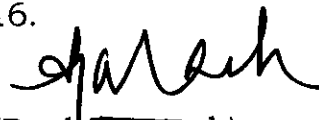


**FIRST SUPPLEMENTAL REPORT ON TITLE**

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

1. This has reference to my Report on Title dated 19<sup>th</sup> October, 2016 in respect of the Property described in Schedule thereto wherein on the basis of findings stated therein, I have opined that Palava Dwellers Private Limited ("**Company**") are entitled to the Larger Land (including the Demised Land) more particularly described in the Schedule thereunder written as Owners thereof and Bellissimo Hi-Rise Builders Private Limited are entitled to the leasehold rights of the Demised Land and it is entitled to develop the same and deal with units in proposed buildings constructed by them.
2. I give hereunder necessary elucidation in connection with the said Report on Title.
3. I hereby reconfirm that by and under various Deeds of Conveyance (a list whereof is more particularly setout in **Annexure-A** hereto) the Company became entitled to the proprietary and Ownership rights of their land as absolute Owners thereof.
4. In paragraph 15 of the Report on Title, I have stated that by Indenture of Mortgage dated 29<sup>th</sup> March, 2014 the mortgagors therein have created charge on the portion of Larger Land in favour of IDBI Trusteeship Services Limited. I hereby annexed list of mortgaged land enumerating Survey Numbers and Hissa Numbers mortgaged under the said Deed of Mortgage as **Annexure-B**.

Dated this 28<sup>th</sup> day of October, 2016.

  
(Pradip Garach)  
Advocate High Court Bombay

**ANNEXURE-A****VILLAGE - KHONI**

<b>Sr. No.</b>	<b>Name of the Vendor</b>	<b>Survey No. / Hissa No.</b>	<b>Area in sq. mts</b>	<b>Name of the Documents &amp; Regn. No and Date</b>	<b>Name of the Owner</b>
1	Baliram Laxman Patil, Chintaman Laxman Patil, Gurunath Laxman Patil, Prakash Laxman Patil, Pushpa Kaluram Patil, Bholenath Kaluram Patil, Gorakhnath Kaluram Patil, Jayshri Kaluram Patil, Kamini Kaluram Patil, through their constituted Attorney Lodha Dwellers Private Limited through Mr. Rajendra Lodha under power of attorney dated 09/01/2007 registered under No. KLN4-149-2007 Kailas Krishna Patil, Kantabai Shripat Mhatre, Shantabai Krishna Patil, through their constituted Attorney Lodha Dwellers Private Limited through Mr. Rajendra Lodha under power of attorney dated 10/10/2011 registered under No. 385/2011 Bhagya Pandu Thakare, Taibai Waman Thakare, Manjulabai Rambhau Thakare, Rohidas Rambhau Thakare, Pintu Rambhau Thakare, Ganesh Waman Thakare, Mangesh Waman Thakare, Chintaman Gopal Kalokhe, Parshuram Gopal Kalokhe, Sambhaji Gopal Kalokhe, Ramesh Gopal Kalokhe, Sunanda Balaram Farad through their constituted Attorney Lodha Dwellers Private Limited through Mr. Rajendra Lodha under power of attorney dated 26/09/2011 registered under No. 364/2011	93/8 94/4 95/3 93/7 94/5	930 560 1980 950 1450	Deed of Conveyance dated 01/02/2012 registered under No.KLN1-00790/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
2	Bhagya Pandu Thakre, Taibai Waman Thakare, Ganesh Waman Thakare, Manish Waman Thakare, Manjulabai Rambhau Thakare, Rohidas Rambhau Thakare, Pintu Rambhau Thakare, Chintaman Gopal Kalokhe, Parshuram Gopal Kalokhe, Sambhaji Gopal Kalokhe, Ramesh Gopal Kalokhe, Sunanda Balara Farad (owner) and	93/6 94/1 93/1 93/3 93/2	130 150 130 50 200	Deed of Conveyance dated 22/02/2012 registered under No.KLN1-01259/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

	Ashok Buvaji Thakare, Lahu Ganpat Thakare, Kanta Vishnu Thakare, Yogesh Ashok Thakare, Jagdish Laxman Thakare, Sandeep D. Thakare, Vasant D. Thakare, Sharad Bhagwan Thakare, Pushpa Ankush Thakare, (Confirming Party) (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Sandeep Mandavkar under power of attorney dated 26/09/2011 registered under No. 362/2011)						
3	Rambhau Shankar Mhatre, Sandeep Rambhau Mhatre (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Abhishek Lodha under power of attorney dated 19/06/2007 registered under No. KLN4-3434-2007)	149/1 150/10B 69/2	25500 7050 3820		Deed of Conveyance dated 03/04/2008 registered under No.KLN3-01967/2008	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)	
4	Praful Chimanmal Mota  Dashrath Kalu Jadhav, Waman Kalu Jadhav, Aashabai Bhimrao Jadhav, Harishchandra Bhimrao Jadhav, Lalchand Bhimrao Jadhav, Shashikant Bhimrao Jadhav, Amar Bhimrao Jadhav, Ushabai Ananta Jadhav, Nandabai Manohar Gaikwad, Pramila Devidas Jadhav, Jyoti Sanjay Gaikwad, Avinash Yashwant Jadhav, Alka Yashwant Jadhav, Shailash Yashwant Jadhav, Neera Mangal Gaikwad, Vashala Janardan Jadhav, Aasha Vishwas Bhalerao, Manisha Janardan Jadhav, Kishor Janardan Jadhav, Kailash Laxman Gaikwad, Anil Laxman Gaikwad (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Sandeep Mandavkar under power of attorney dated 27/06/2011 registered under No. 285/2011)	70/0 92/0 91/2A	730 7180 1960		Deed of Conveyance dated 12/09/2008 registered under No.KLN1-06922/2008  Deed of Conveyance dated 17/12/2011 registered under No.KLN1-11537/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)	

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5	Chandulal Vyankatrai Bhadra	69/1 150/10A	3820 7050	Deed of Conveyance dated 12/09/2008 registered under No. KLN1-06924- 2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
6	Pandurang Krishna Farad (Owner) and Tukaram Krishna Farad, Shantaram Krishna Farad, Santosh B. Farad (Confirming Party) through their constituted Attorney Lodha Dwellers Private Limited through Mr. Rajendra Lodha under notarised Power of Attorney dated 08/04/2008	71/A	1560	Deed of Conveyance dated 06/04/2010 registered under No.2812/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
7	Bhau Dharma Farad, Jayram Dharma Farad, Gulab Shivram Farad, Eknath Shivram Farad, Raghunath Shivram Farad, Manubai Kundalik Ware, Ramesh Ramchandra Sambare, Lahu Ramchandra Sambare, Ganesh Ramchandra Sambare, Kailash Ramchandra Sambare, Anita Gajanan Thakur (Owner) and Santosh B. Farad (Confirming Party) through their constituted Attorney Lodha Dwellers Private Limited through Mr. Rajendra Lodha under Notarised Power of Attorney dated 15/02/2008	71/B 150/8 150/9	1700 4900 2200	Deed of Conveyance dated 05/04/2010 registered under No .KLN1- 2766/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
8	Sitabai Bhaga Thorve, Shantaram Bhaga Thorve, Vandar Bhaga Thorve, Barkubai Bhaga Thorve, Suman Bhaga Thorve, Vanita Bhaga Thorve, Anubai Bhaga Thorve	73/2 99/0	400 6220	Deed of Conveyance dated 20/11/2009 registered under No.KLN1-7864-2009	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
9	Mahesh Chandrakant Bhoir and Bharti Chandrakant Bhoir	91/2C 154/0	8100 7280	Deed of Conveyance dated 18/08/2009 registered under No.5582/2009	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

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10	Anubai Dattu Farad, Balaram Dattu Farad, Shriram Dattu Farad, Chandrakant Dattu Farad, Hirabai Savlaram Telingi, Meerabai Mukund Vakurde, Manubai Dattu Farad (Owner) and Vasant Anant Jadhav (Confirming Party) (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Abhishek Lodha under power of attorney dated 16/10/2007 registered under No. KLN4-5499-2007)	150/3	3700	Deed of Conveyance dated 17/03/2008 registered under No. KLN3-01727-2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
		91/3	800		
11	Bapu Barku Gaikwad (Owner) and Vishal Bapu Gaikwad, Ashish Bapu Gaikwad, Sunil Vasant Gaikwad (Confirming Party) (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Sandeep Patil under power of attorney dated 11/12/2007 registered under No. 122/2007)	150/2B	9100	Deed of Conveyance dated 22/01/2008 registered under No. KLN3-00482-2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
		93/4	350		
		96/3	480		
12	Mukund Barku Gaikwad (Owner) and Vijay Mukund Gaikwad, Sunil Vasant Gaikwad (Confirming Party) (they have themselves executed the Deed of Conveyance) the Deed of Conveyance has been registered by their constituted Attorney Sandeep Patil under Power of Attorney dated 03/12/2007	94/2	1400	Deed of Conveyance dated 22/01/2008 registered under No. KLN3-00483-2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
		94/3	1370		
		95/1	200		
		95/2	20		
13	Gajanan Baliram Jadhav, Gurunath Baliram Jadhav, Chintaman Baliram Jadhav through their constituted Attorney Abhishek Lodha under power of attorney dated 11/09/2006 registered under No. KLN4-3476-2006 Narendra Ramcharan Bhalla through their constituted Attorney Rajendra Lodha under notarised Power of Attorney dated 30/05/2008	96/1	3950	Deed of Conveyance dated 02/07/2008 registered under No. KLN3-3808-2008	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
				Deed of Conveyance dated 31/08/2009 registered under No. KLN3-5876-2009	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

14	Balumiya Qazi Shaikh, Abbas Kaji Shaikh, Ibrahim Kaji Shaikh, Gulam Hasan Shaikh, through their constituted Attorney Abhishek Lodha under power of attorney dated 17/05/2007 registered under No. KLN4-2743-2007 Farida Hasan Shaikh, Kadir Hasan Shaikh, Jubeda Hasan Shaikh, Rukhayya Hasan Shaikh (Owner) and Akil Ahmad Shaikh (Confirming Party) through their constituted Attorney Abhishek Lodha under power of attorney dated 17/05/2007 registered under No. KLN4-2743-2007	96/2A	4110	Deed of Conveyance dated 15/04/2010 registered under No. KLN1-03057-2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
15	Nagubai Pandurang Patil, Taibai Gopal Kalan, Kusum Abhimanyu Patil, Shevantabai Ramesh Kalan, Nitin Ramesh Kalan, Mayur Ramesh Kalan, Jitupendra Ramesh Kalan, Rajshri Ramesh Kalan, Laxmi Ajit Patil (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Abhishek Lodha under power of attorney dated 06/08/2007 registered under No. KLN4-4283-2007)	97/0 100/1 150/1 150/4A 150/4B	1740 4650 4500 11750 11550	Deed of Conveyance dated 13/02/2008 registered under No.1151/2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
16	Babaji Balaram Patil, Dhanaji Balaram Patil, Jitendra Nilmani Agarwal, Haribhau Govind Yendarkar	100/2 104/7 104/8 104/9 104/3	4480 1260 1880 2170 2880	Deed of Conveyance dated 29/12/2012 registered under No. KLN1-00135-2013	Lodha Dwellers Private Limited
17	Jijibai Mancharji and Birbai Mancharji (Owner) and Nandkumar Vitthal Chaudhari (Confirming Party) (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Deepak Lodha under power of attorney dated 07/03/2008 registered under No. 116/2008)	104/6	100	Deed of Conveyance dated 01/09/2008 registered under No. KLN3-04952-2008	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited)
18	Vasant Barku Gaikwad (Owner) and Sunil Vasant	150/2A	13100	Deed of Conveyance dated	Mahavir Build

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	Gaikawad (Confirming Party) (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Sandeep Patil under Notarised power of attorney dated 11/07/2012)				24/01/2008 registered under No. KLN3-00481-2008	Estate Private Limited (now merged with Palava Dwellers Private Limited)
19	Narendra Kalyanji Patel	150/5	1800		Deed of Conveyance dated 12/09/2008 registered under No. KLN1-06923-2008	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
20	Vitthal Santu Kalan, Sangeeta Santu Kalan, Vandana Santu Kalan (Owner) and Mohan Kalu Kalan, Fulaji Keshav Kalan, Rajendra Ananta Kalan (Confirming Party) (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Nandkumar Chaudhari under Notarised Power of Attorney dated 25/01/2008)	150/6	28400		Deed of Conveyance dated 05/05/2011 registered under No. KLN1-04676-2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
21	Babaji Patil	96/2B	3200		Conveyance dated 30/10/2013 registered under No. KLN1-7467-2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
22	Bebibai Sudam Jadhav, Vandana Ravindra Jadhav, Gurunath Sudam Jadhav, Jijabai Sudam Jadhav, Suvarna Sudam Jadhav, Nisha Ashok Jadhav, Ankita Ashok Jadhav, Nikita Ashok Jadhav, Asha Ashok Jadhav, Sakubai Shivram Gaikwad, Naresh Waman Gaikwad, Nilam Ganesh Bhalerao, Sonam Waman Gaikwad, (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Vijay Bhoir under power of attorney dated 26/07/2013 registered under No. 318/2013)	98/0	4960		Deed of Conveyance dated 01/08/2014 registered under No.5787-2014	Palava Dwellers Private Limited

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23	Anubai Dattaram Farad, Balaram Dattu Farad, Shiram Dattu Farad, Chandrakant Dattu Farad, Hirabai Savlaram Hinge, Neerabai Mukund Wakurle, Manubai Dattu Farad	73/1	380	Deed of Conveyance dated 10/02/2011 registered under No.KLN1-1390-2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
24	Mahadu Padu Jadhav (Owner) and Suresh Mahadu Jadhav, Arun Mahadu Jadhav (Confirming Party) (they have themselves executed the Deed of Conveyance) (the Deed of Conveyance has been registered by their constituted Attorney Vijay Bhoir under power of attorney dated 16/11/2013 registered under No. 417/2013)	91/2B	4880	Deed of Conveyance dated 01/04/2014 registered under No.2551/2014	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)



**ANNEXURE-B**

<b>Sr. No.</b>	<b>Survey No.</b>	<b>Hissa No.</b>	<b>Area in sq. mts</b>	<b>Mortgagee</b>
1	93	8	930	IDBI Trusteeship Services Limited
	94	4	560	IDBI Trusteeship Services Limited
	95	3	1980	IDBI Trusteeship Services Limited
	93	7	950	IDBI Trusteeship Services Limited
	94	5	1450	IDBI Trusteeship Services Limited
2	93	6	130	IDBI Trusteeship Services Limited
	94	1	150	IDBI Trusteeship Services Limited
	93	1	130	IDBI Trusteeship Services Limited
	93	3	50	IDBI Trusteeship Services Limited
	93	2	200	IDBI Trusteeship Services Limited
3	149	1	25500	IDBI Trusteeship Services Limited
	150	10B	7050	IDBI Trusteeship Services Limited
	69	2	3820	IDBI Trusteeship Services Limited
4	70	-	730	IDBI Trusteeship Services Limited
	92	-	7180	IDBI Trusteeship Services Limited
	91	2A	1960	IDBI Trusteeship Services Limited
5	69	1	3820	IDBI Trusteeship Services Limited
	150	10A	7050	IDBI Trusteeship Services Limited
6	71	A	1560	IDBI Trusteeship Services Limited
7	71	B	1700	IDBI Trusteeship Services Limited

	150	8	4900	IDBI Trusteeship Services Limited
	150	9	2200	IDBI Trusteeship Services Limited
8	73	2	400	IDBI Trusteeship Services Limited
	99	0	6220	IDBI Trusteeship Services Limited
9	91	2C	8100	IDBI Trusteeship Services Limited
	154	0	7280	IDBI Trusteeship Services Limited
10	150	3	3700	IDBI Trusteeship Services Limited
	91	3	800	IDBI Trusteeship Services Limited
11	150	2B	9100	IDBI Trusteeship Services Limited
	93	4	350	IDBI Trusteeship Services Limited
	96	3	480	IDBI Trusteeship Services Limited
12	94	2	1400	IDBI Trusteeship Services Limited
	94	3	1370	IDBI Trusteeship Services Limited
	95	1	200	IDBI Trusteeship Services Limited
	95	2	20	IDBI Trusteeship Services Limited
13	96	1	3950	IDBI Trusteeship Services Limited
14	96	2A	4110	IDBI Trusteeship Services Limited
15	97	-	1740	IDBI Trusteeship Services Limited
	100	1	4650	IDBI Trusteeship Services Limited
	150	1	4500	IDBI Trusteeship Services Limited
	150	4A	11750	IDBI Trusteeship Services Limited
	150	4B	11550	IDBI Trusteeship Services Limited

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16	100	2	4480	IDBI Trusteeship Services Limited
	104	7	1260	IDBI Trusteeship Services Limited
	104	8	1880	IDBI Trusteeship Services Limited
	104	9	2170	IDBI Trusteeship Services Limited
	104	3	2880	IDBI Trusteeship Services Limited
17	104	6	100	IDBI Trusteeship Services Limited
18	150	2A	13100	IDBI Trusteeship Services Limited
19	150	5	1800	IDBI Trusteeship Services Limited
20	150	6	28400	IDBI Trusteeship Services Limited
21	96	2B	3200	IDBI Trusteeship Services Limited
22	98	0	4960	IDBI Trusteeship Services Limited
23	73	1	380	IDBI Trusteeship Services Limited
		<b>TOTAL AREA</b>	<b>220280 sq. mtrs. i.e. 54.44 Acres</b>	