

**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.**

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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 and its associate viz. Mahavir Build Estate Private Limited ("**Mahavir**") 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 of title, 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 in respect of the said Larger Land and verified the devolution of title of Land Holders/Owners to their respective land.
  - b) Originals and/or Certified true copies of the relevant documents viz. Deeds of Conveyance, Development Agreements, Agreements for Sale, Deeds of Confirmation, Declarations and Powers of Attorney & other ancillary documents as mentioned in the Column "E" of the Schedule hereto, executed and registered with concerned offices of the Sub-Registrar of Assurances by respective Land Holders/Owners in favour of Lodha Dwellers Private Limited (presently known as Palava Dwellers Private Limited) and its associate viz. Mahavir Build Estate Private Limited (now amalgamated with Palava Dwellers Private Limited) as Developers/ Purchasers as mentioned in the Column "F" of the Schedule hereto, in connection with the said Larger Land.
  - c) Permissions under Section 63 (1A) of Sub-Section (1) under Maharashtra Tenancy and Agricultural Lands Act, 1948 and

revalidations thereto issued by the Competent Authority, Department of Revenue and Forest, for acquisition of the said Larger Land.

- d) Permissions under section 32G of Maharashtra Tenancy and Agricultural Land Act, 1948 for acquisition of the respective lands forming part of the said Larger Land mentioned in the Schedule hereto acquired by the landowners as protected tenants subject to provisions under section 43 of the said Act to transact their respective land by such landholders / owners.
3. I have also caused the search of records at the appropriate Sub-Registrar Offices at Kalyan and Thane for 30 years or thereabouts.
4. Besides, I have gathered information and explanation in respect of the said Larger Land.
5. On perusal of Revenue Records i.e. (i) 7/12 extracts (Record of Rights), (ii) Mutation Entries (6/12 extracts), and on the basis of Search and information and explanation given to me as well as representations made in this behalf, in my view, the said Landholders well and sufficiently entitled to their respective land by inheritance, operation of law under section 32G of the Maharashtra Tenancy and Agricultural Land Act, 1948 and/or outright Purchase, as the case may be.
6. The said individual Landholders (mentioned in Column "A" of Schedule hereto) 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) whereunder the said Landholders have either agreed to sell or granted development rights as also sold and conveyed their respective right title and interest in their respective land(mentioned in Column "B" "C" and "D" of Schedule hereto), along with other incidental documents such as Deeds of Confirmation, Declarations, letter of possession thereto in favour of Lodha Dwellers Private Limited and/or Mahavir Build Estate Private Limited (Purchasers/Developers) as the case may be.

7. Pursuant to the aforesaid documents, the said LandHolders/Owners have handed over possession of their respective land to the said Purchasers / Developers.
8. By virtue of the documents referred in Column E of the Schedule hereunder written, Lodha Dwellers Private Limited and Mahavir Build Estate Private Limited are entitled to the said Larger Land as absolute Owners thereof and entitled to carry out development thereon.
9. The Revenue Record viz. Record of Rights are mutated in the respective names of Lodha Dwellers Private Limited and Mahavir Build Estate Private Limited as the landholders pursuant to the Conveyance referred in column "E" of the Schedule hereto.
10. In the premises aforesaid, Lodha Dwellers Private Limited and Mahavir Build Estate Private Limited have envisaged consolidated Scheme of Development of Special Township on the portion of the said Larger Land, and accordingly lay out and building plans are submitted to Mumbai Metropolitan Region Development Authority ("**MMDRA**") for necessary sanction.
11. By letter dated 19th June, 2013, Environmental Department, Government of Maharashtra has issued clearance to develop inter alia the said Larger Land by constructing buildings thereon on the terms and conditions stated therein. Pursuant thereto, by letter dated 21<sup>st</sup> February 2015 the Environment Department has revised the terms and conditions of letter dated 19<sup>th</sup> June 2013.
12. Pursuant to the said Environmental Clearance, Maharashtra Pollution Control Board by its letter dated 20<sup>th</sup> January 2014 has granted consent to establish and/or develop Phase - I for the Special Township Project inter alia on said Larger Land on terms and conditions stated therein.
13. By Orders bearing Nos. (i) Revenue/K-1/T-7/STP/SR-39/2014 dated 28<sup>th</sup> March 2014 and (ii) Revenue/K-1/T-7/STP/SR-88/2014 dated 18<sup>th</sup> September 2014 issued by the Collector, Thane wherein a Special Township Project has been accorded Final sanction inter alia over the Larger Land situated in Village Khoni more particularly described in column "B", "C" and "D" of the Schedule hereunder written.

14. Further, by notification dated 1<sup>st</sup> January 2014 issued under provision of Maharashtra Regional Town Planning Act, 1966 by the Government of Maharashtra read with SCHEDULE - A annexed thereto, special concessions have been granted for development of Special Township Project in area under the sanctioned development plan. Under sub-clause (a) of the said Regulation 2 of SCHEDULE - A the land which is forming part of the Special Township Project will become ipso facto stand converted into non-agriculture as soon as the Special Township scheme is notified and sanctioned thereon in as much as such land deemed to have been converted in non-agriculture. As such, no separate permission will be required to be obtained for the said Larger Land and will be assessed from the date of sanction of Special Township accordingly. Thus, the said Larger Land need not be converted to non-agriculture user as Special Township is proposed to be developed on the said Larger Land.

15. By Indenture of Mortgage dated 29<sup>th</sup> March 2014 executed and registered under No.KLN5-1570/2014, between Lodha Hi-Rise Builders Private Limited ("**Borrower**"), Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited) ("**Mortgagor No.1**") and Mahavir Build Estate Private Limited ("**Mortgagor No.2**") in favour of IDBI Trusteeship Services Limited ("**Security Trustee**") wherein the said Mortgagors have created charge on their portion of the Larger Land as and by way of Security for the benefit of the Lenders.

I have now been furnished by the Company, a Letter dated 28<sup>th</sup> March 2014 addressed to Bank of India ("Lender" and "Lenders Agent") by IDBI Trusteeship Services Limited ("Security Trustee"). Under the said letter, it is recorded that Company has deposited Original documents pertaining to the said Larger Land situated in Village Khoni as per Annexure thereto which are also more particularly described in Schedule hereto. The said letter is also duly acknowledged by the Bank of India.

16. Pursuant to the Certificate dated 6<sup>th</sup> May 2014 issued by the Registrar of Companies, the name of Lodha Dwellers Private Limited have been changed to Palava Dwellers Private Limited.

17. By Order dated 16<sup>th</sup> January 2015 in Company Scheme Petition No.639 and 640 of 2014 Mahavir Build Estate Private Limited and another was ordered to be amalgamated with Palava Dwellers

Private Limited with effect from February 17, 2015. Under the said Order, the entire business and undertaking of Mahavir 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. In the premises aforesaid, Palava Dwellers Private Limited became entitled to the Larger Land more particularly described in the Schedule hereunder written as absolute Owners thereof.

18. By Deed of Lease dated 17.10.2016 Palava Dwellers Private Limited have granted lease of certain portion of Larger Land (more particularly set out in "**Annexure - A**") ("**Demised Land**") in favour of Bellissimo Hi Rise Builders Private Limited for the term of 99 years commencing from 22.10.2015 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 17.10.2016 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 that the Allahabad Bank one of the Lender ratified said Mortgage dated 29th March 2014.
20. I have not taken independent Search of litigation filed for and against the said Company in respect of the said Property. The Company has informed me that there are following litigations pending:-
  - i) A Regular Civil Suit No.218 of 2016 has been filed by Dinesh Kisan Jadhav against the Company and other co-owners of the Property bearing Survey No.98 of Village Khoni before Civil Judge (Junior Division) Kalyan. Under the said Suit, Plaintiff is seeking his share in the said Property bearing Survey No.98. 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 said Property bearing Survey No.98 and construction thereon.
  - ii) RTS Appeal No.52 of 2016 is also filed by Dinesh Kisan Jadhav against the Company and other co-owners of the Property bearing Survey No.98 of Village Khoni before Sub-Divisional Officer, Kalyan challenging Mutation Entry

Nos.1217, 1218 and 1351 which are pertaining to legal heirs on the death of Original landholders. In any event, there is no adverse order passed in the said RTS Appeal.

21. On the basis of the aforesaid findings and subject to what is stated hereinabove, I am of opinion that Palava Dwellers Private Limited are entitled to the Larger Land (including the Demised Land) more particularly described in the Schedule hereunder 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.

**THE SCHEDULE ABOVE REFERRED TO**

<b>VILLAGE - KHONI</b>						
<b>Sr. No.</b>	<b>Name of the Landholder / Owner</b>	<b>Survey No.</b>	<b>Hissa No.</b>	<b>Area in sq. mts</b>	<b>Name of the Documents &amp; Regn. No and Date</b>	<b>Name of the Developer / Purchaser</b>
(A)	(B)	(C)	(D)	(E)	(F)	
1	Baliram Laxman Patil and Others	93	8	930	Certified Copy of Development Agreement dated 09/01/2007 registered under No.KLN4-00147/2007	Lodha Dwellers Private Limited
		94	4	560	Certified Copy of Power of Attorney dated 09/01/2007 registered under No.KLN4-00148/2007	
		95	3	1980	Certified Copy of Power of Attorney dated 09/01/2007 registered under No.KLN4-00149/2007	
					Certified Copy of Power of Attorney dated 10/10/2011 registered under	

					registered under No.385 of 2011	
					Certified Copy of Power of Attorney dated 26/09/2011 registered under No.364 of 2011	
		93	7	950	Original Deed of Confirmation dated 10/10/2011 registered under No.9675/2011	
		94	5	1450	Certified Copy of Deed of Conveyance dated 01/02/2012 registered under No.KLN1-00790/2012	Lodha Dwellers Private Limited
2	Bhagya Pandu Thakre & Others	93	6	130	Certified copy of Agreement for Sale dated 26/09/2011 registered under No.KLN1-09304/2011	Lodha Dwellers Private Limited
		94	1	150	Certified copy of Power of Attorney dated 26/09/2011 registered under No.362/2011	
		93	1	130	Certified copy of Deed of Conveyance dated 22/02/2012 registered under No.KLN1-01259/2012	Lodha Dwellers Private Limited
		93	3	50	Certified copy of Power of Attorney dated 22/02/2013 registered under No.13/2013	
		93	2	200	Certified copy of Deed of confirmation dated 22/02/2013 registered under	

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					No.947/2013	
3	Rambhau Shankar Mhatre and Others	149	1	25500	Certified copy of Agreement For Sale dated 19/06/2007 registered under No.KLN4- 03432/2007	Lodha Dwellers Private Limited
		150	10B	7050	Certified copy of Power of Attorney dated 19/06/2007 registered under No.KLN4- 03433/2007	
		69	2	3820	Certified copy of Power of Attorney dated 19/06/2007 registered under No.KLN4- 03434/2007	
					Certified copy of Power of Attorney dated 14/12/2007 registered under No.KLN4- 06640/2007	
					Certified copy of Confirmation Deed dated 14/12/2007 registered under No.KLN4- 06639/2007	
					Certified copy of Deed of Conveyance dated 03/04/2008 registered under No.KLN3- 01967/2008	Lodha Dwellers Private Limited
4	Harishchandra Bhima Jadhav and Others	70	-	730	Certified Copy of Agreement for Sale dated 13/10/2006 registered under No.KLN4-	Lodha Dwellers Private Limited



					04955/2006	
		92	-	7180	Certified Copy of Power of Attorney dated 13/10/2006 registered under No.KLN4-04956/2006	
		91	2A	1960	Certified Copy of Power of Attorney dated 13/10/2006 registered under No.KLN4-04957/2006	
	Fakira Parshuram Kalan & Others				Original Deed of Confirmation dated 14/12/007 registered under No.KLN4-00639/2007	
	Prafull Chimanlal Mohta				Certified Copy of Deed of Conveyance dated 12/09/2008 registered under No.KLN1-06922/2008	
	Dashrath Kalu Jadhav and Others				Certified Copy of Agreement for Sale dated 27/06/2011 registered under No.KLN1-06719/2011	Lodha Dwellers Private Limited
					Certified copy of Power of Attorney dated 27/06/2011 registered under No.285/2011	
					Certified Copy of Deed of Conveyance dated 17/12/2011 registered under No.KLN1-11537/2011	Lodha Dwellers Private Limited
5	Balaram Maruti Mhatre	69	1	3820	Certified copy of Agreement for Sale dated 07/12/2007	Mahavir Build Estate Private

	and Others				registered under No.KLN3- 06790/2007	Limited
		150	10A	7050	Certified copy of Power of Attorney dated 07/12/2007 registered under No.410/2007	
					Certified copy of Power of Attorney dated 07/12/2007 registered under No.411/2007	
					Certified copy of Power of Attorney dated 07/12/2007 registered under No.412/2007	
	Chandulal Vyankatrai Bhadra				Certified copy of Deed of Conveyance dated 12/09/2008 registered under No.KLN1- 06924/2008	Mahavir Build Estate Private Limited
6	Pandurang Krishna Farad	71	A	1560	Certified copy of Deed of Conveyance dated 06/04/2010 registered under No.2812/2010	Lodha Dwellers Private Limited
					Certified copy of Deed of Confirmation dated 10/06/2010 registered under No.KLN1- 04760/2010	
7	Bhau Dharma Farad and Others	71	B	1700	Certified copy of Deed of Conveyance dated 05/04/2010 registered under No.KLN1- 2766/2010	Lodha Dwellers Private Limited
		150	8	4900	Certified copy of Deed of	

					Confirmation dated 10/06/2010 registered under No.KLN1-04756/2010	
		150	9	2200		
8	Sitabai Bhaga Thorve and Others	73	2	400	Certified copy of Deed of Conveyance dated 20/11/2009 registered under No.KLN1-7864/2009	Lodha Dwellers Private Limited
		99	0	6220	Certified copy of Power of Attorney dated 20/11/2009 registered under No.216/2009	
9	Mahesh Chandrakant Bhoir and Another	91	2C	8100	Certified copy of Deed of Conveyance dated 18/08/2009 registered under No.5582/2009	Lodha Dwellers Private Limited
		154	0	7280	Certified copy of Power of Attorney dated 18/08/2009 registered under No.130/2009	
10	Anubai Dattu Farad and Others	150	3	3700	Certified copy of Agreement for Sale dated 16/10/2007 registered under No.KLN4-05497/2007	Mahavir Build Estate Private Limited
		91	3	800	Certified copy of Power of Attorney dated 16/10/2007 registered under No.KLN4-05498/2007	
					Certified copy of Power of Attorney	

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					dated 16/10/2007 registered under No.KLN4- 05499/2007	
					Certified copy of Deed of Conveyance dated 17/03/2008 registered under No.KLN3- 01727/2008	Mahavir Build Estate Private Limited
11	Bapu Barku Gaikwad and Another	150	2B	9100	Certified copy of Agreement for Sale dated 09/10/2007 registered under No.KLN4- 05393/2007	Mahavir Build Estate Private Limited
		93	4	350	Certified copy of Power of Attorney dated 09/10/2007 registered under No.35/2007	
		96	3	480	Certified copy of Power of Attorney dated 09/10/2007 registered under No.36/2007	
					Certified copy of Power of Attorney dated 11/12/2007 registered under No.121/2007	
					Certified copy of Power of Attorney dated 11/12/2007 registered under No.122/2007	
					Certified copy of Deed of Conveyance dated 22/01/2008 registered under No.KLN3- 00482/2008	Mahavir Build Estate Private Limited
12	Mukund	94	2	1400	Certified copy of Agreement for Sale	Mahavir Build Estate

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	Barku Gaikwad & Others				dated 09/10/2007 registered under No.KLN4- 05394/2007	Private Limited
		94	3	1370	Certified copy of Power of Attorney dated 09/10/2007 registered under No.37/2007	
		95	1	200	Certified copy of Power of Attorney dated 09/10/2007 registered under No.38/2007	
		95	2	20	Certified copy of Power of Attorney dated 11/12/2007 registered under No.125/2007	
					Certified copy of Power of Attorney dated 11/12/2007 registered under No.126/2007	
					Certified copy of Deed of Conveyance dated 22/01/2008 registered under No.KLN3- 00483/2008	Mahavir Build Estate Private Limited
					Certified copy of Declaration dated 26/09/2011 registered under No.KLN1- 09305/2011	
					Certified copy of Power of Attorney dated 26/09/2011 registered under No.363/2011	
13	Gurunath Baliram Jadhav and Others	96	1	3950	Certified copy of Development Agreement dated 11/09/2006	Lodha Dwellers Private Limited

					registered under No.KLN3- 03474/2006	
					Certified Copy of Power of Attorney dated 11/09/2006 registered under No.KLN3- 3475/2006	
					Certified Copy of Power of Attorney dated 11/09/2006 registered under No.KLN3- 3476/2006	
	Gajanan Baliram Jadhav and Others				Certified Copy of Deed of Conveyance dated 02/07/2008 registered under No.KLN3- 3808/2008	Lodha Dwellers Private Limited
	Narendra Ramcharan Bhalla				Certified Copy of Deed of Conveyance dated 31/08/2009 registered under No.KLN3- 5876/2009	Lodha Dwellers Private Limited
14	Balumiya Qazi Shaikh and Others	96	2A	4110	Certified copy of Agreement for Sale dated 17/05/2007 registered under No.KLN4- 2741/2007	Lodha Dwellers Private Limited
					Certified copy of Power of Attorney dated 17/05/2007 registered under No.KLN4- 02742/2007	
					Certified copy of Power of Attorney dated 17/05/2007 registered under No.KLN4- 02743/2007	

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					Certified copy of Deed of Conveyance dated 15/04/2010 registered under No.KLN1-03057/2010	Lodha Dwellers Private Limited
					Certified copy of Power of Attorney dated 15/04/2010 registered under No.123/2010	
15	Nagubai Pandurang Patil and Others	97	-	1740	Certified copy of Agreement for Sale dated 06/08/2007 registered under No.KLN4-04281/2007	Mahavir Build Estate Private Limited
		100	1	4650	Certified copy of Power of Attorney dated 06/08/2007 registered under No.KLN4-04282/2007	
		150	1	4500	Certified copy of Power of Attorney dated 06/08/2007 registered under No.KLN4-04283/2007	
		150	4A	11750	Certified copy of Deed of Confirmation dated 10/09/2007 registered under No.4909/2007	
		150	4B	11550	Certified copy of Deed of Conveyance dated 13/02/2008 registered under No.1151/2008	Mahavir Build Estate Private Limited
16	Babaji	100	2	4480	Certified copy of Deed of Conveyance	Lodha Dwellers

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	Balaram Patil and Others				dated 29/12/2012 registered under No.KLN1- 00135/2013	Private Limited
		104	7	1260	Certified copy of Power of Attorney dated 29/12/2012 registered under No.7/2013	
		104	8	1880		
		104	9	2170		
		104	3	2880		
17	Mancharji Jijibai and another	104	6	100	Certified copy of Agreement for Sale dated 07/03/2008 registered under No.KLN4- 01427/2008	Mahavir Build Estate Private Limited
					Certified copy of Power of Attorney dated 07/03/2008 registered under No.115/2008	
					Certified copy of Power of Attorney dated 07/03/2008 registered under No.116/2008	
					Certified copy of Deed of Conveyance dated 01/09/2008 registered under No.KLN3- 04952/2008	Mahavir Build Estate Private Limited
18	Vasant Barku Gaikwad & Others	150	2A	13100	Certified copy of Agreement for Sale dated 09/10/2007 registered under No.KLN4-	Mahavir Build Estate Private Limited



					05392/2007	
					Certified copy of Power of Attorney dated 09/10/2007 registered under No.33/2007	
					Certified copy of Power of Attorney dated 09/10/2007 registered under No.34/2007	
					Certified copy of Power of Attorney dated 11/12/2007 registered under No.123/2007	
					Certified copy of Power of Attorney dated 11/12/2007 registered under No.124/2007	
					Certified copy of Deed of Conveyance dated 24/01/2008 registered under No.KLN3-00481/2008	Mahavir Build Estate Private Limited
					Certified copy of Declaration dated 26/09/2011 registered under No.KLN1-09305/2011	
					Certified copy of Power of Attorney dated 26/09/2011 registered under No.363/2011	
19	Kashinath Ganpat Jadhav and Others	150	5	1800	Certified copy of Development Agreement dated 28/09/2006 registered under No.KLN3-	Lodha Dwellers Private Limited

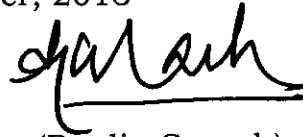
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					03686/2006	
					Certified copy of Power of Attorney dated 28/09/2011 registered under No.150/2006	
					Certified copy of Power of Attorney dated 28/09/2011 registered under No.151/2006	
	Narendra K Patel				Certified copy of Deed of Conveyance dated 12/09/2008 registered under No.KLN1-06923/2008	Lodha Dwellers Private Limited
20	Vitthal Santu Kalan and Others	150	6	28400	Certified copy of Deed of Conveyance dated 05/05/2011 registered under No.KLN1-04676/2011	Lodha Dwellers Private Limited
21	Babaji Patil	96	2B	3200	Certified copy of Conveyance dated 30/10/2013 registered under No.KLN1-7467/2013	Lodha Dwelles Private Limited
					Certified copy of Power of Attorney dated 31/10/2013 registered 404/2013	
22	Bebibai	98	0	4960	Certified copy of	

	Sudam Jadhav and Others				Agreement for Sale dated 26/07/2013 registered under No.5170/2013	
					Certified copy of Power of Attorney dated 26/07/2013 registered under No.318/2013	
					Certified copy of Declaration dated 31/07/2013 registered under No.5257/2013	
					Certified copy of Power of Attorney dated 31/07/2013 registered under No.327/2013	
	Padmakar Ramchandra Kurlekar and another				Original Deed of Assignment dated 27/08/2013 registered under No.5871/2013	Lodha Dwellers Private Limited
					Original Deed of Conveyance dated 01/08/2014 registered under No.5787/2014	Palava Dwellers Private Limited
23	Anubai Dattaram Farad and Others	73	1	380	Certified copy of Deed of Conveyance dated 10/02/2011 registered under No.KLN1- 1390/2011	Lodha Dwellers Private Limited
24	Mahadu Padu Jadhav	91	2B	4880	Original Development Agreement dated 16/11/2013	Lodha Dwellers Private Limited

					registered under No.7768/2013	
					Original Power of Attorney dated 16/11/2013 registered under No.417/2013	
					Original Deed of Conveyance dated 01/04/2014 registered under No.2551/2014	Lodha Dwellers Private Limited
					Original Declaration dated 21/05/2014 registered under No.3786/2014	
					Original Power of Attorney dated 21/05/2014 registered under No.3787/2014	

Dated this <sup>17<sup>th</sup></sup> day of October, 2016



(Pradip Garach)  
Advocate High Court, Bombay

**ANNEXURE-A**

**DEMISE LAND**

<b>S. No.</b>	<b>SR NO.</b>	<b>AREA</b>	<b>VILLAGE</b>
1	99	433.61	KHONI
	100/1	132.91	KHONI
	100/2	2879.89	KHONI
	104/3	52.02	KHONI
	104/6	12.42	KHONI
	104/7	690.57	KHONI
	104/8	1880.00	KHONI
	104/9	836.82	KHONI
	TOTAL	6918.24	
2	95/1	200.00	KHONI
	95/2	20.00	KHONI
	95/3	1115.06	KHONI
	150/1	1136.67	KHONI
	150/2A & B	5480.30	KHONI
	96/3	424.08	KHONI
	96/1	2387.69	KHONI
	96/2 A & B	192.46	KHONI
	100/1	1050.06	KHONI
	TOTAL	12006.32	
4	95/3	292.69	KHONI
	96/2A & B	2933.91	KHONI
	97	411.46	KHONI
	150/2A & B	5070.34	KHONI
	150/3	2247.95	KHONI
	150/4A & B	771.74	KHONI
	94/2	145.24	KHONI
	94/4	152.53	KHONI
TOTAL	12025.86		
5	92	1480.26	KHONI
	97	799.88	KHONI
	150/2A & B	1846.02	KHONI
	150/3	633.67	KHONI
	150/4A & B	5270.97	KHONI
	93/1	125.00	KHONI
93/2	200.00	KHONI	

	93/3	383.54	KHONI
	93/4	407.21	KHONI
	93/8	904.33	KHONI
	TOTAL	12050.88	
6	96/2A & B	2073.12	KHONI
	99	4571.163	KHONI
	98	712.25	KHONI
	100/2	302.32	KHONI
	TOTAL	7658.853	
7	150/4A & B	1694.00	KHONI
	150/5	1109.78	KHONI
	91/2A & B	5747.21	KHONI
	154	606.20	KHONI
	TOTAL.	9157.19	
8	69/1	179.48	KHONI
	71 A & B	2638.62	KHONI
	73/1	355.70	KHONI
	73/2	382.30	KHONI
	150/6	6582.88	KHONI
	150/8	44.20	KHONI
	150/9	1773.03	KHONI
	150/10A & B	11.25	KHONI
TOTAL	11967.46		
9	69/1	916.64	KHONI
	69/2	835.96	KHONI
	70	730.00	KHONI
	150/8	422.11	KHONI
	150/10A & B	7199.83	KHONI
	150/6	877.26	KHONI
	TOTAL	10981.80	
10	149/1	3209.26	KHONI
	150/10 A & B	187.29	KHONI
	TOTAL.	3396.55	
11	150/2A & B	2970.11	KHONI
	94/1	817.5	KHONI
	94/2	801.38	KHONI
	94/3	7.38	KHONI
	94/4	227.49	KHONI
	94/5	34.28	KHONI
	TOTAL	4858.14	
12	93/6	12.92	KHONI

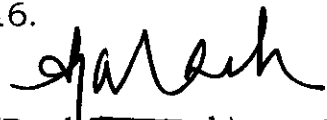
	93/7	150.18	KHONI
	93/7	32.00	KHONI
	150/2A & B	388.27	KHONI
	150/6	4611.36	KHONI
	71 A & B	327.00	KHONI
	TOTAL	5521.73	
13	150/4A & B	2523.54	KHONI
	150/6	1126.11	KHONI
	92	3859.26	KHONI
	91/3	54.55	KHONI
	TOTAL	7563.46	

**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)

of

	<p>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)</p>										
3	<p>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)</p>	<table border="1"> <tr> <td>149/1</td> <td>25500</td> </tr> <tr> <td>150/10B</td> <td>7050</td> </tr> <tr> <td>69/2</td> <td>3820</td> </tr> </table>	149/1	25500	150/10B	7050	69/2	3820		<p>Deed of Conveyance dated 03/04/2008 registered under No.KLN3-01967/2008</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>
149/1	25500										
150/10B	7050										
69/2	3820										
4	<p>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)</p>	<table border="1"> <tr> <td>70/0</td> <td>730</td> </tr> <tr> <td>92/0</td> <td>7180</td> </tr> <tr> <td>91/2A</td> <td>1960</td> </tr> </table>	70/0	730	92/0	7180	91/2A	1960		<p>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</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>
70/0	730										
92/0	7180										
91/2A	1960										

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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 91/3	3700 800	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)
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 93/4 96/3	9100 350 480	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)
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 94/3 95/1 95/2	1400 1370 200 20	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)
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 Deed of Conveyance dated 31/08/2009 registered under No. KLN3-5876-2009	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited) 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>	

**SECOND 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 19th October 2016 and Supplemental thereto dated 28th October 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) Bellissimo Hi-Rise 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, Bellissimo Hi-Rise Private Limited and Lodha Developers Private Limited at their respective extra ordinary general meetings held on 02.05.2017, 06.05.2017 and 27.04.2017 respectively, a scheme for amalgamation of Bellissimo Hi-Rise 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 Bellissimo Hi-Rise 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 19th October 2016 and Supplemental thereto dated 28th October 2016 stands modified and be read and construed accordingly.

Dated this 31<sup>st</sup> day of May 2017



(Pradip Garach)  
Advocate High Court, Bombay