

**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. INC-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 Tahukas 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 pronisca 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 19<sup>th</sup> 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 21<sup>st</sup> 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 6<sup>th</sup> 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 20<sup>th</sup> January 2014 read with amended Letter of Consent dated 23<sup>rd</sup> 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 28<sup>th</sup> March 2014, (ii) Revenue/K-1/T-7/STP/SR-88/2014 dated 18<sup>th</sup> September 2014, (iii) Revenue/K-1/T-7/Antarli & Khoni/Taluka Kalyan/STP/SR-19/2016 dated 21<sup>st</sup> July 2016 and (iv) Revenue/K-1/T-7/Antarli & Khoni/Taluka Kalyan/STP/SR-20/2016 dated 26<sup>th</sup> 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 1<sup>st</sup> 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 Ambemath, 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 1<sup>st</sup> 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 Mhale 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,

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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 15<sup>th</sup> 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 16<sup>th</sup> 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 17<sup>th</sup> 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 road 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.

*Pradip Garach*

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

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	Jantabai Balaram Thombare, uttan Balaram Thombare, Harumam Balaram Thombare, Anjana Vishwamithi Mukeshan, Kamjasa Balaram Thombare, Anilasa, V. Ashram Patil, Sarita Sami Khair, Janabai Khanda Thombare, Manubai Khanda Thombare, Gajanan Khanda Thombare, Vasudev Khanda Thombare, Rishwan Khanda Thombare, Krishna Khanda Thombare, Jaywant Khanda Thombare, Kamjasa Khanda Thombare alias Rajasi Shyama Patil, Rakha Khanda Thombare, Sachinbhai Nathu Thombare, Kamdas Nathu Thombare, Suresh Nathu Thombare, Lakhchand alias Lakhendra Nathu Thombare, Suman Pandurang Mhatre, Balubai Walku Thombare, Shantaji Kuskar Thombare, Minwala Bharat Dhanraj, Mangbeta Kanu Kote, Ashok Kathod Thombare (Patil), Yashwant Kathod Thombare, Sachcharan Kathod Thombare, Govardhan Kathod Thombare (Patil), Shantabai Thombare (Patil), Kantabai Kathod Thombare (Patil),	144 50 50	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 KLN2-3095/2012	Lodha Developers Private Limited  [now known as Helava Developers Private Limited]

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<p>Jayashree Tukaram          Thandakar, Basalrajeev          Tukaram Thombare,          Salorani Tukaram          Thombare, Lalchand          Tukaram Thombare,          Ramkish Tukaram          Thombare, Subhades          Raga Patil, Kamla          Pandharinath Khetak,          Rajashri Bhow, Ghanshal          Patil, Karan Changa          Patil (Thombare), Naga          Changa Patil          (Thombare),          Hanishchandra Changa          Patil (Thombare),          Jayram Shantaram Patil          (Thombare), Anilsh          Shamaram Patil          (Thombare), Vishnu          Shantaram Patil          (Thombare), Abhimanyu          Shantaram Patil          (Thombare), Ram          Shantaram Patil          (Thombare), Madhurahe          Baba Munde, Pethi          Gangaram Chakar,          Yashoda Prabhakar          Mukadam, Anandam          Ganpat Thombare          (Patil), Lakshman Ganpat          Thombare (Patil), Sanjay          Ganpat Thombare          (Patil), Sangram Ganpat          Thombare (Patil),          Narayan Rama Patil          (Thombare), Jaha          Pradurang Patil          (Thombare), Savita          Sudam Thombare (Patil),          Sandhya Ramesh          Bedekar, Rakuma Aju un          Patil, Kusum          Chandrahakar Falke,          Sharda Nandakumar          Madhan, Jayashree Patil,          Vandana Patil, Seema          Pahl, Kagnihal          Himashchandra Patil          (Thombare) alias          Dhagvraut, Jnanha          Ganpat Patil (Thombare          ), Dhru Ganpat Patil          (Thombare), Bharat          Ganpat Patil, Rajesha          Suresh Karire, Seta          Pethi, Vandana Bharat          Patil, Waruna Ganpat          Patil (Thombare)</p>				
<p>Yagneshi Suresh Patil          and Kaashra Bahaji Patil</p>			<p>Supplementary          Agreement dated          17/03/2012 registered          under No. 8183          797/2012</p> <p>Power of Attorney dated          17/03/2012 registered          under No. 8185-          15/2012</p>	<p>Lodha          Dwellers          Private          Limited</p> <p>(now          known as          Palava          Dwellers          Private          Limited)</p>
<p>Kacaru Bahaji Patil</p>			<p>Deed of Confirmation          dated 09/08/2011</p>	<p>Lodha          Dwellers</p>

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				<p>registered under No.KLN1-8094/2011</p> <p>Power of Attorney dated 17/03/2012 registered under No.KLN1-316/2011</p> <p>Declaration dated 05/02/2015 registered under No.KLN1-1220/2015</p> <p>Power of Attorney dated 05/02/2015 registered under No.KLN1-1221/2015</p>	<p>Private Limited</p> <p>(now known as Palava Dwellers Private Limited)</p> <p>Lothia Dwellers Private Limited</p> <p>(now known as Palava Dwellers Private Limited)</p>
				<p>Declaration dated 22/07/2014 registered under No.KLN1-6356/2014</p>	<p>Lothia Dwellers Private Limited</p> <p>(now known as Palava Dwellers Private Limited)</p>
				<p>Agreement for Sale dated 17/08/2007 registered under No.KLN4-4525/2007</p> <p>Power of Attorney dated 17/08/2007 registered under No.KLN4-19/2007</p> <p>Deed of Conveyance dated 05/05/2008 registered under No.2920/2008</p>	<p>Mahavir Build Estate Private Limited</p> <p>(now merged with Palava Dwellers Private Limited)</p>
				<p>Declaration dated 12/09/2013 registered under No.KLN1-6274/2013</p> <p>Power of Attorney dated 12/09/2013 registered under No.367/2013</p>	<p>Mahavir Build Estate Private Limited</p> <p>(now merged with Palava Dwellers Private Limited)</p>
				<p>Deed of Confirmation dated 28/03/2013 registered under No.KLN1-7383/2013</p> <p>Power of Attorney dated 29/10/2013 registered under No.KLN1-396/2013</p>	<p>Mahavir Build Estate Private Limited</p> <p>(now merged with Palava Dwellers Private Limited)</p>
				<p>Deed of Confirmation dated 19/11/2013</p>	<p>Mahavir Build</p>
2	144	8	4100	<p>Sakharum Gopal Kalekar, Kashinath Gopal Kalekar, Balaram Gopal Kalekar, Suman Narayan Kalekar, Milan Narayan Kalekar, Shantnar Narayan Kalekar, Hira Ramji Modhari and Dayanada Godiya Sante, Chander Gopal Kalekar</p> <p>Haram Gopal Kalekar, Kashinath Gopal Kalekar, Walcku Gopal Kalekar, Suresh Anand Kalekar, Jambha Maruti Kalekar, Jeet Maruti Kalekar</p> <p>Tharamni Sakharum Kalekar, Naresh Sakharum Kalekar, Sakharum Kalekar alias Sona Walavade, Chander Gopal Kalekar</p> <p>Ranjana Anandhar Kalekar alias Ranjina</p>	<p>Mahavir Build Estate Private Limited</p> <p>(now merged with Palava Dwellers Private Limited)</p>



	Khar East				registered under No.KLN1 8867/2013  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 1B 1A	2300 2680 16550 16600	Development Agreement dated 18/01/2007 registered under No.KLNS-316/2007  Deed 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.KLNS-03660/2008	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)	
2	Datta Durgaji Farad, Vithalbai Dhanudu Farad, Ramesh Dhanudu Farad, Nanesh Dhanudu Farad, Chandni Dhanudu Farad, Sharda Dhanudu Farad, Chandrasekar Dhanudu Farad, Sandeep Appa Farad, Geeta Ganesh Farad, Sunil Suresh Kalukhe			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)	
	Rameshchandra Maruti Kathavale, Narayan Maruti Kathavale, Dhanuadas Maruti Kathavale, Gangubai Maruti Kathavale alias Gangubai Dhanuath Shirove, Shriram Atmaram Kathavale, Shankar Atmaram Kathavale, Rajatray Atmaram Kathavale, Gajanan Atmaram Kathavale, Tularam Atmaram Kathavale, Indubai Atmaram Kathavale alias Indubai Felsa Shelar, Hirabai Atmaram Kathavale alias Hirabai Saksaram Hindi, Balaram Pandurang Kathavale Archana Hapu Kathavale, Dorstana Dapu Kathavale, Kupali Bapu Kathavale, Saksam Pandurang Kathavale, Dulip Pandurang Kathavale, Suman Pandurang Kathavale alias Suman			Deed of Assignment dated 19/11/2012 registered under No.KLN1-09186/2012  Power of Attorney dated 19/11/2012 registered under No.489/2012	Lodha Dwellers Private Limited  (now known as Palava Dwellers Private Limited)	

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<p>Darwale, Dalibhai,  Prashpa Pandurang  Kathavale alias Prashpa  Lurishchandra Dargade,  Sankha Pandurang  Kathavale, alias Suresha  Anil Patil, Motiram  Gopinath Kathavale,  Shivaji Gopinath  Kathavale, Anand  Gopinath Kathavale,  Jankoji Gopinath  Kathavale alias Jankoji  Manaram Bhalur,  Somanth Gopinath  Kathavale alias Somanth  Harilalrao Wakhare,  Mankulaji Gopinath  Kathavale alias  Mankulaji Ananaram  Tambhe, Kananha  Gopinath Kathavale  alias Kananha  Shantaram Kori,  Leelabai Gopinath  Kathavale alias Leelabai  Ananta Haldi, Varunale  Vishnu Kathavale,  Anandh Vishnu  Kathavale, Chhaya  Vishnu Kathavale alias  Chhaya Rajaram  Mehape, Sathama  Vishnu Kathavale alias  Sathama Dnyanesh Kori,  Savitri Vishnu Kathavale  alias Savita Anil Patil,  Vasanti Vishnu  Kathavale alias Vasanti  Sunil Turmale, Neelum  Vishnu Kathavale alias  Neelum Mahesh  Walimbe, Harishchandra  Pundalik Kathavale,  Madhukar Pundalik  Kathavale, Vilela  Pundalik Kathavale,  Kusum Pundalik  Kathavale alias  Kusumbai Rajaram  Tembhe, Namita  Pundalik Kathavale alias  Nandu Ashok Walimbe,  Narayan Vitthal  Dabhase, Ramesh  Vitthal Dalbhase,  Narasaji Gaikar,  Bhimsaji Bhagwan  Desai, Haribhai Vitthal  Dabhase, Shantaram  Pandurang Kathavale</p>				
<p>Dattatray Amarsen  Kathavale and Avinash  Vishnu Kathavale</p>			<p>Deed of Confirmation  dated 27/02/2013  registered under  No.ELMS-1048/2013</p> <p>Power of Attorney dated  27/02/2013 registered  under No.17/2013</p>	<p>Lodha  Jewellers  Private  Limited  now  known as  Lodha  Jewellers  Private  Limited</p>
<p>Vijayaram Amarsen  Kathavale</p>			<p>Deed of Confirmation  dated 28/02/2013  registered under</p>	<p>Lodha  Jewellers  Private</p>



<p>Gangulak Dhanubai Srinivas, Jambhai Gopunath Kathavale alias Jambhai Motiram Sakari, Sambhai Gopunath Kathavale alias Sambhai Hanbhau Wachurle, Kumbha Gopinath Kathavale alias Kumbha Shantaram Koc. Mandubai Gopinath Kathavale alias Mandubai Anasaram Tirabe, Leelabai Gopunath Kathavale alias Leelabai Ananta Dhobe, Prabhya Danduraoji Kathavale alias Prabhya Hemachandrabai Dagade, Suresha Danduraoji Kathavale, alias Suresha Anil Patil, Kumara Pantubai Kathavale alias Kumbha Bai Rajaram Tembhe, Nandha Dandubai Kathavale alias Nandha Ashok Walunthe, Vasanta Vishnu Kathavale, Anantash Vishnu Kathavale, Chhaya Vishnu Kathavale alias Chhaya Rajaram Mahape, Sulhana Vishnu Kathavale alias Sadhana Deepak Kori, Sarita Vishnu Kathavale alias Nandha Anil Patil, Vasanti Vishnu Kathavale alias Vasanti Suresh Yarnale, Neelam Vishnu Kathavale alias Neelam Mahesh Kulimbe, Dandubai Vithal Dabhane, Shankarabai Parodu sari, Kathavale, Narayan Vithal Dabhane, Ramesh Vithal Dabhane, Hingwar Vithal Dabhane and Harjay Ramchandra Surache</p>		<p>registered under No.KLN1 2629/2013</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) Ramaji Datilkar alias Bhagat, Jagannath Sukarya Datilkar alias Bhagat, Gangubai Sukarya Datilkar alias Bhagat, Vandana Sukarya Datilkar alias Bhagat, Chhaganabai Tukarao Bhogi, Talabai Chhaganabai Bhogi, Shankarabai Bala (Balaram) Hazari alias Hazari, Saranabai Bala (Balaram) Hazari alias Hazari, Kanjana Bala (Balaram) Hazari alias Hazari, Prakash Bala (Balaram) Hazari alias Hazari, Mahesh Bala</p>		<p>Declaration dated 17/01/2014 registered under No.550/2014</p>	<p>Palava Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>

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<p>(Devaram) Huzuri eSas Bhagat, Manali Ashok Mishra, Ashok Mishra Bhatchandra Sakya Dattika alias Bhagat, Lata Hameji Dattika alias Bhagat alias Lata Kopesh Bhagat</p> <p>Sund Suresh Kulkarni</p> <p>Hira Rama Mathrani, Naresh Hira Mathrani, Sanjay Hira Mathrani, Vijay Hira Mathrani</p>				<p>Deed of Confirmation notarized under No. 9938 on 18/10/2011</p> <p>Deed of Confirmation dated 21/05/2013 registered under No. KLN1-3618/2013</p> <p>Lodha Dwellers Private Limited</p> <p>(now known as Palava Dwellers Private Limited)</p> <p>Lodha Dwellers Private Limited</p> <p>(now known as Palava Dwellers Private Limited)</p>
<p>Sakheram Gopal Kalekar, Kashinath Gopal Kalekar, Devaram Gopal Kalekar, Kusum Nandev Kalekar, Milan Nandev Kalekar, Shanti Nandev Kalekar, Bhatchandra Sakya Bhagat alias Dattikar, Vandana Sakya Bhagat alias Dattikar, Jagna Sakya Bhagat alias Dattikar, Pradip Umaji Bhagat alias Dattikar, Manoharkumar Vitthal Chandrasey and Hira Rama Mathrani</p> <p>4. Maharam Gopal Kalekar, Kashinath Gopal Kalekar, Waltra Nandev Kalekar, Gaurash Nandev Kalekar, Jambhai Maruti Kalekar, Jeet Maruti Kalekar</p> <p>Tanvansti Sakharan Kalekar, Naresh Sakharan Kalekar, Kavita Sakharan Kalekar alias Kavita Saru Wadavale, Chander Gopal Kalekar</p>	12	0	560	<p>Power of Attorney dated 14/09/2007 registered under No.345/2007</p> <p>Power of Attorney dated 14/09/2007 registered under No.346/2007</p> <p>Declaration dated 12/09/2013 registered under No. KLN 1 6274/2013</p> <p>Power of Attorney dated 12/09/2013 registered under No. KLN1- 556/2014</p> <p>Declaration dated 29/10/2013 registered under No. KLN 17003/2013</p> <p>Power of Attorney dated 29/10/2013 registered under No. 398/2013</p> <p>Mahavir Build Estate Private Limited</p> <p>(now merged with Palava Dwellers Private Limited)</p> <p>Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)</p> <p>Mahavir Build Estate Private Limited</p>
<p>Kanjana Mahavir Kalekar alias Kanjana</p>				<p>Declaration dated 19/12/2013 registered</p> <p>Mahavir Build</p>

<p>Reliance Trusts</p>		<p>under No.KLN-1 6897/2013</p>	<p>Estate Private Limited (now merged with Palava Dwellers Private Limited)</p>
<p>Pandit Humaji (Umaji) Datilkar alias Bhagat, Jugnu Sukrya Datilkar alias Bhagat, Gunesibhai Sukrya Datilkar alias Bhagat, alias Gunesibhai Sukrya Datilkar alias Bhagat, Changanabhai Tukaram Bhagat alias Anagat, Turbhai Chandrakant Dhoir, Shakuntala Dala (Dularam) Hajari alias Hazare, Santoshi Dala (Dularam) Hajari alias Hazare, Ranjana Bela (Dularam) Hajari alias Hazare, Praloksh Bala (Dularam) Hajari alias Hazare, Mahesh Dala (Dularam) Hajari alias Hazare, Manali Ashok Mhatre, Ashok Mhatre, Bhalchandra Sukrya Datilkar alias Bhagat, Lata Umaji Datilkar alias Lata Rajesh Bhoji Tanwanti Sakbarna Kalekar, Nareesh Sakbarna Kalekar, Kavita Sakbarna Kalekar alias Kavita Sarna Wadavale, Ranjana Manohar Kalekar alias Ranjana Dataran Tawale, Kushinath Gopal Kalekar, Dularam Gopal Kalekar, Kusum Manohar Kalekar, Milon Manohar Kalekar, Waikun Manohar Kalekar, Santoshi Manohar Kalekar, Jashraj Manohar Kalekar, Jash Manohar Kalekar, Chander Gopal Kalekar, Chingthai Sukrya Datilkar alias Bhagat, Bhakchandra Sukrya Datilkar alias Bhagat, Jugnu Sukrya Datilkar alias Bhagat, Vandana Sukrya Bhagat alias Datilkar, Changanabhai Tukaram Bhoji alias Changanabhai Botal, Jagan Chandrakant Bhoir, Shakuntala Bala (Dularam) Hajari alias Hazare, Santoshi Dala (Dularam) Hajari alias Hazare, Ranjana Bela (Dularam) Hajari alias</p>		<p>Power of Attorney dated 19/12/2013 registered under No.157/2013</p> <p>Declaration dated 08/03/2014 under No. 2281/2014</p> <p>Declaration dated 17/01/2014 registered under No.KLN-1 Bho 2014</p> <p>Power of Attorney dated 17/01/2014 registered under No.KLN-1- 556/2014</p> <p>Deed of Conveyance dated 27/03/2014 registered under No.KLN-1-2405/2014</p>	<p>Mahesh Bhalchandra Private Limited (now merged with Palava Dwellers Private Limited)</p> <p>Jodha Dwellers Private Limited</p>

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	<p>Hazare, Pandit Haba (Hainam) Hagan alias Hazare, Mahesh Balu (Dafaran) Dajari alias Hazare, Pandit Hamaaji (Umaji) Dattakar alias Bhagat, Lata Umaji Bhagat alias Lata Umaji Dattakar alias Lata Rajesh Bhagat, Manodi Ashok Mustak, Ashok Mohare, Mandakumar Vitthal Choudhary, Elna Bena Malhavi and Malavi Build Estate Private Limited</p>					
	<p>Changanahai Tukaram Bhagat, Jagnu Sukarya Bhagat alias Dattakar, Vitthal Sitaram Hazare, Pandit Umaji Bhagat alias Dattakar, Mandakumar Vitthal Choudhary</p>	47	1	309	<p>Agreement for Sale dated 07/01/2008 registered under No.K1.N4-213/2008</p> <p>Power of Attorney dated 10/01/2008 registered under No.19/2008</p> <p>Power of Attorney dated 10/01/2008 registered under No.20/2008</p>	<p>Mahavi Build Estate Private Limited</p> <p>(now merged with Palasa Dwellers Private Limited)</p>
5	<p>Changanahai Tukaram Bhagat, Jagnu Sukarya Bhagat alias Dattakar, Vitthal Sitaram Hazare, Pandit Umaji Bhagat alias Dattakar, Mandakumar Vitthal Choudhary, Lata Umaji Bhagat alias Dattakar, Kalaha Umaji Bhagat alias Dattakar, Ganjha Sukarya Bhagat alias Dattakar, Hanachandra Sukarya Bhagat alias Dattakar, Mandakumar Vitthal Choudhary and Mahavi Build Estate Private Limited</p>				<p>Deed of Conveyance dated 14/09/2010 registered under No.K1.N1-7667/2010</p>	<p>Lodha Dwellers Private Limited</p> <p>(now Palasa Dwellers Private Limited)</p>
	<p>Indulal Pandurang Thakre, Kalyaji Pandurang Thakre, Sahnabai Pandurang Thakre, Shekha Pandurang Thakre, Sambash Pandurang Thakre, Sakharan Shivram Thakre, Kisan Shivram Thakre, Madam Shivram Thakre, Gulab Madam Khade, Kalpana Shannaram Ware, Bhagubai Baralal Kaliche, Manohar Chander Hastekar, Gangubai Shivram Thakre</p>	40	1	6150	<p>Deed of Assignment dated 23/05/2008 registered under No.K1.N3-4679/2008</p>	<p>Mahavi Build Estate Private Limited</p>
6	<p>Ashok Dattaraj Khede, Karina Anant Shela, Parvati Bai Manoj Khede, Pralab Manoj Khede, Vinayak Manoj Khede</p>				<p>Declaration dated 01/12/2011 registered under No.K1.N1-11059/2011</p>	<p>Lodha Dwellers Private Limited</p>

<p>Yogesh Sudam Khode, Enalabhai Sadam Khode, Shankar Arjun Khode</p>				<p>Power of Attorney dated 01/12/2011 registered under No.KLN#- 461/2011</p> <p>Supplementary Agreement dated 01/08/2013 registered under No.KLN#- 3300/2013</p> <p>Power of Attorney dated 01/08/2013 registered under No.KLN# 330/2013</p>	<p>(new Palava Dwellers Private Limited)</p> <p>Lodha Dwellers Private Limited</p> <p>(new Palava Dwellers Private Limited)</p>
<p>Suresh Narayan Khode, Ramesh Narayan Khode, Manohar Narayan Khode, Arun Narayan Khode</p>				<p>Declaration dated 28/11/2015 registered under No.KLN#- 8157/2015</p> <p>Power of Attorney dated 28/11/2013 registered under No.KLN# 435/2013</p>	<p>Lodha Dwellers Private Limited</p> <p>(new Palava Dwellers Private Limited)</p>
<p>Muhun Shivram Thakre</p> <p>Sakharan Shivram Thakre, Keshav alias Kisan Shivram Thakre, Mohan Shivram Thakre, Lhagubai Manchu Kalube, Manobai Ganesh Desai, Gokul Sudam Khode, Kshama Shantaram Wani, Indubai Pandurang Thakre, Kailash Pandurang Thakre, Vimal Santosh Desai, Behi Santosh alias Halaran Jadhav, Nalochana Jagdish Bhair, Shabha Pandurang Thakre, Laxman Khuman Thakre, Jijubai Rama Pitale, Kamlobai Pandurang Jagtap, Neerabai Gopinath Sahu alias Neerabai, Subhakar Tukaram Thakre, Jagru Tukaram Thakre, Santosh Shripat Thakre, Anita Shripat Thakre, Hirabai Shripat Thakre, Shankar Arjun Khode, Kamla Rama Thakre, Rohit Rama Thakre, Munoj Rama Thakre, Vrunda Rama Thakre, Yogesh Sudam Khode, Balaram Kamesh Parad, Shivaji Kamesh Parad, Vandana Ashok Waranje, Hitesh</p>				<p>Declaration dated 31/07/2014 registered under No.KLN# 5727/2014</p> <p>Deed of Conveyance dated 10/01/2011 registered under No.KLN#-553/2011</p>	<p>Lodha Dwellers Private Limited</p> <p>(new Palava Dwellers Private Limited)</p> <p>Lodha Dwellers Private Limited</p> <p>(new Palava Dwellers Private Limited)</p>



<p>Gopinath Thakre,          Sridhara Pendurong,          Thakre</p> <p><b>And</b></p> <p>Mahavir Kallik Fadnis          Prerna Jambhal</p> <p><b>And</b></p> <p>Ravi alias Ravindra          Sahkarum Thakre,          Tulshiram Vithal          Chaudhary</p>					
<p>Ramchandras Maruti          Kathavale, Narayan          Maruti Kathavale,          Dharamdas Maruti          Kathavale, Gangabai          Maruti Kathavale alias          Gangabai Dhanooch          Shivoo, Shriram          Anantaram Kathavale,          Shankar Anantaram          Kathavale, Dattatray          Anantaram Kathavale,          Gajanan Anantaram          Kathavale, Jitkaram          Anantaram Kathavale,          Indubai Anantaram          Kathavale alias Indubai          Gabau Shelar, Hirubai          Anantaram Kathavale          alias Hirubai Sudamant          Bhoir, Balaram          Pandurang Kathavale          Anubhai Pappu          Kathavale, Dadasahas          Hapu Kathavale, Nijpali          Hapu Kathavale,          Sataram Pandurang          Kathavale, Jalip          Pandurang Kathavale,          Suman Pandurang          Kathavale alias Suman          Damodar Dabhane,          Pushpa Pandurang          Kathavale alias Pushpa          Hiralchandra Dagaale,          Suresha, Pandurang          Kathavale, alias Suresha          Anil Hatti, Mathay          Gopinath Kathavale,          Shrawaj Gopinath          Kathavale, Anna          Gopinath Kathavale,          Jambhai Gopinath          Kathavale alias Jambhai          Motiram Shelar,          Sureshji Gopinath          Kathavale alias Sureshji          Haribhai Wakhtale,          Manikabai Gopinath          Kathavale alias          Manikabai Anantaram          Venha, Kisanha          Gopinath Kathavale          alias Kisanbhai          Shantaram Gor,          Leelabai Gopinath          Kathavale alias Leelaba          Ananta Bhoir, varmata</p>	<p>39 40 143</p>	<p>SA 2 1 to 2</p>	<p>7280 5040 12000</p>	<p>Deed of Assignment          dated 19/11/2012          registered under          No.ELN 1 (8889/2012          for Survey No.39/MA          measuring 1280 sq.          metre and Survey          No.40/2 and 110/1 to 2</p> <p>Power of Attorney dated          19/11/2012 registered          under No.488/2012</p>	<p>Lodha          Dwellers          Private          Limited          (now          known As          Malaya          Dwellers          Private          Limited)</p>

<p>Vijaya Kothavale, Animesh Vishnu Kothavale, Chhaya Vishnu Kothavale alias Chhaya Rajaram Malsaps, Sathana Vishnu Kothavale alias Rohana Deepak Kor, Santia Vishnu Kothavale alias Santia Anita Patil, Vasanti Vishnu Kothavale alias Vasanti Hudli Tarunade, Neelam Vishnu Kothavale alias Neelam Mahesh Walimbe, Harishchandra Pundalik Kothavale, Madhakar Pundalik Kothavale, Vilas Pundalik Kothavale, Kusina Pundalik Kothavale alias Kusina Rajaram Tambhe, Nanda Pundalik Kothavale alias Nanda Ashok Walimbe, Narayan Vitthal Dabhane, Ramesh Vitthal Dabhane, Neerajai Gaikar, Hirisham Bhagwan Dede, Harisham Vitthal Dabhane, Shalantala Panchareng Kothavale</p>					
<p>Dattatray Atmaram Kothavale and Animesh Vishnu Kothavale</p>				<p>Deed of Confirmation dated 27/02/2013 registered under No.K1.N5-1049/2013</p> <p>Power of Attorney dated 27/02/2013 registered under No.16/2013</p>	<p>Lodha Dwellers Private Limited</p> <p>[now known as Palava Dwellers Private Limited]</p>
<p>Gangubai Maruti Kothavale alias Gangubai Dhanraj Sainase, Jambha Gopinath Kothavale alias Jambha Madiram Sulekar, Santaji Gopinath Kothavale alias Santaji Hatihhad Walimbe, Kisanba Gopinath Kothavale alias Kisanba Shantaram Kar, Manojbhai Gopinath Kothavale alias Manojbhai Atmaram Tembe, Leelabai Gopinath Kothavale alias Leelabai Ananta Hudli, Palshe Panchareng Kothavale alias Palshe Harishchandra Dapard, Suresha Panchareng Kothavale, alias Suresha Anil Patil, Kusum Pundalik Kothavale alias Kusumbai Rajaram Tambhe, Nanda</p>				<p>Deed of Confirmation dated 14/05/2013 registered under No.K1.N1-3628/2013</p> <p>Power of Attorney dated 14/05/2013 registered under No.211/2013</p>	<p>Lodha Dwellers Private Limited</p> <p>[now known as Palava Dwellers Private Limited]</p>

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<p>Pradipk Kathavale alias Nanda Ashok Walambe, Yannata Vidhu, Kulharate, Anand Vishnu Kathavale, Chhaya Vidhu, Kathavale alias Chhaya Rajaram Mahapatra, Sadhana Vidhu, Kathavale alias Sarthana, Deepak Kor, Hrita Vishnu Kathavale alias Harita Anun Putil, Vasanti Vidhu, Kathavale alias Vasanti Santl Ternale, Neelem Vishnu Kathavale alias Neelam Madhuk Walambe, Barkubai Vithal Dabhane, Shakuntala Mendhane, Kathavale, Narayan Vithal Dabhane, Kamesh Vithal Dabhane, Elsbagan Vithal Dabhane and Sanjay Ramchandra Suroshre.</p>			
<p>Inlujai Atmaran Kathavale alias Inlujai Haben Shelar, Hiraben Atmaran Kathavale alias Hirshai Sadhanand Dhair, Neerajai Gadkar alias Jayshree Jagannath Gadkar, Chimabai Bhagwan Desai alias Vanita Bhagwan Desai</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, Khemudas Maruti Kathavale, Shriram Anandson Kathavale, Shankar Atmaran Kathavale, Madiram Gopinath Kathavale, Shivaji Gopinath Kathavale, Annu Gopinath Kathavale, Kamshobhadas Kundalik Kathavale, Madhukar Kundalik Kathavale, Vijay 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>Dukaram Atmaran Kathavale</p>		<p>Deed of Confirmation dated 26/02/2013 registered under No.KLN5 1063/2013</p> <p>Power of Attorney dated 26/02/2013 registered under No.16/2013</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>
<p>Rajfalka Abdulla Khau</p>		<p>Deed of Assignment dated 22/07/2013 registered under No.KLN1 5619/2013</p>	<p>Lodha Dwellers Private Limited</p>

					area measuring 2000 sq. mts.	(now known as Palava Dwellers Private Limited)
					Supplementary Agreement dated 17/07/2013 registered under No.KLN1-1954/2013	Ladha Dwellers Private Limited
					Power of Attorney dated 17/07/2013 registered under No.309/2013	(now known as Palava Dwellers Private Limited)
					Supplementary Agreement dated 16/07/2013 registered under No.KLN1-4933/2013	Ladha Dwellers Private Limited
					Power of Attorney dated 16/07/2013 registered under No.307/2013	(now known as Palava Dwellers Private Limited)
		39	4	19350	Agreement for Sale dated 16/04/2013 registered under No.KLN1-2839/2013	Ladha Dwellers Private Limited
					Power of Attorney dated 16/04/2013 registered under No.KLN1-161/2013	(now known as Palava Dwellers Private Limited)
					Deed of Conveyance dated 18/05/2013 registered under No.KLN1-3753/2013	Ladha Dwellers Private Limited
8					Deed of Confirmation dated 13/04/2013 registered under No.KLN1-3073/2013	(now known as Palava Dwellers Private Limited)

Dated this 14<sup>th</sup> 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 31<sup>st</sup> May 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.**

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1. I have investigated the title of my clients Palava Dwellers Private Limited erstwhile known as Lodha Dwellers Private Limited ("**Company**") to the land bearing diverse Survey Numbers, Hissa Numbers, respective areas mentioned in Column "B", "C" and "D" in the Schedule hereunder written, lying being and situated at Village Khoni (hereafter collectively referred to as "**Larger Land**") acquired by my clients 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 Land Holders/Owners to their respective land.
  - b) Reviewed Originals and/or Certified true copies (as the case may be) of the relevant documents viz. Deed of Conveyance, Development Agreements, Agreements for Sale, Deed of Confirmations, Declarations and Powers of Attorney & other ancillary documents mentioned in the Column "E" executed and registered with concerned Sub-Registrar by respective said Land Holders/Owners of Column "A" in favour of Lodha Dwellers Pvt. Ltd as Developers/ 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 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.

*g*

- d) 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.
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), and information and explanation given to me as well as representation made in this behalf, in my view the said landholders/owners are entitled to their respective land which is covered under Larger Land as described in Schedule hereunder written, by inheritance and/or Purchase as the case may be.
  5. Those individual landholders/owners in Column "A" have executed and registered with the Sub-Registrar of Kalyan and Thane, separate and distinctive Agreements for Sale, Development Agreements, Conveyance Deeds, Powers of Attorney for Development and sale (as shown in Column "E" of Schedule hereto) in respect of their individual land comprised of Survey Numbers and Hissa Numbers mentioned in Column "B", "C" and "D" mentioned in the Schedule hereunder written along with incidental documents, Deeds of Confirmation, Declarations, letter of possession thereto of their respective land with Lodha Dwellers Pvt. Ltd.
  6. Pursuant to the said documents, the said Land Holders/Owners have handed over possession of their respective land to the said Purchasers / Developers.
  7. By virtue of the aforesaid documents, I am opinion that Palava Dwellers Private Limited are entitled to the said Larger Land as absolute owners thereof and having complete development rights to carry out development thereon.
  8. The Revenue Record viz. Record of Rights are mutated in favour of Palava Dwellers Private Limited



9. In the premises aforesaid, Lodha Dwellers Private Limited have envisaged consolidated scheme of Development of Special Township on the said Larger Land and accordingly plans are submitted to MMRDA.
10. By letter dated 19th June, 2013 Environmental Department has issued clearance to develop inter alia the said Larger Land by constructing building 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.
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 - I 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 28<sup>th</sup> March 2014, (ii) Revenue/K-1/T-7/STP/SR-88/2014 dated 18<sup>th</sup> 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 issued by the Collector, Thane wherein a Special Township Project is given Final sanctioned over the land situated in Village Khoni more particularly described in Schedule thereunder written which are the land described in the Schedule hereunder written of Village Khoni.
13. Further, notification dated 1<sup>st</sup> January 2014 issued under Maharashtra Regional Town Planning Act by Government of Maharashtra with Accompaniment a SCHEDULE - A whereunder regulation for development of Special Township Project in area under the sanction development plan inter alia Regulation 2 provides for special concessions. Under sub-clause (a) of the said Regulation 2 that the land which is forming part of the Special Township Project will become ipso facto non-agriculture as soon as the Special Township scheme is notified and sanctioned in as much as such land deemed to



have been converted in non-agriculture and no separate permission will be required and will be assessed from the date of sanction accordingly.

14. 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.
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.37/1A, 37/1B, 37/2A, 144/6A, 144/6B 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 15/07/2014 registered under No.KLN3-3505/2014 from IDBI Trusteeship Services Private Limited ("Mortgagee").
16. I have not taken independent Search of litigation filed for and against the said Company in respect of the said Larger Land. The Company has informed me that there are following litigations 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 and 144/6/2 (144/6B). The Plaintiffs have applied for interim relief but the same is not granted by Civil Court. In any event, 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 and 37/1/1 i.e. 37/1A 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 said Company to deal with the aforesaid land and construction thereon.

- (iii) A Regular Civil Suit No.56 of 2016 has been filed by Anjana Tukaram Patil and Others against the Company and other co-owners inter alia in respect of land comprised in Survey No. 144/6A 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 said Company to deal with the aforesaid land and construction thereon.

17. By Deed of Lease dated 10.11.2016 Palava Dwellers Private Limited have granted lease of certain portion of Larger Land ("**Demised Land**") more particularly described in the Deed of Lease as Project Land thereto, in favour of Lodha Estate Private Limited for the term of 99 years commencing from 10.11.2016 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.
18. I have seen Certificate dated 07.10.2016 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.
19. 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 are entitled to carry out development on the portion of the said Larger Land 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 :**

Sr. No.	Name of the Landholder / Owner (A)	Survey No. (B)	Hissa No. (C)	Area in sq. mtrs. (D)	Name of the Documents & Regs. No and Date (E)	Name of the Developer / Purchaser (F)
1	1) Rameshchandra Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Dharmadas Maruti Kathavale, 4) Gangubai Maruti Kathavale alias Gangubai Dinanath Shirose, 5) Shrihari Ananasaheb Kathavale, 6) Shankar Ananasaheb Kathavale, 7) Dattatray Ananasaheb Kathavale, 8) Ganesh Ananasaheb Kathavale, 9) Tukarao Ananasaheb Kathavale, 10) Induba Ananasaheb Kathavale alias Indubai Baban Shelar, 11) Hirabai Ananasaheb Kathavale alias Hirabai Sadasnand Bhat, 12) Balaram Pandurang Kathavale (for himself and for Serial No. 1 to 11 and 13 to 16) (13) Anant Babu Kathavale, (14) Dadasaheb Bapu Kathavale, (15) Karpali Bapu Kathavale, (16) Sivanrao Pandurang Kathavale, (17) Dilip Pandurang Kathavale, (18) Suman Pandurang Kathavale alias Suman Damodar Dabhatre, (19) Pushpa Pandurang Kathavale alias Pushpa Harishchandra Degade, (20) Surekha Pandurang Kathavale, alias Surekha Anand Patil, (21) Motiram Gopinath Kathavale, (22) Shivaji Gopinath Kathavale, (23) Anant Gopinath Kathavale, (24) Ganesh Gopinath Kathavale alias Ganesh Motiram Shelar, (25) Sonabai Gopinath Kathavale alias Sonabai Harishchandra	143	1 to 2	5990 13000	Deed of Assignment dated 19/11/2012 registered under No. KUN- 08189/2012  Power of Attorney dated 19/11/2012 registered under No. 458/2012	Lodis Jewellers Private Limited (now known as Lodis Jewellers Private Limited)

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<p>Wachale, 26)          Manikabai Gopinath          Kathavale alias          Manikabai Anandasa          Tembe, 27) Kisanba          Gopurath Kathavale          alias Kisanbai          Santaram kor, 28)          Leelabai Gopinath          Kathavale alias          Leelabai Ananta Bhat,          29) Vasmala Vishnu          Kathavale, 30) Avinash          Vishnu Kachavale, 31)          Chhaya Vishnu          Kathavale alias Chhaya          Rajaram Mohape, 32)          Sudhama Vishnu          Kathavale alias          Seethama Deepak Kor,          33) Sarita Vishnu          Kathavale alias Sarita          Arun Patil, 34) Vasanti          Vishnu Kathavale alias          Vasanti Sanil          Desai, 35) Neelam          Vishnu Kathavale alias          Neelam Mahesh          Walimbe, 36)          Hasmatshankar          Prudaiik Kathavale,          37) Madhukar Prudaiik          Kathavale, 38) Vilas          Prudaiik Kathavale,          39) Kusum Prudaiik          Kathavale alias          Kusumbai Rajaram          Walimbe, 40) Nanda          Prudaiik Kathavale          alias Nanda Ashok          Walimbe, 41) Narayan          Vitthal Dabhane, 42)          Ramesh Vitthal          Dabhane, 43) Neerabai          Gokar, 44) Bhimabai          Bhagwan Desai, 45)          Balkrishna Vitthal          Dabhane, 46)          Shaktubai Parthasaraj          Kathavale</p>						
<p>1) Dattatray Anantaram          Kathavale and 2)          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</p> <p>(now          known as          Palava          Dwellers          Private          Limited)</p>

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<p>1) Gangubai Manaji Kathavale alias Gangubai Dimanaji Shirose, 2) Janabai Gopinath Kathavale alias Janabai Melimani Shela, 3) Souabai Gopnath Kathavale alias Souabai Hanbhau Wakhade, 4) Kisanbaji Gopnath Kathavale alias Kisanbaji Sannuram Kor, 5) Mackuba Gopnath Kathavale alias Marlabai Amaram Tembe, 6) Leelabai Gopnath Kathavale alias Leelabai Ananta Bhoir, 7) Pashpa Pandurang Kathavale alias Pashpa Harishchandra Degade, 8) Surekha Pandurang Kathavale, alias Surekha Anji Patil, 9) Kusum Pandalik Kathavale alias Kusumbai Rajaram Turambe, 10) Manda Pandajik Kathavale alias Nandu Ashok Walimbe, Vamala Vistnu Kathavale, 11) Arinash Vishnu Kathavale, 12) Chhaya Vistnu Kathavale alias Chhaya Rajaram Yohane, 13) Sadhana Vistnu Kathavale alias Sadhana Deepak Kor, 14) Sacina Vishnu Kathavale alias Sacina Anur Patil, 15) Vasanti Vistnu Kathavale alias Vasanti Sund Tamale, 16) Keelga Vishnu Kathavale alias Neelam Mahesh Walimbe, 17) Barkubai Vitthal Dabhare, 18) Sholamola Pandurang Kathavale, 19) Narayan Vitthal Dabhare, 20) Ramesh Vitthal Dabhare, 21) Jagwar Vitthal Dabhare and 22) Sanjay Ramchandra Surashe</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>Ladha Dwellers Private Limited (now known as Pujava Dwellers Private Limited);</p>
<p>1) Indubai Amaram Kathavale alias Indubai Bahari Shirose, 2) Hingabai Amaram Kathavale alias Hingabai</p>				<p>Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3812/2013</p>	<p>Ladha Dwellers Private Limited (now</p>

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	Sadanand Bhoir, 3) Naerabai Galkar alias Jayshree Jagannath Galkar, 4) Bhimabai Bhagwan Desai alias Vanita Bhagwan Desai				Power of Attorney dated 21/05/2013 registered under No.221/2013	known as Palava Dwellers Private Limited)
	1) Ramchandra Varaji Kathavale, 2) Narayan Maruti Kathavale, 3) Ramesh Maruti Kathavale, 4) Shriyam Anuram Kathavale, 5) Shriam Anuram Kathavale, 6) Motiram Gopinath Kathavale, 7) Shriaji Gopinath Kathavale, 8) Anis Gopinath Kathavale, 9) Harishchandra Kunda or Kathavale, 10) Madhuzar Kundalik Kathavale, 11) Vilas Kundalik Kathavale, 12) Rajaram Pandurang Kathavale, 13) Sitaram Pandurang Kathavale, 14) Dilip Pandurang Kathavale				Deed of Confirmation dated 26/02/2013 registered under No.KLN5-1025/2013  Power of Attorney dated 26/02/2013 registered under No.15/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Tisaram Anuram Kathavale				Deed of Confirmation dated 28/02/2013 registered under No KLN5-1065/2013  Power of Attorney dated 28/02/2013 registered under No.18/2013	
	Suman Pandurang Kathavale alias Sumat Dandekar Dandekar				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)
	1) Darshana Bapu Kathavale alias Darshana Sandip Gadgil, 2) Archana Bapu Kathavale alias Archana Atesh Dandekar, 3) Rupal Bapu 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)
2	Chandni Ann Bhatnagar	143	2	1500	Deed of Conveyance dated 15/05/2013 registered under No.KLN-3542/2013  Power of Attorney dated	Lodha Dwellers Private Limited (now known as

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					15/05/2013 registered under No. 212/2013	Palava Dwellers Private Limited
	Arun Gopal Daagat	143	3	1500	Deed of Conveyance dated 06/03/2014 registered under No.KLN1-1850/2014  Power of Attorney dated 06/03/2014 registered under No. 1854/2014	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
3	Hira Rama Madhavi, 2) Nareesh Hira Madhvi, 3) Sarjey Hira Madhvi, 4) Anjana Tukaram Patil, 5) Samiksha Shreshth Mishra, 6) Arun Tukaram Patil, 7) Anmol Tukaram Patil, 8) Gayatri Tukaram Patil	11-37	6A-1B	5000 2480	Agreement for Sale dated 15/11/2010 registered under No.KLN1-9299/2010  Power of Attorney dated 15/11/2010 registered under No.333/2010  Deed of Conveyance dated 23/02/2011 registered under No. KLN1-1771/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Hira Rama Madhavi, 2) Nareesh Hira Madhvi, 3) Sarjey Hira Madhvi				Deed of Confirmation dated 02/05/2011 registered under No.4497/2011	Lodha Dwellers Private Limited
3	Shankar Raghunath Mhate	144	6B	3000	Development Agreement dated 18/01/2007 registered under No.KLN3-00316/2007  Power of Attorney dated 19/01/2007 registered under No.KLN3-00317/2007  Power of Attorney dated 19/01/2007 registered under No.KLN3-00318/2007  Deed of Conveyance dated 25/06/2008 registered under No.KLN3-03660/2008	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Sunil Sunesh Kalokhe				Deed of Confirmation notarized under No.9038 on 18/10/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers)

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					Private Limited
	1) Balu Bawaaji Farad, 2) Vitthalbai Dhonda Farad, 3) Kamesh Dhonda Farad, 4) Nareesh Dhonda Farad, 5) Ganpat Dhonda Farad, 6) Shasad Dhonda Farad, 7) Chandrakant Dhonda Farad, 8) Sandeep Appa Farad, 9) Gesta Ganesh Farad, 10) Sunil Suresh Kalolhe (for self and for Serial No.1 to 9)			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)
	1) Balu Bawaaji Farad, 2) Vitthalbai Dhonda Farad, 3) Kamesh Dhonda Farad, 4) Nareesh Dhonda Farad, 5) Ganpat Dhonda Farad, 6) Shasad Dhonda Farad, 7) Chandrakant Dhonda Farad, 8) Sandeep Appa Farad, 9) Gesta Ganesh Farad			Deed of Confirmation dated 06/01/2012 registered under No.KLN1-00167/2012  Power of Attorney dated 06/01/2012 registered under No.11/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Rameshchandra Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Eshantadas Maruti Kathavale, 4) Gangubai Maruti Kathavale alias Gangubai Dhanraj Shirode, 5) Sitaram Amaram Kathavale, 6) Shantaram Amaram Kathavale, 7) Dattatray Amaram Kathavale, 8) Gajanan Amaram Kathavale, 9) Tukaram Amaram Kathavale, 10) Indubai Amaram Kathavale alias Indubai Babai Shela, 11) Himabai Amaram Kathavale alias Himabai Sadasand Dhoir, 12) Balaram Pandurang Kathavale (for himself and for Serial No. 1 to 11 and 13 to 46), 13) Archana Bapu Kathavale, 14) Dadasaheb Dipu Kathavale, 15) Rupali Bapu Kathavale, 16) Sitaram Pandurang Kathavale, 17) Dilip Pandurang Kathavale,			Deed of Assignment dated 19/11/2012 registered under No.KLN1 OR188/2012  Power of Attorney dated 19/11/2012 registered under No.489/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

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18) Suman Pandurang  
 Kathavale alias Suman  
 Dandekar Dabhade, 19)  
 Pishpa Pandurang  
 Kathavale alias Pishpa  
 Haisichandira Dagaad,  
 20) Surekha  
 Pandurang Kathavale,  
 alias Surekha Amil  
 Patil, 21) Motiram  
 Gopinath Kathavale,  
 22) Shivaji Gopinath  
 Kathavale, 23) Anna  
 Gopinath Kathavale,  
 24) Jambha Gopinath  
 Kathavale alias Jambha  
 Motiram Shelar, 25)  
 Sonabai Gopinath  
 Kathavale alias  
 Sonabai Haisichau  
 Wadkar, 26)  
 Manohari Gopinath  
 Kathavale alias  
 Manohar Anuram  
 Torche, 27) Kusumbai  
 Gopinath Kathavale  
 alias Kusumbai  
 Shencaram Kur, 28)  
 Leelabai Gopinath  
 Kathavale alias  
 Leelabai Ananta Bhoir,  
 29) Vantala Vishnu  
 Kathavale, 30) Anant  
 Vishnu Kathavale, 31)  
 Chhaya Vishnu  
 Kathavale alias Chhaya  
 Rajaram Mohape, 32)  
 Sadhana Vishnu  
 Kathavale alias  
 Sadhana Deepak Kor,  
 33) Surita Vishnu  
 Kathavale alias Surita  
 Anil Patil, 34) Vasanti  
 Vishnu Kathavale alias  
 Vasanti Smita Tamale,  
 35) Neelam Vishnu  
 Kathavale alias Neelam  
 Mahesh Welambe, 36)  
 Haisichandra  
 Pundalik Kathavale,  
 37) Madhukar Pundalik  
 Koravale, 38) Vilas  
 Pundalik Kathavale,  
 39) Kusum Pundalik  
 Kathavale alias  
 Kusumbai Rajaram  
 Torche, 40) Nanda  
 Pundalik Kathavale  
 alias Nanda Ashok  
 Walimbe, 41) Narayan  
 Vitthal Dubhane, 42)  
 Ramesh Vitthal  
 Dahhane, 43) Neerajai  
 Gaisar, 44) Bhikubai  
 Bhagwan Desai, 45)

	Harkubai Vitthal Dabhane, 16; Shakuntala Pandurang Kathavale				
	1) Ramchandra Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Bhanudas Maruti Kathavale, 4) Shriram Amaram Kathavale, 5) Shankar Amaram Kathavale, 6) Gajanan Amaram Kathavale, 7) Motiram Gopuath Kathavale, 8) Shivaji Gopuath Kathavale, 9) Anna Gopuath Kathavale, 10) Harishchandra Gopuath Kathavale, 11) Madhukar Kundalik Kathavale, 12) Vilas Kundalik Kathavale, 13) Dularam Pandurang Kathavale, 14) Sitaram Pandurang Kathavale. 15) Dilip Pandurang Kathavale.			Deed of Confirmation dated 26/02/2013 registered under No.KLN5-1024/2013  Power of Attorney dated 26/02/2012 registered under No.14/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Damodar Amaram Kathavale and 2) Avitash Vishnu Kathavale			Deed of Confirmation dated 27/02/2013 registered under No.KLN5-1048/2013  Power of Attorney dated 27/02/2013 registered under No.17/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Tukaram Amaram Kathavale			Deed of Confirmation dated 28/02/2013 registered under No.KLN5-1066/2013  Power of Attorney dated 28/02/2012 registered under No.19/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Gangubai Maruti Kathavale alias Gangubai Damodar Shirose, 2) Jambai Gopinath Kathavale alias Anahai Motiram Shelar, 3) Sonabai Gopinath Kathavale alias Sonabai Haribhai Wakhrule, 4) Kasabai Gopinath Kathavale alias Kusabai Shantaram. No. 5, Manabha Gopinath Kathavale alias			Deed of Confirmation dated 14/05/2013 registered under No.KLN1-3629/2013  Power of Attorney dated 14/05/2013 registered under No.210/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

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	<p>Mankabai Amaram Tembhe, 6  Leelaba: Gopabai Kathavale alias Leelaba Amara Bhour, 7  Pashpa Pandurang Kathavale alias Pashpa, Harishchandra Dagade, 8  Sankha Pandurang Kathavale, alias Surekha Anil Patil, 9  Kusum: Pundalik Kathavale alias Kusumbai Rajaram Tembhe, 10  Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, Vasantika Vishnu Kathavale, 11  Anusati Vishnu Yathava's, 12  Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohale, 13  Sachana Vishnu Kathavale alias Sudhara Deepak Kori, 14  Sarita Vishnu Kathavale alias Sarita Anur Patil, 15  Vasanti Vishnu Kathavale alias Vasanti Sunil Tamale, 16  Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, 17  Bhaikabai Vilhal Dabhare, 18  Shalantala Pandurang Kathavale, 19  Narayan Vithal Dabhare, 20  Ramesh Vithal Dabhare, 21  Bhagwan Vilhal Dabhare and 22, Sanjay Ramchandra Suroshe</p>					
	<p>1) Iradubi Ataram Kathavale alias Iradubi Dulam Shelar, 2) Hirabai Amaram Kathavale alias Hirabai Sadar and Bhour, 3) Neerajai Gulkar alias Jaysree Jagannath Gulkar, 4) Balubai Bhagwan Desai alias Vanita Bhagwan Desai</p>				<p>Deed of Confirmation dated 21/05/2013 registered under No KLN:-38:1/2013</p> <p>Power of Attorney dated 21/05/2013 registered under No.220/2013</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>
	<p>1) Hira Rana Madhavi, 2) Narekhi Hira Madhavi, 3) Sanjay Hira Madhavi, 4) Vijay Hira Madhavi.</p>				<p>Deed of Confirmation dated 21/05/2013 registered under No KLN:-38:8/2013</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>

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	Sutii Suresh Kalokhe				Deed of Confirmation mutualized under No.9038 on 18/10/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Parohi Shankar Kalokhe, 2) Jnanabai Kadu Kalokhe, 3) Vasant Laxman Kalokhe, 4) Waltra Laxman Kalokhe, 5) Nadha Kaku Kalokhe, 6) Balaram Kaji Kalokhe 7) Laxman Shanku Kalokhe				Deed of Confirmation dated 31/01/2012 registered under No.761/2012  Power of Attorney dated 31/01/2012 registered under No.49/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
6	1) Rameshadas Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Bhaskar Maruti Kathavale, 4) Gangubai Maruti Kathavale alias Gangubai Dhanraj Shirose, 5) Sh. Irao Atmaram Kathavale, 6) Shankar Atmaram Kathavale, 7) Dattatray Atmaram Kathavale, 8) Gajanan Atmaram Kathavale, 9) Tukaram Atmaram Kathavale, 10) Indira Anvaram Kathavale alias Manbai Daban Shelar, 11) Hirabai Anvaram Kathavale alias Hirabai Saidam Rishi, 12) Balaram Pandurang Kathavale (for himself and for Serial No 1 to 11 and 13 to 16) (13) Archana Bapu Kathavale, (14) Darshana Bapu Kathavale, (15) Rupali Bapu Kathavale, 16) Sitaram Pandurang Kathavale, 17) Dilip Pandurang Kathavale, 18) Suman Pandurang Kathavale alias Suman Dhanraj Dabhane, 19) Pushpa Pandurang Kathavale alias Pushpa Jaisukhendra Degade, 20) Surekha Pandurang Kulkarni, alias Surekha Anil Dail, 21) Mohan	18 37	2A1 1A	5000 3520	Deed of Conveyance dated 20/05/2011 registered under No.5382/2011  Power of Attorney dated 33/05/2011 registered under No.244/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

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<p>Gopinath Kathavale, 23) Shriya i Gopinath Kathavale, 23) Annu Gopinath Kathavale, 24) Janabai Gopinath Kathavale alias Janabai Motiram Shela, 25) Sureshaji Gopinath Kathavale alias Sureshaji Karikisan Wadavale, 26) Manikabai Gopinath Kathavale alias Manikabai Anwaram Tembe, 27) Kisanbaji Gopinath Kathavale alias Kisanbaji Shantaram Kot, 28) Leelabai Gopinath Kathavale alias Leelabai Ananta Hoir, 29) Vamala Vishnu Kathavale, 30) Avinash Vishnu Kathavale, 31) Chhaya Vishnu Kathavale alias Chhaya Rajaram Mahape, 32) Sadhana Vishnu Kathavale alias Sadhana Deepak Kot, 33) Sarita Vishnu Kathavale alias Sarita Anu Patil, 34) Vasanti Vishnu Kathavale alias Vasanti Sunil Chormale, 35) Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, 36) Hemishchandra Pundalik Kathavale, 37) Madhukar Pundalik Kathavale, 38) Vilas Pundalik Kathavale, 39) Kshama Pundalik Kathavale alias Kshama Rajaram Tembe, 40) Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, 41) Narayan Vitthal Dabhare, 42) Eknesh Vitthal Dabhare, 43) Neerajai Balraj, 44) Bhimabai Bhogwan Desle, 45) Shalantala Parvatang Kathavale</p>					
<p>1) Bala Bhuwan Farad, 2) Vidhaji Dhanu Farad, 3) Ramesh Dhanu Farad, 4) Naresh Dhanu Farad, 5) Karpat Dhanu Farad, 6) Sharad Dhanu Farad, 7)</p>				<p>Deed of Confirmation dated 17/10/2011 registered under No.KLN1-9992/2011</p> <p>Power of Attorney dated 17/10/2011 registered under No.393/2011</p>	<p>Madhe Jewellers Private Limited (now known as Palava Dwellers</p>

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						-Private Limited)
	1) Darshana Bapu Kathavale alias Darshana Sandip Jadhav, 2) Archana Bapu Kathavale alias Archana Jitesh Dhulap, 3) Rupal 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)
	Sudam Pandurang Kathavale alias Sudam Ramodar Kathavale				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)
	1) Pandit (Umaji) Humaji Datilkar alias Bhagat, 2) Jugnu Sukrya Datilkar alias Bhagat, 3) Gunjibai Sukrya Datilkar alias Bhagat, 4) Vandana Sukrya Datilkar alias Bhagat, 5) Changunbai Tukaram Bhopi, 6) Tejba Chandrakant Bhoir, 7) Shaktantsa Bala (Balaram) Hazari alias Hazare, 8) Santosh Bala (Balaram) Hazari alias Hazare, 9) Ranganu Bala (Balaram) Hazari alias Hazare, 10) Prakash Bala (Balaram) Hazari alias Hazare, 11) Mahesh Bala (Balaram) Hazari alias Hazare, 12) Manali Ashok Mhatre, 13) Ashok Mhatre (for self and for sr. No.12), 14) Bhajendra Sukaya Datilkar alias Bhagat, 15) Lata Umaji Datilkar alias Bhagat alias Lata Rajesh Bapat				Declaration dated 17/01/2014 registered under No.355/2014	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
4	Gopal Maruti Kalokhe alias Gopal Maruti Kalokhe &  1) Chintaman Gopal Kalokhe, 2) Arun Chintaman Kalokhe, 3) Purshuram Gopal	38 08	2A2 3 Part (i.e. 5A)	16850 1090	Agreement for Sale dated 10/07/2010 registered under No.5749/2010  Power of Attorney dated 13/07/2010 registered under No.220/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

*Handwritten signature/initials*

Kalokhe, 4) Ramesh Gopal Kalokhe, 5) Sunanda Balaram Karad, 6) Babu Daga Kalokhe, 7) Chandrakant Baga Kalokhe, 8) Prakash Daga Kalokhe (Continuing Party)				Deed of Conveyance dated 10/06/2010 registered under No.6737/2010	Private Limited)
Saadbaji Gopal Kalokhe				Deed of Confirmation notarized under No.6847 on 17/07/2010	
Pragya Manu Kalokhe				Deed of Confirmation notarized under No.7196 on 09/09/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
Lalip Chintaman Kalokhe				Deed of Confirmation notarized under No.8233 on 05/09/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
Chirdu Pandurang Bhair				Deed of Confirmation dated 07/04/2011 registered under No.3469/2011 Power of Attorney dated 07/04/2011 registered under No.184/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
Chirdu Pandurang Bhair				Deed of Confirmation dated 29/08/2011 notarized under No.7337 on 29/08/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
1) Luxman Shankar Kalokhe, 2) Sachin Shankar Kalokhe, 3) Jannbai Kulu Kalokhe, 4) Sunil Suresh Kalokhe for himself and as a constituted attorney holder of 1 to 3)				Deed of Confirmation dated 17/10/2011 registered under No.9991/2011 Power of Attorney dated 17/10/2011 registered under No.396/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

sh

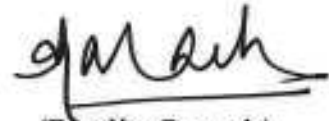


	Chandrasekhar Dhondu Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad, 10) Smt. Suresh Kalokhe (for self and for Serial No.1 to 9)					Private Limited)
	1) Bada Bhaaji Farad, 2) Vithalji Dhondu Farad, 3) Ramesh Dhondu Farad, 4) Naresh Dhondu Farad, 5) Ganpat Dhondu Farad, 6) Sharad Dhondu Farad, 7) Chandrasekhar Dhondu Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad				Deed of Confirmation dated 06/01/2012 registered under No.KLN1-00187/2012  Power of Attorney dated 06/01/2012 registered under No.11/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Bada Bhaaji Farad, 2) Vithalji Dhondu Farad, 3) Ramesh Dhondu Farad, 4) Naresh Dhondu Farad, 5) Ganpat Dhondu Farad, 6) Sharad Dhondu Farad, 7) Chandrasekhar Dhondu Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad				Deed of Confirmation dated 05/01/2012 notarised under No.259 on 07/01/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Hira Rama Madhavi, 2) Nuresh Hira Madhavi, 3) Sanjay Hira Madhavi, 4) Vijay Hira Madhavi				Deed of Confirmation dated 21/03/2013 registered under No.KLN1 3818/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Smt. Suresh Kalokhe				Deed of Confirmation notarised under No.9028 on 18/10/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
6	1) Dhiram Kashinath Jumar, 2) Hirabai Kashinath Jumar, 3) Behibai Manohar Kadu, 4) Ganiram Manglya Jumar, 5) Ramdas Manglya Jumar, 6) Ramesh Manglya Jumar, 7) Gulab Maniram Thakre  &	37	2A	1900	Agreement for Sale dated 24/05/2007 registered under No.KLN4 3090/2007  Power of Attorney dated 29/05/2007 registered under No.KLN4-3021/2007  Power of Attorney dated 29/05/2007 registered	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

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	Ravi Rohidas Mhatre (Confirming Party)				under No.KLN4- 3022/2007  Deed of Conveyance dated 30/09/2008 registered under No.5421/2008	
	Bhuri Mangya Namare				Deed of Confirmation dated 30/05/2007 registered under No.3063/2007	Goldie Jewellers Private Limited now known as Palava Jewellers Private Limited

Dated this 11<sup>th</sup> day of November 2016



(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.**

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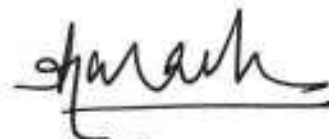
1. This has reference to my Report on Title dated 11th November 2016 wherein I have inter alia opined that (i) Palava Dwellers Private Limited is entitled to the Larger Land more particularly described in Schedule thereunder written and (ii) Lodha Estate Private Limited is having leasehold rights on 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 extraordinary general meetings held on 02.03.2017, 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 11th November 2016 stands modified and be read and construed accordingly.

Dated this <sup>30<sup>th</sup></sup> day of May 2017



(Pradip Garach)

Advocate High Court, Bombay