

**FIRST SUPPLEMENTAL REPORT ON TITLE**

Palava Dwellers Private Limited

(ex-parte)

**Re: Property bearing**

Survey No	Hissa No	Area (sq. mtrs.)
55	5	12390
55	3	2730
55	2A	23540 out of 24540

**in all admeasuring 38660 sq mtrs or thereabouts situate at Village Khoni, Taluka Kalyan, District Thane.**

1. This has reference to my earlier Report on Title dated 12<sup>th</sup> December 2018 ("**Report on Title**") in respect of the captioned Property wherein on the basis of findings stated therein, I have inter alia certified that Palava Dwellers Private Limited ("**Company**") are entitled to the said Property more particularly mentioned in the Schedule hereunder written as absolute Owners thereof and have complete development rights to develop the said proposed projects on the portion of the said Property in accordance with the sanctioned building plans.
2. After issuance of the said Report on Title, there are certain material changes taken place related to the Title of the Company as to development of the said Property.
3. With a view to incorporate such material developments and so as to update the earlier Report on Title, I have perused following documents in respect of above Property:
4. By and under a Notification No.TPS-1217/430/C.R.69/17/UD-12 dated 20th April 2017 ("ITP Approval") issued by the Urban Development Department of the Government of Maharashtra, various pieces and parcels of lands owned by the Company situated in Village Khoni, Antarli, Hedutane, Umbroli, Kole and other villages ("ITP Notified Lands") has been declared as an 'integrated township project' ("the ITP"). Further by and under a Letter dated 21st June 2017 bearing reference no. Revenue / Desk-1 / T-7 / Antarli-Khoni-Hedutane-Kole Tal. Kalyan / Umbroli Tal. Ambernath / AVNP / Design / SR-22 / 2017 ("Master Layout Approval") issued by the Office of the Collector, Thane, the Collector has approved the layout of ITP Notified Lands on terms of the ITP Approval and the Master Layout Approval, the Notified Lands are required to be developed as ITP on the terms and conditions set out therein. Under the Master Layout Approval, the Company is entitled to develop residential component,



commercial component and social housing components on the ITP Notified Lands.

5. By a Joint Development Agreement dated 12/12/2018 registered under Serial No.KLN5-13778/2018 with the Sub-Registrar of Assurances at Kalyan - 5 executed between the Company and Lodha Developers Limited (“LDL”), the Company and LDL have agreed to jointly develop the residential component on lands set out in Annexure C to the JDA on the terms and conditions set out therein. Under the JDA it has been further agreed between the Company and LDL, that LDL shall be responsible for the development, construction and disposal of the Social Housing Component (viz. Economically Weaker Section and Low Income Group Housing) at its own cost on certain portions of ITP Notified Lands in accordance with the ITP Approval, Master Layout Approval and applicable law. In light of the aforesaid, LDL is entitled to develop and construct Social Housing Component comprising of residential buildings on the said Property which forms part of the ITP Notified Lands and is further entitled to sell the premises constructed on the Property and appropriate to itself the sale proceeds arising out of the sale of such premises.
6. In the premises aforesaid, Lodha Developers Limited is entitled to carry out development on certain portions of ITP Notified Lands (comprising of portion of the said Property referred in my earlier Report on Title and mentioned in schedule hereto) on mutually agreed terms between Palava Dwellers Private Limited and Lodha Developers Limited, mentioned in the Joint Development Agreement.

**THE SCHEDULE ABOVE REFERRED TO:**

ALL THAT pieces and parcels of Property in all admeasuring 38660 sq.mtrs bearing following Survey Numbers / Hissa Numbers lying being and situate at Village Khoni, Taluka Kalyan and District Thane

Survey No	Hissa No	Area (sq. mtrs.)
55	5	12390
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55	2A	23540 out of 24540

Dated this 18<sup>th</sup> day of December 2018.



**(Pradip Garach)**  
**Advocate High Court Bombay**