

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 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 and Mahavir Build Estate Private Limited (now merged 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 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.
 - d) Permissions under section 32G of Bombay Tenancy and Agricultural Land Act, 1948 for the relevant land which is tenanted

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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 said 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. and Mahavir Build Estate Private Limited now merged with Palava Dwellers Private Limited), for sale and development of their respective land.
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, pursuant to the Deed of Conveyance mentioned in Column "E" of the Schedule hereunder written.
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 28th March 2014, (ii) Revenue/K-1/T-7/STP/SR-88/2014 dated 18th September 2014, (iii) Revenue/K-1/T-7/Antarli & Khoni/Taluka Kalyan/STP/SR-19/2016 dated 21st July 2016 and (iv) Revenue/K-1/T-7/Antarli & Khoni/Taluka Kalyan/STP/SR-20/2016 dated 26th August 2016 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 1st January 2014 issued under Maharashtra Regional Town Planning Act by Government of Maharashtra with Accompaniment a SCHEDULE - A whereunder regulations 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. Samvara Buildtech Private Limited (Mortgagor No.1), Palava Dwellers Private Limited (Mortgagor No.2) and Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private Limited) (Mortgagor No.3) have taken credit facilities on the security of certain land which includes Land comprised in Survey Nos.37/1A, 37/1B, 37/2A, 37/2B, 37/4, 42/1, 42/2, 42/4, 42/6, 42/7, 42/8, 44/2, 44/3A2, 144/7,

144/6B, 144/8, 38/2A1, 44/3A1 forming part of the said Larger Land mentioned in the Schedule hereunder written and the Proposed construction thereon (being Sector - 5) by and under Mortgage Deed dated 05/08/2014 registered under No.KLN3-3798/2014 from IDBI Trusteeship Services Private Limited ("Mortgagee").

15. 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. 143/1 to 2, 144/6/2 (i.e. 144/6B) and 144/7. 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 Sakhararam Kathavale and Others against the Company and other co-owners inter alia in respect of land comprised in Survey Nos. 143/1 to 2, 144/6/2 (i.e.144/6B), 144/7, 42/2 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 and 144/8 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.

16. Subsequently, by and under Lease Deed dated 16th September 2015 executed and registered under No.KLN4-6292/2015 with the Sub-Registrar of Assurances at Kalyan read with Deed of Lease dated 10.11.2016, by Palava Dwellers Private Limited as the Lessor of the One Part and Samvara Buildtech Private Limited as the Lessee of the Other Part and as amended, whereunder the Lessor has demised unto Lessee the Project Land more particularly described in Schedule thereunder written forming a part of the Larger Land for premium and rent on terms, conditions and covenants stated therein to carry out development on the said Project Land and also deal with and dispose of premises in the building being constructed thereon.
17. 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.
18. By Order dated 16th 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.
19. 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 05.08.2014.
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 Owners thereof and
 - (ii) Samvara Buildtech 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 said 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 & Regn. No and Date (E)	Name of the Developer / Purchaser (F)
1	Hira Rama Madhavi, 2) Naresh Hira Madhvi, 3) Sanjay Hira Madhvi, 4) Anjana Tukaram Patil, 5) Samiksha Suresh Mhatre, 6) Kiran Tukaram Patil, 7) Amol Tukaram Patil, 8) Gayatri Tukaram Patil	37 144 37 144	1B 8 3 6A	6480 11100 6500 6000	Agreement for Sale dated 15/11/2010 registered under No.KLN1-9229/2010 Power of Attorney dated 15/11/2010 registered under No.353/2010 Deed of Conveyance dated 23/02/2011 registered under No. KLN1-1774/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Hira Rama Madhavi, 2) Naresh Hira Madhvi, 3) Sanjay Hira Madhvi				Deed of Confirmation dated 02/05/2011 registered under No.4497/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
4	Shankar Raghunath Mhatre	144	7	4420 out of 4600	Development Agreement dated 18/01/2007 registered under No.KLN3-00316/2007	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
		144	6B	3600	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	
	Sunil Suresh Kalokhe	144	7	4420 out of 4600	Deed of Confirmation notarized under No.9028 on 18/10/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
		144	6B	3600		

1) Batla Buwaji Farad, 2) Vithabai Dhondu Farad, 3) Ramesh Dhondu Farad, 4) Naresh Dhondu Farad, 5) Ganpat Dhondu Farad, 6) Sharad Dhondu Farad, 7) Chandrakant Dhondu Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad, 10) Sunil Suresh Kalokhe (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) Batla Buwaji Farad, 2) Vithabai Dhondu Farad, 3) Ramesh Dhondu Farad, 4) Naresh Dhondu Farad, 5) Ganpat Dhondu Farad, 6) Sharad Dhondu Farad, 7) Chandrakant Dhondu Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad				Deed of Confirmation dated 06/01/2012 registered under No.KLN1-00157/2012 Power of Attorney dated 06/01/2012 registered under No.11/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
1) Ramchandra Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Bhanudas Maruti Kathavale, 4) Gangubai Maruti Kathavale alias Gangubai Dinanath Shirose, 5) Shriram Atmaram Kathavale, 6) Shankar Atmaram Kathavale, 7) Dattatray Atmaram Kathavale, 8) Gajanan Atmaram Kathavale, 9) Tukaram Atmaram Kathavale, 10) Indubai Atmaram Kathavale alias Indubai Baban Shelar, 11) Hirabai Atmaram Kathavale alias Hirabai Sadanand Bhoir, 12) Balaram Pandurang Kathavale (for himself and for Serial No.1 to 11 and 13 to 46) (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 Damodar Dabhane, 19) Pushpa Pandurang Kathavale alias Pushpa Harishchandra Dagade, 20) Surekha Pandurang Kathavale, alias Surekha Anil	144 144	7 6B	4600 3600	Deed of Assignment dated 19/11/2012 registered under No.KLN1-08488/2012 Power of Attorney dated 19/11/2012 registered under No.489/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

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Patil, 21) Motiram Gopinath Kathavale, 22) Shivaji Gopinath Kathavale, 23) Anna Gopinath Kathavale, 24) Janabai Gopinath Kathavale alias Janabai Motiram Shelar, 25) Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakhurle, 26) Mankubai Gopinath Kathavale alias Mankubai Atmaram Tembe, 27) Kisanbai Gopinath Kathavale alias Kisanbai Shantaram Kor, 28) Leelabai Gopinath Kathavale alias Leelabai Ananta Bhoir, 29) Vanmala Vishnu Kathavale, 30) Avinash Vishnu Kathavale, 31) Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohape, 32) Sadhana Vishnu Kathavale alias Sadhana Deepak Kor, 33) Sarita Vishnu Kathavale alias Sarita Arun Patil, 34) Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, 35) Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, 36) Harishchandra Pundalik Kathavale, 37) Madhukar Pundalik Kathavale, 38) Vilas Pundalik Kathavale, 39) Kusum Pundalik Kathavale alias Kusumbai Rajaram Tembhe, 40) Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, 41) Narayan Vitthal Dabhane, 42) Ramesh Vitthal Dabhane, 43) Neerabai Gaikar, 44) Bhimabai Bhagwan Desle, 45) Barkubai Vitthal Dabhane, 46) Shakuntala Pandurang Kathavale						
1) Ramchandra Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Bhanudas Maruti Kathavale, 4) Shriram Atmaram Kathavale, 5) Shankar Atmaram Kathavale, 6) Gajanan Atmaram Kathavale, 7)	144 144	7 6B	4600 3600	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	

	Motiram Gopinath Kathavale, 8) Shivaji Gopinath Kathavale, 9) Anna Gopinath Kathavale, 10) Harishchandra Gopinath Kathavale, 11) Madhukar Kundalik Kathavale, 12) Vilas Kundalik Kathavale, 13) Balaram Pandurang Kathavale, 14) Sitaram Pandurang Kathavale, 15) Dilip Pandurang Kathavale					Private Limited)
	1) Dattatray Atmaram Kathavale and 2) Avinash Vishnu Kathavale	144 144	7 6B	4600 3600	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 Atmaram Kathavale	144	7	4600	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 Dinanath Shirose, 2) Janabai Gopinath Kathavale alias Janabai Motiram Shelar, 3) Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakhurle, 4) Kisanbai Gopinath Kathavale alias Kisanbai Shantaram Kor, 5) Mankubai Gopinath Kathavale alias Mankubai Atmaram Tembe, 6) Leelabai Gopinath Kathavale alias Leelabai Ananta Bhoir, 7) Pushpa Pandurang Kathavale alias Pushpa Harishchandra Dagade, 8) Surekha Pandurang Kathavale, alias Surekha Anil Patil, 9) Kusum Pundalik Kathavale alias Kusumbai Rajaram Tembhe, 10) Nanda Pundalik Kathavale	144 144	7 6B	4600 3600	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)

	alias Nanda Ashok Walimbe, Vanmala Vishnu Kathavale, 11) Avinash Vishnu Kathavale, 12) Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohape, 13) Sadhana Vishnu Kathavale alias Sadhana Deepak Kor, 14) Sarita Vishnu Kathavale alias Sarita Arun Patil, 15) Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, 16) Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, 17) Barkubai Vitthal Dabhane, 18) Shakuntala Pandurang Kathavale, 19) Narayan Vitthal Dabhane, 20) Ramesh Vitthal Dabhane, 21) Bhagwan Vitthal Dabhane and 22) Sanjay Ramchandra Suroshe					
	1) Indubai Atmaram Kathavale alias Indubai Baban Shelar, 2) Hirabai Atmaram Kathavale alias Hirabai Sadanand Bhoir, 3) Neerabai Gaikar alias Jayshree Jagannath Gaikar, 4) Bhimabai Bhagwan Desle alias Vanita Bhagwan Desle	144 144	7 6B	4600 3600	Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3811/2013 Power of Attorney dated 21/05/2013 registered under No.220/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Hira Rama Madhavi, 2) Naresh Hira Madhavi, 3) Sanjay Hira Madhavi, 4) Vijay Hira Madhavi	144	7	4420 out of 4600	Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3818/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Darshana Bapu Kathavale alias Darshana Sandip Jadhav, 2) Archana Bapu Kathavale alias Archana Jitesh Dhulap, 3) Rupali Bapu Kathavale	144 144	7 6B	4600 3600	Supplementary Agreement dated 16/07/2013 registered under No.KLN1-4939/2013 Power of Attorney dated 16/07/2013 registered under No.308/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Suman Pandurang Kathavale alias Suman Damodar Dabhane	144 144	7 6B	4600 3600	Supplementary Agreement dated 17/07/2013 registered under No.KLN1-4955/2013 Power of Attorney dated	Lodha Dwellers Private Limited (now known as

					17/07/2013 registered under No.310/2013	Palava Dwellers Private Limited)
2	Chandan Arun Bhagat	143	3	1500	Deed of Conveyance dated 15/05/2013 registered under No.KLN-3642/2013 Power of Attorney dated 15/05/2013 registered under No.212/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Arun Gopal Bhagat	143	3	1500	Deed of Conveyance dated 06//03/2014 registered under No.KLN1-1853/2014 Power of Attorney dated 06/03/2014 registered under No. 1854/2014	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
4	Gopal Maruti Kalokha alias Gopal Maruti Kalokhe & 1) Chintaman Gopal Kalokhe, 2) Arun Chintaman Kalokhe, 3) Parshuram Gopal Kalokhe, 4) Ramesh Gopal Kalokhe, 5) Sunanda Balaram Farad, 6) Baban Bhaga Kalokhe, 7) Chandrakant Bhaga Kalokhe, 8) Prakash Bhaga Kalokhe (Confirming Party)	38	2A2	16850	Agreement for Sale dated 13/07/2010 registered under No.5749/2010 Power of Attorney dated 13/07/2010 registered under No.220/2010 Deed of Conveyance dated 10/08/2010 registered under No.6737/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Sambhaji Gopal Kalokhe				Deed of Confirmation notarized under No.6347 on 17/07/2010	
	Bhagya Maruti Kalokhe				Deed of Confirmation notarized under No.7196 on 09/08/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Dilip Chintaman Kalokhe				Deed of Confirmation notarized under No.8233 on 08/09/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

	Chindu Pandurang Bhoir				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)
	Chindu Pandurang Bhoir				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) Laxman Shankar Kalokhe, 2) Bacchu Shankar Kalokhe, 3) Janabai Kalu 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)
	Sunil Suresh Kalokhe				Deed of Confirmation notarized under No.9028 on 18/10/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Bacchu Shankar Kalokhe, 2) Janabai Kalu Kalokhe, 3) Vasant Laxman Kalokhe, 4) Walku Laxman Kalokhe, 5) Natha Kalu Kalokhe, 6) Balaram Kalu Kalokhe, 7) Laxman Shankar 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)
5	1) Ramchandra Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Bhanudas Maruti Kathavale, 4) Gangubai Maruti Kathavale alias Gangubai Dinanath Shirose, 5) Shriram Atmaram Kathavale, 6) Shankar Atmaram Kathavale, 7) Dattatray Atmaram Kathavale, 8) Gajanan Atmaram Kathavale, 9) Tukaram Atmaram Kathavale, 10) Indubai Atmaram Kathavale alias Indubai Baban Shelar, 11)	38 37	2A1 1A	5060 3820	Deed of Conveyance dated 23/05/2011 registered under No.5382/2011 Power of Attorney dated 23/05/2011 registered under No.244/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

<p>Hirabai Atmaram Kathavale alias Hirabai Sadanand Bhoir, 12) Balaram Pandurang Kathavale (for himself and for Serial No.1 to 11 and 13 to 46) (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 Damodar Dabhane, 19) Pushpa Pandurang Kathavale alias Pushpa Harishchandra Dagade, 20) Surekha Pandurang Kathavale, alias Surekha Anil Patil, 21) Motiram Gopinath Kathavale, 22) Shivaji Gopinath Kathavale, 23) Anna Gopinath Kathavale, 24) Janabai Gopinath Kathavale alias Janabai Motiram Shelar, 25) Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakhurle, 26) Mankubai Gopinath Kathavale alias Mankubai Atmaram Tembe, 27) Kisanbai Gopinath Kathavale alias Kisanbai Shantaram Kor, 28) Leelabai Gopinath Kathavale alias Leelabai Ananta Bhoir, 29) Vanmala Vishnu Kathavale, 30) Avinash Vishnu Kathavale, 31) Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohape, 32) Sadhana Vishnu Kathavale alias Sadhana Deepak Kor, 33) Sarita Vishnu Kathavale alias Sarita Arun Patil, 34) Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, 35) Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, 36) Harishchandra Pundalik Kathavale, 37) Madhukar Pundalik Kathavale, 38) Vilas Pundalik Kathavale, 39) Kusum Pundalik</p>					
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	Kathavale alias Kusumbai Rajaram Tembhe, 40) Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, 41) Narayan Vitthal Dabhane, 42) Ramesh Vitthal Dabhane, 43) Neerabai Gaikar, 44) Bhimabai Bhagwan Desle, 45) Shakuntala Pandurang Kathavale					
	1) Batla Buwaji Farad, 2) Vithabai Dhondur Farad, 3) Ramesh Dhondur Farad, 4) Naresh Dhondur Farad, 5) Ganpat Dhondur Farad, 6) Sharad Dhondur Farad, 7) Chandrakant Dhondur Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad, 10) Sunil Suresh Kalokhe (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) Batla Buwaji Farad, 2) Vithabai Dhondur Farad, 3) Ramesh Dhondur Farad, 4) Naresh Dhondur Farad, 5) Ganpat Dhondur Farad, 6) Sharad Dhondur Farad, 7) Chandrakant Dhondur Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad				Deed of Confirmation dated 06/01/2012 registered under No.KLN1-00157/2012 Power of Attorney dated 06/01/2012 registered under No.11/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Batla Buwaji Farad, 2) Vithabai Dhondur Farad, 3) Ramesh Dhondur Farad, 4) Naresh Dhondur Farad, 5) Ganpat Dhondur Farad, 6) Sharad Dhondur Farad, 7) Chandrakant Dhondur Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad				Deed of Confirmation dated 06/01/2012 notarised under No.259 on 07/01/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Hira Rama Madhavi, 2) Naresh Hira Madhavi, 3) Sanjay Hira Madhavi, 4) Vijay Hira Madhavi				Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3818/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Sunil Suresh Kalokhe				Deed of Confirmation notarized under No.9028 on 18/10/2011	Lodha Dwellers Private Limited (now known as Palava

						Dwellers Private Limited)
6	1) Shankar Ganpat Farad, 2) Kashinath Ganpat Farad, 3) Manjubai Bhagwan Kalokhe, 4) Jijabai Sudam Farad, 5) Amol Sudam Farad, 6) Babli Sudam Farad, 7) Barki Sudam Farad (Sr. No.4 for himself and as a natural guardian for 5 to 7), 8) Kamal Arjum Kadam, 9) Jayshree Ganesh Kalokhe, 10) Seema Sudam Farad & Hira Rama Madhavi	37	2A	1950	Agreement for Sale dated 26/10/2009 registered under No.KLN1-7079/2009 Power of Attorney dated 26/10/2009 registered under No.191/2009 Deed of Conveyance dated 19/01/2011 registered under No.KLN1-617/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
7	Naresh Hira Madhavi and Sanjay Hira Madhavi	42 42	8 4	1970 1390	Agreement for Sale dated 15/11/2010 registered under No.KLN1-9228/2010 Power of Attorney dated 15/11/2010 registered under No.352/2010 Deed of Conveyance dated 11/04/2011 registered under No.KLN1-3643/2011	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
8	Dattatray Krishna Bhoir, 2) Janardan Krishna Bhoir, 3) Jagannath Krishna Bhoir and 4) Yeshwant Krishna Bhoir,	42 42	1 6	5420 2730	Agreement for Sale dated 01/08/2006 registered under No.KLN3-2950/2006 Power of Attorney dated 01/08/2006 registered under No. KLN3-2951/2006 Deed of Conveyance dated 29/09/2008 registered under No.KLN3-5390/2008	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
9	Kailash Sakharam Hazare, 2) Bhim Sakharam Hazare, 3) Santosh Sakharam Hazare, 4) Sunil Sakharam Hazare, 5) Sharda Gangaram Patil & M/s. Rajlaxmi Realtors Private Limited	44	44/3A/1	2280	Agreement for Sale dated 14/09/2007 registered under No.KLN4-5039/2007 Power of Attorney dated 14/09/2007 registered under No. KLN4-5040/2007 Power of Attorney dated	Mahavir Build Estate Private Limited (now merged with Palava Dwellers Private

					14/09/2007 registered under No. KLN4-5041/2007 Deed of Conveyance dated 12/03/2008 registered under No.KLN3-1543/2008	Limited)
	Arjun Pandurang Hazare alias Hazari, Barkubai Pandurang Hazare alias Hazari, Anandibai Prakash Hazare alias Hazari, Sachin Prakash Hazari, Nashib Prakash Hazari, Sharad Prakash Hazari				Declaration dated 09/05/2014 registered under No.3561/2014	
10	1) Abhimanyu Kathod Hazare, 2) Dnyaneshwar Kathod Hazare, 3) Baban Kathod Hazare, 4) Kaluram Kathod Hazare, 5) Pintu Kathod Hazare, 6) Bhimabai Kathod Hazare, 7) Khandu Govind Hazare, 8) Balu Govind Hazare, 9) Devkibai Krishna Patil	44 44	. 44/3A2 2	1520 780	Development Agreement dated 01/12/2006 registered under No.KLN4-5676/2006 Power of Attorney dated 01/12/2006 registered under No.KLN4-5677/2006 Power of Attorney dated 01/12/2006 registered under No.KLN4-5678/2006 Deed of Conveyance dated 07/08/2008 registered under No.KLN1-7026/2008	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Arjun Pandurang Hazare alias Hazari, Barkubai Pandurang Hazare alias Hazari, Anandibai Prakash Hazare alias Hazari, Sachin Prakash Hazari, Nashib Prakash Hazari, Sharad Prakash Hazari				Declaration dated 09/05/2014 registered under No.3561/2014	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Devkibai Krishna Patil				Deed of Confirmation dated 05/10/2007 registered under No.KLN4-5362/2007	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
11	Harishchandra Vitthal Farad, 2) Kalubai Balaram Thakre alias Suman Balu Thakre, 3) Bhagubai Sitaram Farad, 4) Kalpesh Sitaram Farad, 5)	37	4	8990	Agreement for Sale dated 16/04/2013 registered under No.KLN1-2839/2013 Power of Attorney dated 16/04/2013 registered	Lodha Dwellers Private Limited (now known as

	Anubai Bholenath Prasad & Ravindra Sakharam Thakre				under No.161/2013 Deed of Conveyance dated 18/05/2013 registered under No.KLN1-3753/2013	Palava Dwellers Private Limited)
	Achyut Gopal Bhagat				Deed of Confirmation dated 23/04/2013 registered under No.3073/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
12	1) Walku alias Barku Kathod Mhatre, 2) Banubai alias Bhagubai Shivram Bhane, 3) Tarabai Krishna Thombre, 4) Bhagabai Ananta Bhoir, 5) Rakhmabai Prabhakar Patil, 6) Neerabai Ganpat Salvi, 7) Jaywant Sevak Mhatre, 8) Sitabai alias Digabai Sevak Mhatre, 9) Gajanan Dattu Mhatre, 10) Vandar Dattu Mhatre, 11) Pandit Dattu Mhatre, 12) Natha Keshav Mhatre, 13) Gurunath Keshav Mhatre, 14) Govardhan Keshav Mhatre, 15) Yeshubai Keshav Mhatre, 16) Indubai Harkya Bhoir, 17) Banubai Keshav Mhatre, 18) Chandrabai Shaniwar Patil, 19) Shakuntala Abhimanyu Patil	37	2B	1720	Development Agreement dated 16/01/2007 registered under No.KLN3-263/2007 Power of Attorney dated 16/01/2007 registered under No.14/2007 Power of Attorney dated 16/01/2007 registered under No.15/2007	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Jaywant Sevak Mhatre and Govardhan Keshav Mhatre				Deed of Rectification dated 09/08/2007 registered under No.KLN3-4576/2007	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Walku alias Barku Kathod Mhatre, 2) Banubai alias Bhagubai Shivram Bhane, 3) Tarabai Krishna Thombre, 4) Bhagabai Ananta Bhoir, 5) Rakhmabai Prabhakar Patil, 6) Neerabai Ganpat Salvi,				Deed of Conveyance dated 20/03/2009 registered under No.KLN1-1859/2009	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

	7) Jaywant Sevak Mhatre, 8) Sitabai alias Digabai Sevak Mhatre, 9) Gajanan Dattu Mhatre, 10) Vandar Dattu Mhatre, 11) Pandit Dattu Mhatre, 12) Natha Keshav Mhatre, 13) Gurunath Keshav Mhatre, 14) Govardhan Keshav Mhatre, 15) Yeshubai Keshav Mhatre, 16) Indubai Harkya Bhoir, 17) Banubai Keshav Mhatre, 18) Chandrabai Shaniwar Patil, 19) Shakuntala Abhimanyu Patil					Limited)
	1) Hira Rama Madhavi, 2) Naresh Hira Madhavi, 3) Sanjay Hira Madhavi, 4) Vijay Hira Madhavi	37	2B	1720	Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3818/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Ganpat Shivram Bhane, 2) Vishnu Shivram Bhane, 3) Pralhad Shivram Bhane, 4) Suryakant Shivram Bhane, 5) Shevantabai Datta Patil, 6) Manda Baban Mhatre, 7) Rekha Ganpat Phulore, 8) Nanda Suresh Bhoir, 9) Chanda Uttam Tare	37	2B	1720	Declaration dated 18/01/2014 registered under No.KLN1-580/2014	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
13	1) Ramchandra Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Bhanudas Maruti Kathavale, 4) Gangubai Dinanath Shirose alias Sunanda Dinanath Shirose, 5) Dattu Atmaram Kathavale alias Dattatray Atmaram Kathavale, 6) Tukaram Atmaram Kathavale, 7) Balaram Pandurang Kathavale, 8) Sitaram Pandurang Kathavale, 9) Dilip Pandurang Kathavale, 10) Pushpa Harishchandra Dagade alias Dagade, 11) Surekha Anil Patil alias Aarti Anil Patil, 12) Archana Bapu Kathavale, 13) Darshana Bapu Kathavale, 14) Rupali	42	2	710	Agreement for Sale dated 30/12/2009 registered under No.KLN1-9031/2009 Power of Attorney dated 30/12/2009 registered under No.280/2009	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)

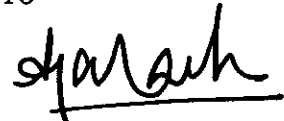
<p>Bapu Kathavale, 15) Sanjay Ramchandra Suroshe, 16) Narayan Vitthal Dabhane, 17) Barkubai Vitthal Dabhane, 18) Motiram Gopinath Kathavale, 19) Shivaji Gopinath Kathavale, 20) Anna Gopinath Kathavale, 21) Janabai Motiram Shelar, 22) Sonabai Hari Wakhurle, 23) Mankubai Atmaram Tembhe, 24) Krishnabai Shantaram Kore alias Vanmala Shantaram Kor, 25) Leelabai Ananta Bhoir, 26) Harishchandra Kundalik Kathavale, 27) Madhukar Kundalik Kathavale, 28) Vilas Kundalik Kathavale, 29) Avinash Vishnu Kathavale, 30) Vanmala Vishnu Kathavale, 31) Kusum Rajaram Tembhe, 32) Nanda Ashok Walimbe, 33) Chhaya Rajaram Mope, 34) Sadhana Deepak Kor, 35) Sarita Vishnu Kathavale alias Aruna Arun Patil, 36) Neelam Mahesh Walimbe</p>					
<p>Ramchandra Maruti Kathavale, 2) Narayan Maruti Kathavale, 3) Bhanudas Maruti Kathavale, 4) Gangubai Maruti Kathavale alias Gangubai Dinanath Shirose, 5) Shriram Atmaram Kathavale, 6) Shankar Atmaram Kathavale, 7) Dattatray Atmaram Kathavale, 8) Gajanan Atmaram Kathavale, 9) Tukaram Atmaram Kathavale, 10) Indubai Atmaram Kathavale alias Indubai Baban Shelar, 11) Hirabai Atmaram Kathavale alias Hirabai Sadanand Bhoir, 12) Balaram Pandurang Kathavale (for himself and for Serial No.1 to 11 and 13 to 46) (13) Archana Bapu Kathavale, (14) Darshana Bapu Kathavale, (15) Rupali Bapu Kathavale, 16) Sitaram Pandurang Kathavale, 17) Dilip</p>				<p>Deed of Conveyance dated 12/07/2010 registered under No.KLN1-5714/2010</p>	<p>Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)</p>

<p>Pandurang Kathavale, 18) Suman Pandurang Kathavale alias Suman Damodar Dabhane, 19) Pushpa Pandurang Kathavale alias Pushpa Harishchandra Dagade, 20) Surekha Pandurang Kathavale, alias Surekha Anil Patil, 21) Motiram Gopinath Kathavale, 22) Shivaji Gopinath Kathavale, 23) Anna Gopinath Kathavale, 24) Janabai Gopinath Kathavale alias Janabai Motiram Shelar, 25) Sonabai Gopinath Kathavale alias Sonabai Haribhau Wakhurle, 26) Mankubai Gopinath Kathavale alias Mankubai Atmaram Tembe, 27) Kisanbai Gopinath Kathavale alias Kisanbai Shantaram Kor, 28) Leelabai Gopinath Kathavale alias Leelabai Ananta Bhoir, 29) Vanmala Vishnu Kathavale, 30) Avinash Vishnu Kathavale, 31) Chhaya Vishnu Kathavale alias Chhaya Rajaram Mohape, 32) Sadhana Vishnu Kathavale alias Sadhana Deepak Kor, 33) Sarita Vishnu Kathavale alias Sarita Arun Patil, 34) Vasanti Vishnu Kathavale alias Vasanti Sunil Tarmale, 35) Neelam Vishnu Kathavale alias Neelam Mahesh Walimbe, 36) Harishchandra Pundalik Kathavale, 37) Madhukar Pundalik Kathavale, 38) Vilas Pundalik Kathavale, 39) Kusum Pundalik Kathavale alias Kusumbai Rajaram Tembhe, 40) Nanda Pundalik Kathavale alias Nanda Ashok Walimbe, 41) Narayan Vitthal Dabhane, 42) Ramesh Vitthal Dabhane, 43) Neerabai Gaikar, 44) Bhimabai Bhagwan Desle, 45) Shakuntala Pandurang Kathavale, 46) Shevantabai Gopinath</p>					
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	Kathavale					
	1) Batla Buwaji Farad, 2) Vithabai Dhondur Farad, 3) Ramesh Dhondur Farad, 4) Naresh Dhondur Farad, 5) Ganpat Dhondur Farad, 6) Sharad Dhondur Farad, 7) Chandrakant Dhondur Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad, 10) Sunil Suresh Kalokhe (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) Batla Buwaji Farad, 2) Vithabai Dhondur Farad, 3) Ramesh Dhondur Farad, 4) Naresh Dhondur Farad, 5) Ganpat Dhondur Farad, 6) Sharad Dhondur Farad, 7) Chandrakant Dhondur Farad, 8) Sandeep Appa Farad, 9) Geeta Ganesh Farad				Deed of Confirmation dated 06/01/2012 registered under No.KLN1-00157/2012 Power of Attorney dated 06/01/2012 registered under No.11/2012	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
		42	2	710		Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	1) Hira Rama Madhavi, 2) Naresh Hira Madhavi, 3) Sanjay Hira Madhavi, 4) Vijay Hira Madhavi				Deed of Confirmation dated 21/05/2013 registered under No.KLN1-3818/2013	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Neerabai Jagannath Gaikar alias Neerabai Gaikar and Bhimabai Bhagwan Desle				Deed of Confirmation notarized under No.8753 on 21/09/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Suman Damodar Dabhane				Deed of Confirmation notarized under No.8750 on 21/09/2010	Lodha Dwellers Private Limited (now known as Palava Dwellers Private Limited)
	Sunil Suresh Kalokhe				Deed of Confirmation notarized under	Lodha Dwellers

					No.9028 on 18/10/2011	Private Limited (now known as Palava Dwellers Private Limited)
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Dated this 15th day of November 2016



(Pradip Garach)
Advocate High Court, Bombay

FIRST SUPPLEMENTAL REPORT ON TITLE

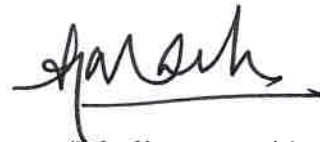
Re: **Property comprised in land bearing various Survey numbers, Hissa numbers and admeasuring lying being and situated at Village Khoni Taluka Kalyan, District – Thane.**

1. This has reference to my Report on Title dated 15th 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) Samvara Builtech 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, Samvara Builtech Private Limited and Lodha Developers Private Limited at their respective extra ordinary general meetings held on 02.05.2017, 06.04.2017 and 27.04.2017 respectively, a scheme for amalgamation of Samvara Builtech 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 Samvara Builtech 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 15th November 2016 stands modified and be read and construed accordingly.

Dated this 31st day of May 2017



(Pradip Garach)

Advocate High Court, Bombay