6, Roz-Rio-Apartments, L. B. S. Road, Kamani, Kurla (West), Mumbai - 400 070

Mobile: 9820501547

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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 hercunder written, lying being and situated at Village Khoni, Taluka Kalyan, District Thanc (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.
 - e) 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

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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 23td 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 aforcsaid 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

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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.
- 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 hercunder 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)

				Area in	W	
Sr. No.	Name of the Landholder / Owner	Survey No.	Hissa No.	sq. mtrs.	Name of the Documents & Regn, No and Date	Name of the Developer / Purchaser
	(A)	(B)	(C)	(D)	(E)	(F)
1	Shantabai Balkrishna More, Sunil Balkrishna More, Nirmala Balu Hazare, Sulochana Sudhakar Varde, Shakuntala Govind Bankar, Ranjana Ramesh Patil, Archana Atmaram Bhoir, Suvarna Shailesh Ballmare, Nirmalabai alias Leela Janu Khane, Pushpabai Balaram Farad, Bebibai Vasudev Patil, Kamal Baliram More, Anil Baliram More, Anil Baliram More, Anil 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 Jumare				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)
	· · · · · · · · · · · · · · · · · · ·		1	0000	4	T _ 55 (7)
2	Jamnabai Balaram Thombarc, Uttam Balaram Thombare, Hanuman Balaram Thombare, Anjana Vishwanath Mukadam, Ranjana Balaram Thombare, Archana Vishram Patil, Sarita Sunii Bhoir, Janabai	144 53	2 2/2 Le. 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)

Pradip Garach Advocate

High Court, Bombay

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	.				
	khandu Thombare,		Ţ		
	Manubai Khandu		Supplemen	- 1	
1	Thombare, Gajanan		Agreement	;	
	Khandu Thombare, Vasudev Khandu		17/03/201		
	Thombare, Sitaram]]	registered	under	
	Khandu Thombare.]	No.KLN5-7		
	Krishna Khandu			y Nagubai	
	Thombare, Jaywant		Songya Pat	"	
	Khandu Thombare,		Boune of		
	Ranjana Khandu		Power of dated 1		
	Thombare alias Rajani		registered	7/03/2012	
!	Shyam Patil, Rekha	<u> </u>	No.KLN5-1	цафет 5 (2012	
	Khandu Thombare.	į į		ny Nagubei	
	Sakhubai Nathu	i I	Songya Pat		
	Thombare, Ramdas		Song, a rai	"	
	Nathu Thombare,		Deed of Co	unfirmation	
	Suresh Nathu			9/08/2011	
	Thombarc, Lalchand		registered	under	
1	alias Lalchandra Nathu		No.KLN1-80		
1	Thombare, Suman		executed b	w Kachru	
	Pandurang Mhatre,		Babaji Patil		
	Balubai Walku	į l	1		
	Thombare, Sharad		Fower of	Attorney	
	Walku Thombare,		dated 11	7/03/2012	
	Nirmala Bharat		registered	under	
	Dhutkar, Sangeeta		No.KLN1-31		
ļ	Ram Kadu, Ashok		executed 1		
i	Kathod Thombare		Babaji Patil		
ſ	(Patil), Yeshwant	!	· [
	Kathod Thombare,		Deed of C		
	Sakharam Kathod			7/04/2012	
	Thombare, Govardhan Kathod Thombare		registered	under	
	(Patil), Shantabai		No.KLN2-30	197/2012	
	Thombare (Pani),		Declaration	dated	
	Kantabai Kathod		05/02/201		
1	Thombare (Patil),		registered	under	
!	Janabai Tukaran		No.KLN1-12		
[Thombere, Parshuram		by Chintam		
	Tukaram Thombare,		Patil and		
	Balaram Tukaram		Lahu Patil		
	Thombare, Lalchand				
	Tukaram Thombare,		Power of	Attorney	
	Ramesh Tukaram		dated 05	7/02/2015	
	Thombarc, Subhadra		registered	under	
	Nago Patil, Kamla		No.KLN1-12		
	Pandharinath Khetaki,		by Chintam	ian Shalik	
	Rajashri Bhoir,		Patil and	Yamuna	
	Gunabai Patil, Karsan		Lahu Patil		
	Chango Patil				
	(Thombare), Nago		Declaration		
	Chango Patil (Thombare),		22/07/2014		
	Harishchandra		registered	under	
	Chango Patil	-	No.KLN1-63		
ļ	(Thombare), Jayram		executed by Ramsharan		
	Shantarem Patil		Radisharan	DUSINA	
	(Thombare), Ankush				
	Shantarain Patil		1		
	(Thombare), Vishnu		i l		
	Shantaram Petil				
	(Thombare),				
	Abhimanyu				
	Shantaranı Patil			,	
	(Thombare), Ram	1			
	Shantaram Patil	F			
	(Thombare),				
	Madhurabai Babu		 		
	Munde, Bebi Gangaram		<u> </u>		

						
	Gaikar, Yashoda					
	Prabhakar Mukadaro,					
	Janardan Ganpat				!	
	Thombare (Patil), Laxman Ganpat			ļ		
	Thombare (Patil).					
	Sanjav Ganpat				1	
	Thombare (Patil).					
]	Sangeeta Gampat					
1	Thombare (Patil),					
	Narayan Bama Patil					
	(Thombare), Lahu		1			
!	Pandurang Patil					
	(Thombare), Savita				i 1	
:	Sudam Thombare				!	
	(Patil), Sandhya				† I	
	Ramesh Bedekar,				1	
	Rakhma Arjun Patil,					
	Kusum Chandrakant			ĺ		
ļ	Bedekar, Shaila			ļ		
[Nandakumar Medhavi, Jayshree Patil,			i		
1	Vandana Patil, Seema					1
1	Patil, Nagubai		[1
]	Harishchandra Patil		į			
1	(Thombare) alias					
	Bhagyawant, Janabai		<u> </u>			
	Ganpat Patil (1		1	
	Thombare Bhau		†		1	
	Ganpat Patil (
	Thombare], Bharat					
	Ganpat Patil, Kalpana				<u> </u>	
	Suresh Mathre, Seeta				i 1	
	Petil, Vandana Bharat				1	
	Patil, Waman Ganpat				1	
	Patil (Thombare),				1	
	Nagubai Songya Patil					
	and Kachru Babaji					
ļ	Patil				· - ··	<u></u> -
ļ				<u> </u>		
	Ramchandra Kachru	53	1B	5000	Deed of Conveyance	Lodha
	Kalan	54	2C	2300	dated 13/06/2013	Dwellers
					registered under	Private
	· .		i		No.KLN1-4731/2013	Limited
]			,
3	į				Power of Attorney	(now known
	į į		1		dated 13/06/2013	as Palava
	1				registered under No.	Dwellers Private
	1				KLN1- 267/2013	Private Limited)
	·					тапитест
						<u>-</u>
	Krishna Aambo Bhoir,	54 -	243	1000	Deed of Conveyance	Lodha
	Goma Aambo Bhoir,	53	2A1	610	dated 19/04/2014	Dwellers
	Abhimanyu Aambo				registered under	Private
	Bhoir, Suresh Aambo				No.KLN1-3061/2014	Limited
	Bhoir, Waman Aambo			1	B	(
	Bhoir, Droupadabai			j	Power of Attorney	(now known
4	Suresh Thombare Alias			1	dated 19/04/2014	as Palava Dwellers
'	Droupata Suresh				registered under	Dwellers Private
1	Thombare		i		No.KJ.N1-3062/2014	Limited)
						Limber)
-	And		1			
	Ramesh Chango Bhoir,					
1	Ganesh Chango Bhoir					
<u> </u>	Cancan Chango Dilon	 				<u> </u>
L				J—		
- I -						

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Sonabai Ganpat Thombare, Dinkar Ganpat Thombare and Ragho Ganpat Thombare T	5	Navnath Kajaram Patil, Prakash Maruti Patil, Balaram Maruti Patil, Indubai Maruti Patil, Indubai Maruti Patil And Rajlaxmi Realtors Private Limited Navnath Rajaram Patil, Prakash Maruti Patil, Balaram Maruti Patil, Indubai Maruti Patil, Indubai Maruti Patil, Indubai Maruti Patil, Leelabai Dashrath Gaikar, Neerabai Bala Choudhary, Nandabai Kailash Patil, Sanjay Maruti Patil, Krishna Maruti Patil, Krishna Maruti Patil, Jeevan Maruti Patil, Jeevan Maruti Patil, Mandabai Sagar Patil, Chandabai Mukund Choudhary, Changunabai Maruti Patil And Rajlaxmi Realtors Private Limited	61		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 Deed of Conveyance dated 20/08/2009 registered under No.KLNI 5628/2009	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
- - - - - - - - - -	6	Thombare, Dinkar Ganpat Thombare and Ragho Ganpat	53	3	1430	dated 13/11/2009 registered under No.KLN1-7597/2009 Notarised Power of Attorney dated 10/04/2008 notarised under	Dwellers Private Limited (now Palava Dwellers Private

Dated this Land of April 2017

(Pradip Garach) Advocate High Court, Bombay

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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 interalia 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

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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.

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

Dated this 3 | day of May 2017

Advocate High Court, Bombay

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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 Schedulc 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.

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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 23td 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 Kathavalc 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,

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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

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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

	,,,	ILLAGI	J ILLIO	1111 - 01	CDANO .	
Sr. No.	Name of the Landholder / Owner	Survey No.	Hissa No.	Area in sq. mtrs.	Name of the Documents & Regn. No and Date	Name of the Developer /
	(A)	(B)	(C)	(D)	(E)	Purchaser (F)
····	Jamnabai Balaram	144	2	9700	Agreement for Sale	Lodha
!	Thombare, Uttam	53	5	2860	dated 31/03/2011	Dwellers
ļ	Baiaram Thombarc,	53	2/2	23720	registered under No.	Private
Ì	Hanuman Balaram		i.c. 2B		KLN1-3249/2011	Limited
!	Thombare, Anjana					١.
	Vishwanath Mukadam,				Power of Attorney dated	(now
	Ranjana Balaram				31/03/2011 registered	known as
	Thombare, Archana				under No. KLN1-	Peleva
	Vishram Patil, Sarita				178/2011	Dwellers
1	Sunil Bhoir, Janabai				B	Private
	Khandu Thombare,			1	Deed of Conveyance	Limited)
	Manubai Khandu				dated 07/04/2012	
	Thombare, Gajanan				registered under	
	Khandu Thombare, Vasudev Khandu				No.KLN2-3097/2012	
	Thombare, Sitaram					
	Khandu Thombare,			1		
•	Krishna Khandu			1		İ
	Thombare, Jaywant			1		
]	Khandu Thombare,			1		
	Ranjana Khandu			1		
	Thombarc alias Rajani					ŀ
	Shyam Patil, Rekha					
1	Khandu Thombare,					
1	Sakhubai Nathu			1		
	Thombare, Ramdas			į		
	Nathu Thombare.					
	Suresh Nathu			1		
1	Thombare, Laichand					
	alias Lalchandra Nathu					
	Thombare, Suman					
	Pandurang Mhatre,			1		
	Balubai Walku					
	Thombare, Sharad					
	Walku Thombare,		1	!		
	Nirmala Bharat					
	Dhutkar, Sangeeta Ram					
	Kadu, Ashok Kathod			!		
	Thombare (Patil),	1				
	Yeshwant Kathod	1		Ì		
	Thombare, Sakharam	1				
	Kathod Thombare,	1				
	Govardhan Kathod			1		
	Thombare (Patil),	1				<u> </u>
	Shantabai Thombare	1				[
	(Patil), Kantabai Kathod	1				
	Thombare (Patil),			1		

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					E	mail:pradip	garach@gm	ai
	Janabai Tukaram	1]
	Thombare, Parshuram							1
	Tukaram Thombare,				1			ı
	Balaram Tukaram	1			•			ł
	Thombare, Lalchand				İ			ŀ
1	Tukaram Thombare,	1]	l
!	Ramesh Tukaram	1]			ļ	l
	Thombare, Subhadra	1	1	i				l
	Nago Patil, Kamla	1	1	!				l
	Pandharinath Khetaki,	1	1					l
	Rajashri Bhoir, Gunabai	1						l
	Patil, Karsan Chango	F						l
	Patil (Thombare), Nago							l
	Chango Patil				1			1
	(Thombare),				1]	Į
	Harishchandra Chango				!			(
-	Patil (Thombare),]	1			i	
1	Jayram Shantaram Patil			1			!	
Ì	(Thombare), Ankush		1	ł			Ì	
ļ	Shantaram Patil]	1				
	(Thombare), Vishnu		1	ļ				
	Shantaram Patil		j					
	(Thombare), Abhimanyu	1						
	Shantaram Patil	l						
	(Thombare), Ram	•						
	Shantaram Patil]			
	(Thombare), Madhurabai				1			1
	Babu Munde, Bebi				1			ļ.
	Gangaram Gaikar,				1			
	Yashoda Prabhakar							
	Mukadam, Janardan						!	
1	Ganpat Thombare							
1	(Patil), Laxman Ganpat]				
1	Thombare (Patil), Sanjay	1	1					
·F	Gampat Thombare		•	1				
	(Patif), Sangeeta Ganpat	,	ļ					
	Thombare (Patil),	1	i	Ī				
	Narayan Bama Patil	i	Ī					
	(Thombare), Lahu	i						
	Pandurang Patil	ļ						
	(Thombare), Savita							
	Sudam Thombare (Patil),							
	Sandhya Ramesh							
	Bedekar, Rakhma Arjun				1			
	Patil, Kusum				,			
	Chandrakant Bedekar,						i	
1	Shaila Nandakumar							
1	Madhavi, Jayshree Patil,							
	Vandana Patil, Seema							
į	Patil, Nagubai							
	Harishchandra Patil							
	(Thombare) alias	1 1						
1	Bhagyawant, Janabai					l	l	
	Ganpat Patil (Thombare	į l				l	l	
), Bhau Ganpat Patil (l l						
	Thombare), Bharat							
	Gampet Paul, Kalpana							
	Suresh Mathre, Seeta							
	Patil, Vandana Bharat]			
	Patil, Waman Ganpat				į		1	
1	Patil (fhombare)				1	l	ļ	
					Supplementer	~~ ~	Lodha	
					Agreement	dated	Dwellers	
					17/03/2012	registered	Private	
					under	No.KLN5-	Limited	
		:			797/2012	110,61,110-	partied	
	Nagubai Songya Patil				191/2012		(now	
	and Kachru Bebeji Petil				Power of Atto	man datai	(now	
					17/03/2012		known as Palava	
	<u> </u>				under	registered No.KLN5-	Dwellers	
					15/2012	MO'VEIXO-	Private	
					15/2012			
1	Kachru Babaji Patil				Dond of Co	unfine at an	Limited)	
{	Addition Datasi Patti					onfirmation	Lodha	
	I				dated 05	9/08/2011	Dwellers i	

					registered under No.KLN1-8094/2011	Private Limited
					Power of Attorney dated 17/03/2012 registered under No.KLN1- 316/2011	(now known as Palava Dwellers Private Limited)
	Chintoman Shalik Patil				Declaration dated 05/02/2015 registered under No.KLN1- 1220/2015	Lodha Dwellers Private Limited
	and Yamuna Lehu Patil				Power of Attorney dated 05/02/2015 registered under No.KLN1- 1221/2015	(now known as Palava Dwellers Private Limited)
					Declaration dated 22/07/2014 registered under No.KLN1- 6386/2014	Lodha Dwellers Private Limited
	Narendra Ramsharan Bhalla					(now known as Palava Dwellers Private Limited)
<u> </u>		144	3	4100	Agreement for Sale	
	Sakharam Gopal Kalekar, Kashinath Gopai Kalekar, Balaram Gopai Kalekar, Suman	144	3	1100	dated 17/08/2007 registered under No.KLN4-4525/2007 Power of Attorney dated	Mahavir Build Estate Private Limited
	Namdeo Kalekar, Milan Namdeo Kalekar, Shantibai Namdeo Kalekar, Hira Rama Madhavi and Dnyandeo Godlya Sante, Chander Gopal Kalekar				17/08/2007 registered under No.KLN4- 19/2007 Deed of Conveyance dated 05/05/2008 registered under No.2725/2008	(now merged with Palava Dwellers Private Limited)
	Balaram Gopal Kalekar, Kashinath Gopal Kalekar, Walku Gopal Kalekar, Santosh	:			Declaration dated 12/09/2013 registered under No.KLN1- 6274/2013	Mahavir Build Estate Private Limited
2	Namdev Kalekar, Janhavi Maruti Kalekar, Jeet Maruti Kalekar	:			Power of Attorney dated 12/09/2013 registered under No.367/2013	merged with Pelava Dwellers Private Limited]
	Taramati Sakharam Kalekar, Naresh Sakharam Kalekar,				Deed of Confirmation dated 28/10/2013 registered under No.KLN1-7333/2013	Mahavir Build Estate Private Limited
	Sakharam Kalekar dias Sonu Wadavale,Chander Gopal Kalekar			! !	Power of Attorney dated 29/10/2013 registered under No.KLN1- 398/2013	(now merged with Palava Dwellers Private Limited)
	Ranjana Manohar Kalekar alias Ranjana			!	Deed of Confirmation dated 19/12/2013	Mahavir Build

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					<u> </u>	<u>garach@grn</u>
	Balaram Tawle			,	registered under No.KLN1-8897/2013	Estate Private Limited
	a				Power of Attorney dated 19/12/2013 registered under No.KLN1- 457/2013	(now merged with Palava Dwellers Private Limited)
		144 144	5 4	2300 2680	Development Agreement	
		144 144	9B 9A	16550 16600	dated 18/01/2007 registered under No.KLN3-316/2007	
	Shankar Raghunath				Power of Attorney dated 19/01/2007 registered under No.KLN1- 317/2017	Lodha Dwellers Private Limited (now
	Mhatre	:			Power of Attorney dated 19/01/2007 registered under No.KLN1- 318/2017	known as Palava Dwellers Private
;					Deed of Conveyance dated 25/06/2008 registered under No.KLN3-03660/2008	Limited)
	Batla Buwaji Farad, Vithabai Dhondu Farad, Ramesh Dhondu Farad, Naresh Dhondu Farad, Ganpat Dhondu Farad,				Deed of Confirmation dated 17/10/2011 registered under No.KLNI-9992/2011	Lodha Dwellers Private Limited
3	Sharad Dhondu Farad, Chandrakant Dhondu Farad, Sandeep Appa Farad, Gecta Gancah Farad, Sunii Suresh Kalokhe	:			Power of Attorney dated 17/10/2011 registered under No.395/2011	(now known as Palava Dwellers Private Limited)
	Ranichandra 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				Deed of Assignment dated 19/11/2012 registered under No.KLN1-08488/2012	Lodha Dwellers Private Limited
	Atmaram Kathavale, Indubai Atmaram Kathavale alias Indubai Baban Shelar, Hirabai Atmaram Kathavale alias Hirabai Sadanand				Power of Attorney dated	(now known as Palava Dwellers
	Bhoir, Balaram Pandurang Kathavale Archana Bapu Kathavale, Darshana	į			19/11/2012 registered under No.489/2012	Private Limited)
	Bapu Kathavale, Rupali Bapu Kathavale, Sitaram Pandurang Kathavale, Dilip			į		
i l	Pandurang Kathavalc, Suman Pandurang Kathavale alias Suman				•	

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	Damodar Dabhane,	i			<u> </u>	
	Pushpa Pandurang	1				
	Kathavale alias Pushpa					
	Harishchandra Dagade,			i		
	Surekha Pandurang			ì		
	Kathavale, alias Surckha	}]		
	Anil Patil, Motiram	1		1		
	Gopinath Kathavale,					
	Shivaji Gopinath					ļ
	Kathavale, Anna Gopinath Kathavale,					
	Janahai Gopinath			1		
1	Kathayale alias Janabai					
1	Motiram Shelar					
1	Sonabai Gopinath					!
	Kathavalc alias Sonabai					
	Haribhau Wakhurle,					
1 1	Mankubai Gopinath					;
1	Kathavale alias					
	Mankubai Atmaram					
	Tembe, Kisanbai	1				
	Gopinath Kathavale	:				;
	alias Kisnabai	1				
	Shantaram Kor,					
	Leelabai Gopinath					
	Kathavale alias Leelabai]				
	Ananta Bhoir, Vanmala					:
	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		'			
	Neclam 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,	<u> </u>				
	Narayan Vitthal	<u> </u>				
	Dabhane, Ramesh	;				
	Vitthal Dabhane,	[
	Neerabai Gaikar,	[
	Bhimabai Bhagwan					
	Desle, Barkubai Vitthal	i				
	Dabhane, Shakuntala Pandurang Kathavale					
	Laurentauk Vainteivate	1				Lodha
]			Deed of Confirmation	Dwellers
]			dated 27/02/2013	Private
					registered under	Limited
	Dattatray Atmaram				No.KLN5-1048/2013	(now
	Kathavale and Avinash			'		known as
	Vishnu Kathavale				Power of Attorney dated	Peleva
					27/02/2013 registered	Dwellers
					under No.17/2013	Private
]				Limited)
	Tukaram Atmaram]			Decd of Confirmation	Lodha
	Kathavale				dated 28/02/2013	Dwellers
·L		L !	<u> </u>		registered under	Private
- T-						

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	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)
Batla Buwaji 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, Necrabai 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, Dilip 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

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Gangubai Dinanath Shirose, Jansbai Gopinath Kathavale alias Janabai Motivam Shelar, Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakhurle, Kisanbai Gopinath Kathavale alias Kisnabai 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 Kusumbai Rajaram Tembhe, Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, Vanmala Vishnu Kathavale, Avinash Vishnu Kathavale, Chhaya Vishnu Kathavale alias Sadhana Deepak Kor, Sarita Vishnu Kathavale alias Sarita Arun Patil, Vasanti Vishnu Kathavale alias Sadhana Deepak Kor, Sarita Vishnu Kathavale alias Sarita Arun Patil, Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, Neclam Vishnu Kathavale alias Neclam Mahesh Walimbe, Barkubai Vitthal Dabhane, Shakuntala Pandurang Kathavale, Narayan Vitthal Dabhane, Shakuntala Pandurang Kathavale, Narayan Vitthal Dabhane, Ramesh Vitthal Dabhane and Sanjay Ramchandra Suroshe Pandit (Umaji) Humaji	registered under No.KLN1-3629/2 Power of Attornes 14/05/2013 registered values in the second value of the second values in the second value of the	(now dated known as stered Palava
Pariot (Oman) Human 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	Declaration dated 17/01/2014 reginer No.555/20	stered known as

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C	T				<u>стын.ргаогр</u>	garacn@gm
	(Balaram) Hazari atias Hazare, Manali Ashok Mhatre, Ashok Mhatre Bhalchandra Sukrya Datilkar alias Bhagat, Lata Umaji Datilkar alias Bhagat alias Lata Rajesh Bhopi					
	Sunil Suresh Kalokho				Deed of Confirmation notarized under No.9028 on 18/10/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Hira Rama Madhavi, Naresh Hira Madhavi, Sanjay Hira Madhavi, Vijay Hira Madhavi			- 07FF L	Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3818/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
			<u>L</u>	<u>L</u>	[
	Sakharam Gopal Kalekar, Kashinath Gopal Kalekar, Balaram Gopal Kalekar, Kusum Namdev Kalekar, Milan Namdev Kalekar, Shanti Namdev Kalekar, Shanti Namdev Kalekar, Shanti Namdev Kalekar, Bhalchandra Sukrya Bhagat alias Datilkar, Vandana Sukrya Bhagat alias Datilkar, Jugnu Sukrya Bhagat alias Datilkar, Pandit Umaji Bhagat alias Datilkar, Nandakumar Vitthal Choudhary and Hira Rama 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, Walku 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	Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
	Taramati Sakharm Kalekar, Naresh Sakharam Kalekar, Kavita Sakharam Kalekar alias Kavita Sonu Wadavale, Chander 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
ok	Ranjana Manohar Kalekar alias Ranjana				Declaration dated 19/12/2013 registered	Limited) Mahavir «Build

Balaram Tawale	under No.K1.N-1- 8897/2013	Estate Private Limited
	Power of Attorney dated 19/12/2013 registered under No.457/2013	
Pandit Humaji (Umaji) Datilkar alias Bhagat, Jugnu Sukrya Datilkar alias Bhagat, Gunajibai Sukrya Datilkar alias Bhagat alias Gunjibai Sukrya Datilkar alias Bhagat alias Gunjibai Sukrya Datilkar alias Bhagat, Changunabai Tukaram Bhopi alias Bhagat, Taibai Chandrakant Bhoir, Shakumtala Bala (Balaram) Hajari alias Hazare, Santosh Bala (Balaram) Hajari alias Hazare, Ranjana Baia (Balaram) Hajari alias Hazare, Prakash Bala (Balaram) Hajari alias Hazare, Mahesh Bala	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	Mahavi Build Estate Private Limited (now merged with Palava Dwellen Private Limited
alias Lata Kajcsh Bhopi Taramati Sakharm Kalekar, Naresh Sakharam Kalekar, Kavita Sakharam Kalekar alias Kavita Som Wadavale, Ranjana Manohar Kalekar alias Ranjana Baleram Tawale, Kashinath Gopal Kalekar, Balaram Gopal Kalekar, Kusum Namdev Kalekar, Milan Namdev Kalekar, Walku Namdev Kalekar, Walku Namdev Kalekar, Walku Namdev Kalekar, Santosh Namdev Kalekar, Jeet 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	Deed of Conveyance dated 27/03/2014 registered under No.KLN-1-2465/2014	Lodha Dweller Private Limited

6, Roz-Rio-Apartments, L. B. S. Road, Kamani, Kurla (West), Mumbai - 400 070

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	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, Manah Ashok Mhatre, Mandakumar Vitthal Choudhary, Hira Rama Madhavi and Mahavir Build Estate Private Limited					
L					ļ	
	Changunabai Tukaram Bhopi, Jugnu Sukrya Bhagat alias Datilkar, Vithabai Sitaram Hazare, Pandit Umaji Bhagat alias Datilkar, Nandakumar Vitthal Choudhary	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	Chengunabai 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 Shiwam Thakre, Kisan Shiwam Thakre, Mohan Shiwam Thakre, Gulab Sudam Khode, Kalpana Shantaram Ware, Bhagubai Bacchu Kalokhe, Manubai Chander Badekar, Gangubai Shiwram 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
Yogesh Sudam Khode, Gulabhai Sudam Khode, Shankar Arjun Khode	Supplementary Agreement dated 01/08/2013 registered under No.KLN1- 5300/2013 Power of Attorney dated 01/08/2013 registered under No.KLN1-	Limited) Lodhe Dwellers Private Limited (now Palava Dwellers Private
Suresh Narayan Khode, Ramesh Narayan Khode, Manohar Narayan Khode, Arun Narayan Khode	28/11/2015 registered under No.KLN1- 8157/2015 Power of Attorney dated 28/11/2013 registered under No.KLN1- 435/2013	Limited) Lodha Dwellers Private Limited (now Palava Dwellers Private Limited)
Mohan Shivram Thakre	Declaration dated 31/07/2014 registered under No.KLN1- 5727/2014	Lodha Dwellers Private Limited (now Palava Dwellers Private Limited)
Sakharam Shivram Thakre, Keshav alias Kisan Shivram Thakre, Mohan Shivram Thakre, Bhagubai Bacchu Kalokhe, Manubai Chander Badekar, Gulab Sudam Khode, Kalpana Shantaram Ware, 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, Necrabai Gopinath Shinde alias Necrabai, Sulochana Tukaram Thakre, Jagan Tukaram Thakre, Santosh Shripat Thakre, Anita Shripat Thakre, Anita Shripat Thakre, Kamla Rama Thakre, Kamla Rama Thakre, Kamla Rama Thakre, Rohit Rama Thakre, Manoj Rama Thakre, Yogesh Sudam Khode, Balaram Eknath Farad, Shivaji Eknath Farad,	Deed of Conveyance dated 18/01/2011 registered under No.KLN1-553/2011	Lodha Dwellers Private Limited (now Palava Dwellers Private Limited)

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	i Gopinath Thakre,	İ				Ţ-'-
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	And				i	
	Mahavir Build Estate					
	Private Limited]	f		!
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	t i	i			1	
ì	Ravi alias Ravindra					
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	Tulshiram Vitthal				•	
	Choudhary		i			1 1
	CHORDINA	├ ^	! 		 -	
	1		1			1 1
	Reinchandra Maruti	39	5A	7280	Decd of Assignment	Lodha
	Kathavale, Narayan	46	2	5990		
	Maruti Kathavale,	143			dated 19/11/2012	Dwellers
	1 '	143	1 to 2	12000	registered under	Private
	Bhanudas Maruti				No.KLN-1-08489/2012	Limited
-	Kathavalc, Gangubai				for Survey No.39/5A	(now
İ	Maruti Kathavale alias				admeasuring 5280 sq.	known as
1	Gangubai Dinanath				mtrs and Survey	Palava
	Shirose, Shriram				No.40/2 and 143/1 to 2	Dwellers
	Atmaram Kathavale,					Private
	Shankar Atmaram				Power of Attorney dated	Limited)
	Kathavale, Dattatray		;		10/11/2012	LAMBER OF
			ļ l		19/11/2012 registered	Į
	Atmeram Kathavale,				under No.488/2012	
	Gajanan Atmaram					
	Kathavale, Tukaram				1	
	Atmarem Kathavale,				1	
1	Indubai Atmaram				i	
i	Kathavale alias Indubai				1	
•	Baban Shelar, Hirabai				t	1
	Atmaram Kathavale					1
	alies Hirabai Sadanand					
						[
	Bhoir, Balaram					
	Pandurang Kathavale		1			
	Archana Bapu					
	Kathavale, Darshana	j	1			
	Bapu Kathavale, Rupeli					
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]	Sitaram Pandurang]	
1	Kathavale, Dilip			j	ì	
j					J	
7	Pandurang Kathavale,				Ī	
1	Suman Pandurang					
	Kathavalc alias Suman					
	Damodar Dabhane,					
	Pushpa Pandurang		[
	Kathavale alias Pushpa	:	[
	Harishchandra Dagade,	İ] 1	
	Surekha Pandurang	ı	[
	Kathavale, alias Surekha	l				
}	Anil Patil, Motiram	l				
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1	Gopinath Kathavale,	l			j l	
	Shivaji Gopinath	l				
	Katbavalc, Anna	l			ļ l	
	Gopinath Kathavale,	l		l		
	Janabai Gopinath	l		l		
	Kathavale alias Janabai	l	1	l		
	Motiram Shelar	.	 			
	Sonabai Gopinath		ŀ	l		1
	Kathavale alias Sonabai			l		i
1				l		ŀ
	Haribhau Wakhurle,			l		
	Mankubai Gopinath			l	1	
1	Kathavale alias					
	Mankubai Atmaram				i	
	Tembe, Kisanbai			ŀ		
	Gopinath Kathavale			i		
	alias Kisnabai		- 1			
			ļ			
	Shantaram Kor,	}	- 1]
! .	Leelabai Gopinath	[- 1			!
; 1	Kathavalc alias Leelaboi	I				[
	Ananta Bhoir, Vanosala					

	Makeu Vathamila	· - —		-	<u>-</u>	
.	Vishou Kathavale, Avinash Vishou					
;	Kathavale, Chhaya					
	Vishnu Kathavale alias					
	Chhaya Rajaram					
.	Mohape, Sadhana					
	Vishnu Kathavalc alias					
	Sadhana Deepak Kor,					
	Sarita Vishnu Kathavale					
	alias Sarita Arun Patil,					
	Vasanti Vishnu Kathavale alias Vasanti	l i				
	Sunil					
	Tarmale, Neelam Viahnu					
	Kathavale alias Neelam					
	Mahesh Walimbe,					
	Harishchandra Pundalik					
	Kathavale, Madhukar					
[Pundalik Kathavale,					
!	Vilas Pundalik					:
	Kathavale, Kusum					.
	Pundalik Kathavale alias		į			·
ļ	Kusumbai Rajaram					i
1	Tembhe, Nanda Pundalik Kathavale alias					
1	Nanda Ashok Walimbe.		:			
	Narayan Vitthal					
]	Dabhane, Rameah					
1	Vitthal Dabhane.					i
1	Neerabai Gaikar,					
	Bhimabai Bhagwan					
	Desle, Barkubai Vitthal					
	Dabhane, Shakuntala					
	Pandurang Kathavale	<u> </u>				
	İ					Lodha
					Deed of Confirmation	Dwellers
					dated 27/02/2013	Private Limited
	D				registered under	lannica
	Dattatray Atmaram Kathavale and Avinash				No.KLN5-1049/2013	(now
	Vishnu Kathayale					known as
	visina inidiavaic				Power of Attorney dated	Palava
	1				27/02/2013 registered	Dwellers
					under No.16/2013	Private
_						Limited]
	Gangubai Maruti				Deed of Confirmation	Lodha
	Kathavale alias				dated 14/05/2013	Dwellers
	Gangubai Dinanath	.			registered under	Private
	Shirosc, Janabai	.			No.KLN1-3628/2013	Limited
	Gopinath Kathavale	.				(now
	alias Janabai Motiram	<u> </u>			Power of Attorney dated	known es Palava
	Shelar, Sonabai				14/05/2013 registered under No.211/2013	Paiava Dwellers
	Gopinath Kathavale alias Sonabai Haribhau	[(3000, 10,231,2010	Private
	Wakhurle, Kisanbai					Limited)
	Gopinath Kathavale	[,
	alias Kisnabai					
	Shantaram Kor,					
	Mankubai Gopinath	·				
	Kathavale alias	!				
	Mankubai Atmaram					
	Tembe, Leelabai	i				
	Gopinath Kathavale	i				
	alias Leelahai Ananta					
	Bhoir, Pushpa	i				
	Pandurang Kathavale alias Pushpa	!				
	Harishchandra Dagade,	,				
	Surekha Pandurang					
	Kathavale, alias Surekha					
	Anil Patil, Kusum					
	Pundalik Kathavale alies					
	Kusumbai Rajaram		 			
L	Tembhe, Nanda					

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Nanda Vanma	lik Kathavale alias Ashok Walimbe,					<u>pgarach@gn</u> I
Vanna	asouk Walimbe				1	1
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Kuina					!	
U:-t	ale, Avinash]] ;			
	Kathavale,	1				1
	a Vishou					
	ale alias Chhaya				1	
	n Mohape,	.				
	ia Vishnu ale alias Sadhana	} 1	l [ļ
	Kor, Sarita Kathavale alias				1	
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	ານກ Patil,		i			1
1 1 -	i Vi shn u	į į	- 1			1
	ale alias Vasanti		- 1		1	
Sunit	armaie, Neelam		- 1		1	
	Kathavale alias]			
	Mahesh	;	ŀ			1
Walimb	c, Barkubei	[
Vitthal	Dabhane,					1
Shakur	itala Pandurang				1	
Kathava	de, Narayan					
	Dabhane,	l J			1	1
1 1	Vitthal	ļ f			1	1
	e, Bhagwan				1	1
	Dabhane and				1	1
	Ramchandra					1
Suroshe			1			İ
	Atmaram		-+		Deed of Confirmation	Lodha
	de alias Indubai 📄	' I	1		dated 21/05/2013	Dwellers
Baben :	Shelar, Hirabai				registered under	Private:
	n Kathavale				No.KLN1-3812/2013	Limited
	rabai Sadanand	1	- 1			ínow
Bhoir, N	ecrabai Gaikar	ľ				1
Alias Ja					Power of Attorney dated	known as
	th Gaikar,				21/05/2013 registered	Palava
Bhimab	ai Bhagwan				under No.221/2013	Dwellers
	ias Vanita				under No.221/2013	Private
Bhagwa						Limited)
	ndra Maruti				Deed of Confirmation	
	ie, Narayan					Lodha
	Cathavaic,				dated 26/02/2013	Dweilers
	es Maruti		i		registered under	Private
	le, Shriram	ŧ			No.KLN5-1025/2013	Limited
	a Kathavale.					(now
	Atmaram				1	known as
I	le, Motiram				Power of Attorney dated	Palava
	Kathavale		,		26/02/2013 registered	Dwellers
Shivaji C					under No.15/2013	Private
Kathava						Limited)
	r, Anna i Kathavale,				1	
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	e, Madhukar	ı	[†
	Kathavale,	1				
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		1	ľ		dated 28/02/2013	Private
	1				registered under	Limited
	Atmaram				No.KLN5-1065/2013	inow
Kathaval	e			į		known as
		[Palava
		ł	Ī		Power of Attorney dated	Pauava Dwellers
I	}				28/02/2013 registered	
					under No.18/2013	Private
				ŀ		Limited
		!	i		Deed of Assignment	Lodha
i Saifulia A	bdulla Khan				dated 22/07/2013	Dwellers
				ļ	registered under	Private
	—- ———- L_		J <u></u>		No.KLN1-5049/2013 for	Limited

	- ··-			,	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	Lodhe Dwellers Private 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- 4938/2013 Power of Attorney dated 1607/2013 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 Sakharam 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.KIN1-3073/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
<u> </u>	 	 	<u> </u>	\top		1

Dated this day of April 2017

(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

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.

- 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 31 Jay of May 2017

(Pradip Garach)

Advocate High Court, Bombay