare (Patil), Sandhya Ramesh Bedekar, Rakhma Arjun Patil, Kusum Chandrakant Bedekar, Shaila Nandakumar Madhavi, Jayshree Patil, Vandana Patil, Seema Patil, Nagubai Harishchandra Patil (Thombare) alias Bhagyawant, Janabai Ganpat Patil (Thombare), Bhau Ganpat Patil (Thombare), Bharat Ganpat Patil, Kalpana Suresh Mathre, Secta Patil, Vandana Bharat Patil, Waman Ganpat Patil (Thombare)</p>					
<p>Nagubai Songya Patil and Kachru Babaji Patil</p>				<p>Supplementary Agreement dated 17/03/2012 registered under No.KLNS- 797/2012</p> <p>Power of Attorney dated 17/03/2012 registered under No.KLNS- 15/2012</p> <p>Deed of Confirmation dated 09/08/2011</p>	<p>Lodha Dwellers Private Limited</p> <p>(now known as Palava Dwellers Private Limited)</p> <p>Lodha Dwellers</p>

47

					registered under No.KLN1-8094/2011	Private Limited
	Chintaman Shalik Patil and Yamuna Lahu Patil				Power of Attorney dated 17/03/2012 registered under No.KLN1- 316/2011	(now known as Palava Dwellers Private Limited)
					Declaration dated 05/02/2015 registered under No.KLN1- 1220/2015	Lodha Dwellers Private Limited
					Power of Attorney dated 05/02/2015 registered under No.KLN1- 1221/2015	(now known as Palava Dwellers Private Limited)
	Narendra Ramsharan Bhalla				Declaration dated 22/07/2014 registered under No.KLN1- 6386/2014	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
2	Sakharam Gopal Kalekar, Kashinath Gopal Kalekar, Balaram Gopal Kalekar, Suman Namdeo Kalekar, Milan Namdeo Kalekar, Shantibai Namdeo Kalekar, Hira Rama Madhavi and Dnyandeo Godliya Sante, Chander Gopal Kalekar	144	3	4100	Agreement for Sale dated 17/08/2007 registered under No.KLN4-4525/2007 Power of Attorney dated 17/08/2007 registered under No.KLN4- 19/2007 Deed of Conveyance dated 05/05/2008 registered under No.2725/2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
	Balaram Gopal Kalekar, Kashinath Gopal Kalekar, Walku Gopal Kalekar, Santosh Nandev Kalekar, Janhavi Maruti Kalekar, Jeet Maruti Kalekar				Declaration dated 12/09/2013 registered under No.KLN1- 6274/2013 Power of Attorney dated 12/09/2013 registered under No.367/2013	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
	Taramati Sakharam Kalekar, Naresh Sakharam Kalekar, Sakharam Kalekar alias Sonu Wadavale,Chander Gopal Kalekar				Deed of Confirmation dated 28/10/2013 registered under No.KLN1-7333/2013 Power of Attorney dated 29/10/2013 registered under No.KLN1- 398/2013	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
	Ranjana Manohar Kalekar alias Ranjana.				Deed of Confirmation dated 19/12/2013	Mahavir Build

Pradip Garach
Advocate
High Court, Bombay

6, Roz-Rio-Apartments,
L. B. S. Road, Kamani,
Kurla (West), Mumbai - 400 070
Mobile : 9820501547
Email:pradipgarach@gmail.com

	Balaram Tawle				registered under No.KLN1-8897/2013 Power of Attorney dated 19/12/2013 registered under No.KLN1- 457/2013	Estate Private Limited (now merged with Palava Dwellers Private Limited)
		144 144 144 144	5 4 9B 9A	2300 2680 16550 16600	Development Agreement dated 18/01/2007 registered under No.KLN3-316/2007 Power of Attorney dated 19/01/2007 registered under No.KLN1- 317/2017 Power of Attorney dated 19/01/2007 registered under No.KLN1- 318/2017 Deed of Conveyance dated 25/06/2008 registered under No.KLN3-03660/2008	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
3	Batla Bujaji Farad, Vithabai Dhondu Farad, Ramesh Dhondu Farad, Naresh Dhondu Farad, Ganpat Dhondu Farad, Sharad Dhondu Farad, Chandrakant Dhondu Farad, Sandeep Appa Farad, Geeta Ganesh Farad, Sunil Suresh Kalokhe				Deed of Confirmation dated 17/10/2011 registered under No.KLN1-9992/2011 Power of Attorney dated 17/10/2011 registered under No.395/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Ranchandra Maruti Kathavale, Narayan Maruti Kathavale, Bhanudas Maruti Kathavale, Gangubai Maruti Kathavale alias Gangubai Dinanath Shirose, Shriram Atmaram Kathavale, Shankar Atmaram Kathavale, Dattatray Atmaram Kathavale, Gajanan Atmaram Kathavale, Tukaram Atmaram Kathavale, Indubai Atmaram Kathavale alias Indubai Baban Shelar, Hirabai Atmaram Kathavale alias Hirabai Sadanand Ehoir, Balaram Pandurang Kathavale Archana Bapu Kathavale, Darshana Bapu Kathavale, Rupali Bapu Kathavale, Sitaram Pandurang Kathavale, Dilip Pandurang Kathavale, Suman Pandurang Kathavale alias Suman				Deed of Assignment dated 19/11/2012 registered under No.KLN1-08488/2012 Power of Attorney dated 19/11/2012 registered under No.489/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

<p>Damodar Dabhane, Pushpa Pandurang Kathavale alias Pushpa Harishchandra Dagade, Surekha Pandurang Kathavale, alias Surekha Anil Patil, Motiram Gopinath Kathavale, Shivaji Gopinath Kathavale, Anna Gopinath Kathavale, Janabai Gopinath Kathavale alias Janabai Motiram Shelar, Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakhurle, Mankubai Gopinath Kathavale alias Mankubai Atmaram Tembe, Kisanbai Gopinath Kathavale alias Kisanbai Shantaram Kor, Leelabai Gopinath Kathavale alias Leelabai Ananta Bhoir, Vannala Vishnu Kathavale, Avinash Vishnu Kathavale, Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohape, Sadhana Vishnu Kathavale alias Sadhana Deepak Kor, Sarita Vishnu Kathavale alias Sarita Arun Patil, Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, Harishchandra Pundalik Kathavale, Madhukar Pundalik Kathavale, Vilas Pundalik Kathavale, Kusum Pundalik Kathavale alias Kusumbai Rajaram Tembe, Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, Narayan Vitthal Dabhane, Ramesh Vitthal Dabhane, Neerabai Gaikar, Bhimabai Bhagwan Desle, Barkubai Vitthal Dabhane, Shakuntala Pandurang Kathavale</p>					
<p>Dattatray Atmaram Kathavale and Avinash Vishnu Kathavale</p>				<p>Deed of Confirmation dated 27/02/2013 registered under No.KLN5-1048/2013</p> <p>Power of Attorney dated 27/02/2013 registered under No.17/2013</p>	<p>Lodha Dwellers Private Limited (now known as Pelava Dwellers Private Limited)</p>
<p>Tukaram Atmaram Kathavale</p>				<p>Deed of Confirmation dated 28/02/2013 registered under</p>	<p>Lodha Dwellers Private</p>

				No.KLN5-1066/2013 Power of Attorney dated 28/02/2012 registered under No.19/2013	Limited (now known as Palava Dwellers Private Limited)
	Darshana Bapu Kathavale alias Darshana Sandip Jadhav, Archana Bapu Kathavale alias Archana Jitesh Dhulap, Rupali Bapu Kathavale			Supplementary Agreement dated 16/07/2013 registered under No.KLN1-4939/2013 Power of Attorney dated 16/07/2013 registered under No.308/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Suman Pandurang Kathavale alias Suman Damodar Dabhane			Supplementary Agreement dated 17/07/2013 registered under No.KLN1-4955/2013 Power of Attorney dated 17/07/2013 registered under No.310/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Bafra Buvaji Farad, Vithabai Dhondu Farad, Ramesh Dhondu Farad, Naresh Dhondu Farad, Ganpat Dhondu Farad, Sharad Dhondu Farad, Chandrakant Dhondu Farad, Sandeep Appa Farad, Geeta Ganesh Farad			Deed of Confirmation dated 06/01/2012 registered under No.KLN1-00157/2012 Power of Attorney dated 06/01/2012 registered under No.11/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Indubai Atmaram Kathavale alias Indubai Baban Shelar, Hirabai Atmaram Kathavale alias Hirabai Sadanand Bhoir, Neerabai Gaikar alias Jayshree Jagannath Gaikar, Bhimabai Bhagwan Desle alias Vanita Bhagwan Desle			Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3811/2013 Power of Attorney dated 21/05/2013 registered under No.220/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Ramchandra Maruti Kathavale, Narayan Maruti Kathavale, Bhanudas Maruti Kathavale, Shriram Atmaram Kathavale, Shankar Atmaram Kathavale, Gajanan Atmaram Kathavale, Motiram Gopinath Kathavale, Shivaji Gopinath Kathavale, Anna Gopinath Kathavale, Harishchandra Gopinath Kathavale, Madhukar Kundalik Kathavale, Vilas Kundalik Kathavale, Balaram Pandurang Kathavale, Sitaram Pandurang Kathavale, Dilip Pandurang Kathavale			Deed of Confirmation dated 26/02/2013 registered under No.KLN5-1024/2013 Power of Attorney dated 26/02/2013 registered under No.14/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Gangubai Maruti Kathavale alias			Deed of Confirmation dated 14/05/2013	Lodha Dwellers

<p>Gangubai Dinanath Shirose, Janabai Gopinath Kathavale alias Janabai Motiram Shelar, Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakhurle, Kisanbai Gopinath Kathavale alias Kisanbai Shantaram Kor, Mankubai Gopinath Kathavale alias Mankubai Atmaram Tembe, Leelabai Gopinath Kathavale alias Leelabai Ananta Bhoir, Pushpa Pandurang Kathavale alias Pushpa Harishchandra Dagade, Surekha Pandurang Kathavale, alias Surekha Anil Patil, Kusum Pundalik Kathavale alias Kusumbai Rajaram Tembhe, Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, Vaomala Vishnu Kathavale, Avinash Vishnu Kathavale, Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohape, Sadhana Vishnu Kathavale alias Sadhana Deepak Kor, Sarita Vishnu Kathavale alias Sarita Arun Patil, Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, Barkubai Vitthal Dabhane, Shakuntala Pandurang Kathavale, Narayan Vitthal Dabhane, Ramesh Vitthal Dabhane, Bhagwan Vitthal Dabhane and Sanjay Ramchandra Suroshe</p>				<p>registered under No.KLN1-3629/2013</p> <p>Power of Attorney dated 14/05/2013 registered under No.210/2013</p>	<p>Private Limited (now known as Palava Dwellers Private Limited)</p>
<p>Pandit (Umaji) Humaji Datilkar alias Bhagat, Jugnu Sukrya Datilkar alias Bhagat, Gunjibai Sukrya Datilkar alias Bhagat, Vandana Sukrya Datilkar alias Bhagat, Changunbai Tukaram Bhopi, Taibai Chandrakant Bhoir, Shakuntala Bala (Balaram) Hazari alias Hazare, Santosh Bala (Balaram) Hazari alias Hazare, Ranjana Bala (Balaram) Hazari alias Hazare, Prakash Bala (Balaram) Hazari alias Hazare, Mahesh Bala</p>				<p>Declaration dated 17/01/2014 registered under No.555/2014</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>

Pradip Garach
Advocate
High Court, Bombay

6, Roz-Rio-Apartments,
 L. B. S. Road, Kamani,
 Kurla (West), Mumbai - 400 070
 Mobile : 9820501547
 Email:pradipgarach@gmail.com

	(Balaram) Hazari alias Hazare, Manaji Ashok Mhatre, Ashok Mhatre Bhalchandra Sukrya Datilkar alias Bhagat, Lata Umaji Datilkar alias Bhagat alias Lata Rajesh Bhopi					
	Sunil Suresh Kalokhe				Deed of Confirmation notarized under No.9028 on 18/10/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Hira Rana Madhavi, Naresh Hira Madhavi, Sanjay Hira Madhavi, Vijay Hira Madhavi				Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3818/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Sakharam Gopal Kalekar, Kashinath Gopal Kalekar, Balaram Gopal Kalekar, Kusum Namdev Kalekar, Milan Namdev Kalekar, Shanti Namdev Kalekar, Bhalchandra Sukrya Bhagat alias Datilkar, Vandana Sukrya Bhagat alias Datilkar, Jugru Sukrya Bhagat alias Datilkar, Pandit Umaji Bhagat alias Datilkar, Nandakumar Vitthal Choudhary and Hira Rana Madhavi	52	0	560	Power of Attorney dated 14/09/2007 registered under No.345/2007 Power of Attorney dated 14/09/2007 registered under No.346/2007	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
4	Balaram Gopal Kalekar, Kashinath Gopal Kalekar, Waliku Namdev Kalekar, Santosh Namdev Kalekar, Janhavi Maruti Kalekar, Jeet Maruti Kalekar				Declaration dated 12/09/2013 registered under No.KLN-1-6274/2013 Power of Attorney dated 12/09/2013 registered under No.KLN1-556/2014	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
	Taramati Sakharam Kalekar, Naresh Sakharam Kalekar, Kavita Sakharam Kalekar alias Kavita Sonu Wadavale, Chandar Gopal Kalekar				Declaration dated 29/10/2013 registered under No.KLN-17333/2013 Power of Attorney dated 29/10/2013 registered under No.398/2013	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
	Ranjana Manohar Kalekar alias Ranjana				Declaration dated 19/12/2013 registered	Mahavir Build

Balaram Tawale				under No.KLN-1-8897/2013 Power of Attorney dated 19/12/2013 registered under No.457/2013	Estate Private Limited (now merged with Palava Dwellers Private Limited)
Fandit Humaji (Umaji) Datilkar alias Bhagat, Jugnu Sukrya Datilkar alias Bhagat, Gunajibai Sukrya Datilkar alias Bhagat alias Gunjibai Sukrya Datilkar alias Bhagat, Changunabai Tukaram Bhopi alias Bhagat, Taibai Chandrakant Bhoir, Shakuntala Bala (Balaram) Hajari alias Hazare, Santosh Bala (Balaram) Hajari alias Hazare, Ranjana Bala (Balaram) Hajari alias Hazare, Prakash Bala (Balaram) Hajari alias Hazare, Mahesh Bala (Balaram) Hajari alias Hazare, Manali Asbok Mhatre, Ashok Mhatre, Bhalchandra Sukrya Datilkar alias Bhagat, Lata Umaji Datilkar alias Lata Rajesh Bhopi				Declaration dated 28/03/2014 notarised under No.2881/2014 Declaration dated 17/01/2014 registered under No.KLN1-555-2014 Power of Attorney dated 17/01/2014 registered under No.KLN1-556/2014	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
Taramati Sakharu Kalekar, Naresh Sakharu Kalekar, Kavita Sakharu Kalekar alias Kavita Somu Wadavale, Ranjana Manohar Kalekar alias Ranjana Balaram Tawale, Kashinath Gopal Kalekar, Balaram Gopal Kalekar, Kusum Namdev Kalekar, Milan Namdev Kalekar, Waliku Namdev Kalekar, Santosh Namdev Kalekar Janhavi Maruti Kalekar, Jeet Maruti Kalekar, Chander Gopal Kalekar, Gunjibai Sukrya Datilkar alias Bhagat, Bhalchandra Sukrya Datilkar alias Bhagat, Jugnu Sukrya Datilkar alias Bhagat, Vandana Sukrya Bhagat alias Datilkar, Changunabai Tukaram Bhopi alias Changunabai Patil, Taibai Chandrakant Bhoir, Shakuntala Bala (Balaram) Hajari alias Hazare, Santosh Bala (Balaram) Hajari alias Hazare, Ranjana Bala (Balaram) Hajari alias				Deed of Conveyance dated 27/03/2014 registered under No.KLN-1-2465/2014	Lodha Dwellers Private Limited

Pradip Garach
Advocate
 High Court, Bombay

6, Roz-Rio-Apartments,
 L. B. S. Road, Kamani,
 Kurla (West), Mumbai - 400 070
 Mobile : 9820501547
 Email:pradipgarach@gmail.com

	Hazare, Prakash Bala (Balaram) Hajari alias Hazare, Mahesh Bala (Balaram) Hajari alias Hazare, Pandit Humaji (Umaji) Datilkar alias Bhagat, Lata Umaji Bhagat alias Lata Umaji Datilkar alias Lata Rajesh Bhopi, Manoh Ashok Mhatre, Ashok Mhatre, Nandakumar Vitthal Choudhary, Hira Rama Madhavi and Mahavir Build Estate Private Limited					
		47	0	300	Agreement for Sale dated 07/01/2008 registered under No.KLN4-213/2008 Power of Attorney dated 10/01/2008 registered under No.19/2008 Power of Attorney dated 10/01/2008 registered under No.20/2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
5	Changunabai Tukaram Bhopi, Jugnu Sukrya Bhagat alias Datilkar, Vithabai Sitaram Hazare, Pandit Umaji Bhagat alias Datilkar, Nandakumar Vitthal Choudhary Changunabai Tukaram Bhopi, Jugnu Sukrya Bhagat alias Datilkar, Vithabai Sitaram Hazare, Pandit Umaji Bhagat alias Datilkar, Nandakumar Vitthal Choudhary, Lata Umaji Bhagat alias Datilkar, Kalubai Umaji Bhagat alias Datilkar, Gunjibai Sukrya Bhagat alias Datilkar, Bhalchandra Sukrya Bhagat alias Datilkar, Nandakumar Vitthal Choudhary and Mahavir Build Estate Private Limited				Deed of Conveyance dated 14/09/2010 registered under No.KLN1-7667/2010	Lodha Dwellers Private Limited (now Palava Dwellers Private Limited)
6	Indubai Pandurang Thakre, Kailash Pandurang Thakre, Sulochana Pandurang Thakre, Shobha Pandurang Thakre, Subhash Pandurang Thakre, Sakharani Shivram Thakre, Kisan Shivram Thakre, Mohan Shivram Thakre, Gulab Sudam Khode, Kalpana Shantaram Ware, Bhagubai Bacchu Kalokhe, Manubai Chander Badekar, Gangubai Shivram Thakre	40	1	6150	Deed of Assignment dated 23/05/2008 registered under No.KLN3-4679/2008	Mahavir Build Estate Private Limited
	Ashok Dattatray Khode, Karuna Bharat Shelar, Parvatibai Maruti Khode, Pratap Maruti Khode, Vinayak Maruti Khode				Declaration dated 01/12/2011 registered under No.KLN1-11058/2011	Lodha Dwellers Private Limited

				Power of Attorney dated 01/12/2011 registered under No.KLN1-461/2011	(now Palava Dwellers Private Limited)
	Yogesh Sudam Khode, Gulabhai Sudam Khode, Shankar Arjun Khode			Supplementary Agreement dated 01/08/2013 registered under No.KLN1-5300/2013	Lodha Dwellers Private Limited
				Power of Attorney dated 01/08/2013 registered under No.KLN1-330/2013	(now Palava Dwellers Private Limited)
	Suresh Narayan Khode, Ramesh Narayan Khode, Manohar Narayan Khode, Arun Narayan Khode			Declaration dated 28/11/2015 registered under No.KLN1-8157/2015	Lodha Dwellers Private Limited
				Power of Attorney dated 28/11/2013 registered under No.KLN1-435/2013	(now Palava Dwellers Private Limited)
	Mohan Shivram Thakre			Declaration dated 31/07/2014 registered under No.KLN1-5727/2014	Lodha Dwellers Private Limited
	Sakharam Shivram Thakre, Keshav alias Kisan Shivram Thakre, Mohan Shivram Thakre, Bhagubai Bacchu Kalokhe, Manubai Chander Bodekar, Gulab Sudam Khode, Kalpana Shantaram Warc, Indubai Pandurang Thakre, Kailash Pandurang Thakre, Vimal Santosh Desle, Bebi Santosh alias Balaram Jadhav, Sulochana Jagdish Bhoir, Shobha Pandurang Thakre, Laxman Khandu Thakre, Jijabai Rama Pitale, Kamlabai Pandurang Jagtap, Neerabai Gopinath Shinde alias Neerabai, Sulochana Tukaram Thakre, Jagan Tukaram Thakre, Santosh Shripat Thakre, Anita Shripat Thakre, Hirabai Shripat Thakre, Shankar Arjun Khode, Kamla Rama Thakre, Rohit Rama Thakre, Manoj Rama Thakre, Vrunda Rama Thakre, Yogesh Sudam Khode, Balaram Eknath Farad, Shivaji Eknath Farad, Vandana Ashok Waringe, Hirabai			Deed of Conveyance dated 18/01/2011 registered under No.KLN1-553/2011	Lodha Dwellers Private Limited
					(now Palava Dwellers Private Limited)

	Gopinath Thakre, Subhash Pandurang Thakre And Mahavir Build Estate Private Limited And Ravi alias Ravindra Sakharam Thakre, Tulshiram Vitthal Choudhary					
7	Ranchandra Maruti Kathavale, Narayan Maruti Kathavale, Bhanudas Maruti Kathavale, Gangubai Maruti Kathavale alias Gangubai Dinanath Shirose, Shriram Atmaram Kathavale, Shankar Atmaram Kathavale, Dattatray Atmaram Kathavale, Gajanan Atmaram Kathavale, Tukaram Atmaram Kathavale, Indubai Atmaram Kathavale alias Indubai Babun Shelar, Hirabai Atmaram Kathavale alias Hirabai Sadanand Bhoir, Balaram Pandurang Kathavale Archana Bapu Kathavale, Darshana Bapu Kathavale, Rupali Bapu Kathavale, Sitaram Pandurang Kathavale, Dilip Pandurang Kathavale, Suman Pandurang Kathavale alias Suman Damodar Dabhane, Pushpa Pandurang Kathavale alias Pushpa Harishchandra Dagade, Surekha Pandurang Kathavale, alias Surekha Anil Patil, Motiram Gopinath Kathavale, Shivaji Gopinath Kathavale, Anna Gopinath Kathavale, Janabai Gopinath Kathavale alias Janabai Motiram Shelar, Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakburde, Mankubai Gopinath Kathavale alias Mankubai Atmaram Tembe, Kisanbai Gopinath Kathavale alias Kisanbai Shantaram Kor, Leelabai Gopinath Kathavale alias Leelabai Ananta Bhoir, Varunala	39 40 143	5A 2 1 to 2	7280 5990 12000	Deed of Assignment dated 19/11/2012 registered under No.KLN-1-08489/2012 for Survey No.39/5A admeasuring 5280 sq. mtrs and Survey No.40/2 and 143/1 to 2 Power of Attorney dated 19/11/2012 registered under No.488/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

<p>Vishnu Kathavale, Avinash Vishnu Kathavale, Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohape, Sadhana Vishnu Kathavale alias Sadhana Deepak Kor, Sarita Vishnu Kathavale alias Sarita Arun Patil, Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, Harishchandra Pundalik Kathavale, Madhukar Pundalik Kathavale, Vilas Pundalik Kathavale, Kusum Pundalik Kathavale alias Kusumbai Rajaram Tembhe, Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, Narayan Vitthal Dabhane, Ramesh Vitthal Dabhane, Neerabai Gaikar, Bhimbai Bhagwan Desle, Barkubai Vitthal Dabhane, Shakuntala Pandurang Kathavale</p>					
<p>Dattatray Atmaram Kathavale and Avinash Vishnu Kathavale</p>				<p>Deed of Confirmation dated 27/02/2013 registered under No.KLN5-1049/2013</p> <p>Power of Attorney dated 27/02/2013 registered under No.16/2013</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>
<p>Gangubai Maruti Kathavale alias Gangubai Dimanath Shirose, Janabai Gopinath Kathavale alias Janabai Motiram Shelar, Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakhurle, Kisanbai Gopinath Kathavale alias Kisanbai Shantaram Kor, Mankubai Gopinath Kathavale alias Mankubai Atmaram Tembe, Leelabai Gopinath Kathavale alias Leelabai Ananta Bhoir, Pushpa Pandurang Kathavale alias Pushpa Harishchandra Dagade, Surekha Pandurang Kathavale, alias Surekha Anil Patil, Kusum Pundalik Kathavale alias Kusumbai Rajaram Tembhe, Nanda</p>				<p>Deed of Confirmation dated 14/05/2013 registered under No.KLN1-3628/2013</p> <p>Power of Attorney dated 14/05/2013 registered under No.211/2013</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>

Pradip Garach
 Advocate
 High Court, Bombay

6, Roz-Rio-Apartments,
 L. B. S. Road, Kamani,
 Kurla (West), Mumbai - 400 070
 Mobile : 9820501547
 Email: pradipgarach@gmail.com

<p>Pundalik Kathavale alias Nanda Ashok Walimbe, Vannala Vishnu Kathavale, Avinash Vishnu Kathavale, Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohape, Sadhana Vishnu Kathavale alias Sadhana Deepak Kor, Sarita Vishnu Kathavale alias Sarita Arun Patil, Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, Barkubai Vitthal Dabhane, Shakuntala Pandurang Kathavale, Narayan Vitthal Dabhane, Ramesh Vitthal Dabhane, Bhagwan Vitthal Dabhane and Sanjay Ramchandra Suroshe</p>					
<p>Indubai Atmaram Kathavale alias Indubai Baban Shelar, Hirabai Atmaram Kathavale alias Hirabai Sadanand Bhoir, Neerabai Gaikar alias Jaysree Jagannath Gaikar, Bhimabai Bhagwan Desle alias Vanita Bhagwan Desle</p>				<p>Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3812/2013</p> <p>Power of Attorney dated 21/05/2013 registered under No.221/2013</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>
<p>Ramchandra Maruti Kathavale, Narayan Maruti Kathavale, Bhanudas Maruti Kathavale, Shriram Atmaram Kathavale, Shankar Atmaram Kathavale, Motiram Gopinath Kathavale, Shivaji Gopinath Kathavale, Anna Gopinath Kathavale, Harishchandra Kundalik Kathavale, Madhukar Kundalik Kathavale, Vilas Kundalik Kathavale, Balaram Pandurang Kathavale, Sitaram Pandurang Kathavale, Dilip Pandurang Kathavale</p>				<p>Deed of Confirmation dated 26/02/2013 registered under No.KLN5-1025/2013</p> <p>Power of Attorney dated 26/02/2013 registered under No.15/2013</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>
<p>Tukaram Atmaram Kathavale</p>				<p>Deed of Confirmation dated 28/02/2013 registered under No.KLN5-1065/2013</p> <p>Power of Attorney dated 28/02/2013 registered under No.18/2013</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>
<p>Saifulla Abdulla Khan</p>				<p>Deed of Assignment dated 22/07/2013 registered under No.KLN1-5049/2013 for</p>	<p>Lodha Dwellers Private Limited</p>

					area admeasuring 2000 sq. mtrs.	(now known as Palava Dwellers Private Limited)
	Suman Pandurang Kathavale alias Suman Damodar Dabhanc				Supplementary Agreement dated 17/07/2013 registered under No.KLN1-4954/2013 Power of Attorney dated 17/07/2013 registered under No.309/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Darshana Dapu Kathavale alias Darshana Sandip Jadhav, Archana Dapu Kathavale alias Archana Jitesh Dhulap, Rupali Dapu Kathavale				Supplementary Agreement dated 16/07/2013 registered under No.KLN1-4938/2013 Power of Attorney dated 16/07/2013 registered under No.307/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
8	Harishchandra Vitthal Farad, Kalubai Balaram Thakre alias Suman Balu Thakre, Bhagubai Sitaram Farad, Kalpesh Sitaram Farad, Anubai Bholenath Prasad, Ravindra Sakharan Thakre	39	4	19350	Agreement for Sale dated 16/04/2013 registered under No.KLN1-2839/2013 Power of Attorney dated 16/04/2013 registered under No.KLN1-161/2013 Deed of Conveyance dated 18/05/2013 registered under No.KLN1-3753/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Achyut Gopal Bhagat				Deed of Confirmation dated 13/04/2013 registered under No.KLN1-3073/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

Dated this 14th day of April 2017


(Pradip Garach)

Advocate High Court, Bombay

FIRST SUPPLEMENTAL REPORT ON TITLE

Re: **Property comprised in land bearing various Survey numbers, Hissa numbers and admeasuring lying being and situated at Village Khoni Taluka Kalyan, District - Thane.**

1. This has reference to my Report on Title dated 14th April 2017 wherein I have inter alia opined that (i) Palava Dwellers Private Limited is entitled to the Larger Land more particularly described in Schedule thereunder written and (ii) Lodha Estate Private Limited is having leasehold rights on the portion of the Larger Land with right to carry out development and deal with the construction thereon.
2. Ever since issuance of the said Report on Title, there are certain material development envisaged with the effect from 1st June 2017 which, in turn, causes variation with regard to the title of the said Larger Land and part thereof as follows:-
3. I am informed that by respective Special Resolutions passed by the shareholders of Palava Dwellers Private Limited, Lodha Estate Private Limited and Lodha Developers Private Limited at their respective extra ordinary general meetings held on 02.05.2017, 17.04.2017 and 27.04.2017 respectively, a scheme for amalgamation of Lodha Estate Private Limited and Palava Dwellers Private Limited with Lodha Developers Private Limited with effect from 1st June 2017 has been approved. In this regard, an application has been filed before the National Company Law Tribunal seeking its sanction to the said scheme of amalgamation.
4. Pending the sanction of scheme of amalgamation, in the meanwhile, ~~by an Agreement dated 31st May 2017 executed between Palava Dwellers Private Limited and Lodha Estate Private Limited~~ it is inter alia agreed between the Parties thereto that Palava Dwellers Private Limited shall be entitled to deal with and dispose of the Units in the buildings being constructed on the said Larger Land and for that purpose execute and register requisite Agreements with the prospective buyers and receive consideration in the manner provided therein.
5. In the light of the aforesaid developments, Palava Dwellers Private Limited shall continue to be solely and exclusively entitled to the said

Larger Land more particularly described in the Schedule thereunder written as an absolute Owner thereof with right to deal with and dispose of the Units in the buildings being constructed on the said Larger Land as stated hereinabove.

6. In the premises aforesaid, the Report on Title dated 14th April 2017 stands modified and be read and construed accordingly.

Dated this 31st day of May 2017



(Pradip Garach)

Advocate High Court, Bombay