



LODHA

BUILDING A BETTER LIFE

Date: 18.03.2011

To
RAHUL B. KAWTHEKAR,
Mrs. SAPANA S. PATIL,
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane-400709
9158407699

Sub : Intimation of work progress and payment due for your Flat No: E-0506 in the building Eleganta E at
CASA BELLA, Dombivli (E),

Dear Sir/Madam,

Greetings from CASA BELLA.

We are pleased to inform you that Plaster work of your building is in progress and shall be completed soon.

As per the agreed payment schedule, you are required to ensure payment of the Plaster instalment. You are requested to arrange a Cheque/Demand/ Draft/Pay Order for Rs. 22,18,400.00/- (Rupees Twenty Two Lac Eighteen Thousand Four Hundred only) in favor of LODHA DWELLERS PRIVATE LIMITED, Banker: PUNJAB & SIND BANK , A/C : 105752, on or before 1.04.2011.

You are requested to send the payment to the undersigned at our corporate office address cited below. For any clarifications, please call me at 23024400 Extn - 7547 or mail me at thelma.quadros@lodhagroup.com. You may also like to note that Delayed payment, beyond 15 days of issue of this letter, will attract interest @ 18% per annum till the date of receipt of such payment.

Thanking You in anticipation of your response and co-operation.

Yours truly,
For LODHA DWELLERS PRIVATE LIMITED

THELMA QUADROS
(CUSTOMER CARE EXECUTIVE)

Encl:
Architect Certificate



LODHA

BUILDING A BETTER LIFE

Date: 22.03.2011

To
Dr. RAHUL B. KAWTHEKAR,
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane - 400000,
Tel : 9158407699, Mob : 9158407699.

Sub : Intimation of work progress and payment due for your Flat No: E-0506 in the building Eleganta E at CASA BELLA, Dombivli (E).

Dear Sir/Madam,

Greetings from CASA BELLA.

We are pleased to inform you that Plaster work of your building is in progress and shall be completed soon.

As per the agreed payment schedule, you are required to ensure payment of the Plaster installment. You are requested to arrange a Cheque/Demand/ Draft/Pay Order for Rs. 71,469.00/- (Rupees Seventy One Thousand Four Hundred and Sixty Nine only) in favor of LODHA DWELLERS PRIVATE LIMITED, Banker: PUNJAB & SIND BANK, A/C : 105752, on or before 05.04.2011.

You are requested to send the payment to the undersigned at our corporate office address cited below. For any clarifications, please call me at 23024400 Extn - 7547 or mail me at thelma.quadros@lodhagroup.com. You may also like to note that delayed payment, beyond 15 days of issue of this letter, will attract interest @ 18% per annum till the date of receipt of such payment.

Thanking You in anticipation of your response and co-operation.

Yours truly,
For LODHA DWELLERS PRIVATE LIMITED


THELMA QUADROS
(CUSTOMER CARE EXECUTIVE)

Encl:
Architect Certificate

To
Dr. RAHUL B. KAWTHEKAR
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane - 400000
9158407699

RECEIPT

Receipt No: 1700053458

Date: 19.02.2011 ✓

CASA BELLA
Building: Eleganta E
Flat No: E-0506, 5TH FLOOR ✓

Particulars	Amount(Rs)
EARNEST MONEY	27,000.00
Total:	27,000.00 ✓

as per details in the margin hereof.

RECEIVED with thanks from:
Dr. RAHUL B. KAWTHEKAR
Mrs. SAPANA S. PATIL

the Sum Of Rupees Twenty Seven Thousand only
by Cheque No 004241 on Bank CARD NO - 5888S
Date 19.02.2011


Verified with Original
₹ 27,000.00 / रु 27,000.00 केवल
FOR THE BANK OF INDIA

(Handwritten Signature)

N. S. GAJARALWAR
सहकारी बँकेचे अधिकारी
Mahar Bank of India - 400 074.

N. S. GAJARALWAR
G-5345

For LODHA DWELLERS PRIVATE LIMITED



Partner/Manager

(Handwritten Signature)

Subject to Realisation of cheque

**PUNJAB & SIND BANK
J. K. SOMANI BUILDING,
FORT, MUMBAI-400023.**

**PUNJAB & SIND BANK
J. K. SOMANI BUILDING,
BRITISH HOTEL LANE,
FORT, MUMBAI-400 023.
TEL.: 2651737/2702213**

PHONES: 22651737, 22651039 FAX: 22651752

REF. NO. LDwPL/2010

DATE: 19-01-11

M/S LODHA DWELLERS P LTD,
LODHA PAVILION, APOLLO MILLS COMPOUND,
N.M. JOSHI MARG,
MAHALAXMI, MUMBAI.

Dear Sir,

Reg: Release of flat/s (detailed as under) in the project Lodha Dwellers P LTD (Casa Bella), Dombivli, mortgaged with Punjab & Sind Bank (PSB) pursuant to Indenture of Mortgage dated 29/09/2009.

We refer to your letter dtd. 15/4/2011 requesting our consent for sale of the following flat pursuant to captioned indenture of mortgage

Building Name	Flat no.	Buyer name	Carpet area	Consideration
ELEGANTA	E-506	RAHUL B. KAWTHEKAR & SAPANA S. PATIL	563	28,58,769.00

Under Deed of Mortgage dt 29/09/2009 (the said deed of mortgage) registered with the office of the Sub-Assurances, Kalyan bearing serial no. 4785/09 the above property(ies) along with other / properties as detailed therein are mortgaged in favour of Punjab & Sind Bank.

At your request we confirm that we have no objection to the sale of flat/s to as stated above and have hereby release our right, title, interest in respect of the said flats as mentioned above. Please note that this release is limited only to the extent of the flat/s mentioned above and will not in any manner affect the mortgage created on the residual properties which would continue to remain charged as detailed in the said deed of mortgage.

This release shall take effect forthwith on your execution of the agreement for sale with the purchasers. As you are aware of the receivables from the said purchasers would stand charged in favour of Punjab & Sind Bank in accordance with the aforesaid deed of mortgage consequently you would be required to route all receipts of the proceeds only through ESCROW bank account with Punjab & Sind Bank, Fort Mumbai.

The letter is issued only to enable the Flat Purchaser to raise the loan and at the time to facilitate, Punjab & Sind Bank to realise the value of the above mentioned flat presently secured to Punjab & Sind Bank and Punjab & Sind Bank shall not in any manner whatsoever, be liable for the transaction between you and the said Flat Purchaser.

पुणे पंजाब सिंद बँक
For Punjab & Sind Bank

Chief Manager
पुणे / Manager.

फोर्ट मुंबई / Fort, Mumbai - 23.

To
Dr. RAHUL B. KAWTHEKAR,
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane - 400009 400 709
9158407699

RECEIPT

Receipt No: 1700055195

Date: 08.03.2011 ✓

CASA BELLA
Building: Eleganta E
Flat No: E-0506, 5TH FLOOR ✓

Particulars	Amount(Rs)
Within 21 days	256,018.00
Total:	256,018.00

as per details in the margin hereof: ✓

RECEIVED with thanks from:
Dr. RAHUL B. KAWTHEKAR
Mrs. SAPANA S. PATIL ✓

the Sum of Rupees Two Lakh Fifty Six Thousand
And Eighteen only

by Cheque No 534163 on Bank STATE BANK OF
HYDERABAD

Date 05.03.2011

Verified with Original
₹ 2,56,018.00 / ₹ 2,56,018 / ₹ 25
₹ 2,56,018.00 OF INDIA

W.S. C.

For LODHA GROUP
Rajeshwar Road, Mumbai-400 074,
Mahar Road Dr. Mumbai-400 074.

For LODHA GROUP'S ERS PRIVATE LIMITED



Director *[Signature]* anager

[Signature]

Subject to Realisation of cheque

To
Dr. RAHUL B. KAWTHEKAR,
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane - 400000
9158407699

RECEIPT

Receipt No: 1700055197

Date: 08.03.2011 ✓

CASA BELLA
Building: Eleganta E
Flat No: E-0506, 5TH FLOOR

RECEIVED with thanks from:
Dr. RAHUL B. KAWTHEKAR,
Mrs. SAPANA S. PATIL

Particulars	Amount(Rs)
WITHIN 42 DAYS	285,877.00
Total:	285,877.00

the Sum Of Rupees Two Lakh Eighty Five
Thousand Eight Hundred and Seventy Seven only
by Cheque No 534163 on Bank STATE BANK OF
HYDERABAD

Date 05.03.2011

as per details in the margin hereof: ✓

Verified with Original
₹ 2,85,877.00 / ₹ 285,877.00
FOR THE BANK OF INDIA

STATE BANK OF INDIA
BRANCH: HYDRABAD
BRANCH ACCOUNT NO: 10110174
Main Branch: Secunderabad-500 004

For LODHA DWELLERS PRIVATE LIMITED



incharge/Manager

Sapana S. Patil

Subject to Realisation of cheque

क. ल. न. - ३
 दस्त २. 2600
 ५/३/११

57

RECEIVED on the day and year first)
 Hereinabove written of and from the)
 Withinamed Purchaser the sum of)
Rs. 568895/- (RUPEES FIVE LAKH SIXTY-)
EIGHT THOUSAND EIGHT HUNDRED NINE-)
TY FIVE ONLY.)
 Being the amount to be paid by the)
 Purchaser on execution of these)
 presents to us.)

Details are in the table below:

DATE	STAGE	CHQ NO.	AMOUNT
19.02.2011	Earnest money	004241	Rs.27000/-
05.03.2011	Within 21 days	534163	Rs.256018/-
05.03.2011	WITHIN 42 DAYS	534163	Rs.285877/-

Rs. 568895/-

WE SAY RECEIVED

FOR LODHA DWELLERS PRIVATE LIMITED
 DIRECTOR



WITNESSES:-

1. [Signature]
2. [Signature]

Stamp: INDUSTRIAL BANK OF INDIA

For / अधिकाधिक प्रमुख / Signature of Purchaser / Applicant
[Signature]
 For / अधिकार / Signature of Purchaser / Applicant
[Signature]
 For / अधिकार / Signature of Purchaser / Applicant
[Signature]
 Authorised Signatory

TYPE WITH Customer's Copy B. S. Sr. No.
 DATE: 26/3/2011

Account No. 37000100000000000000
 Branch: [unclear]
 Type of Document: [unclear]
 Type of Stamp: [unclear]
 Amount: [unclear]
 Service Charges: [unclear]
 Total: [unclear]

For / अधिकार / Signature of Purchaser / Applicant
[Signature]
 Authorised Signatory

IDBI BANK



LODHA

BUILDING A BETTER LIFE

Date: 18.03.2011

To
RAHUL B. KAWTHEKAR,
Mrs. SAPANA S. PATIL
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane-400709
9158407699

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Thanking You in anticipation of your response and co-operation.

Yours truly,
For LODHA DWELLERS PRIVATE LIMITED

THELMA QUADROS
(CUSTOMER CARE EXECUTIVE)

Encl:
Architect Certificate

YESHWANT D. DATAR
G.D. ARCHAITA

Phone : Resi. / Office 0251-245 45 61
YESHWANT DATAR & ASSOCIATES
ARCHITECT, PLANNER & CONSULTANTS

REGISTRATION NO. CA/79/5348
COUNCIL OF ARCHITECTURE-NEW DELHI-110

REGISTERED ARCHITECT

OFFICE/RESID. 201, LAKSHMI NIWAS CO-OP. HSG. SOCIETY, NEAR C.K.P. HALL, GADKARI PATH DOMBIVALI (EAST) 421201.

Ref No

Date 30.04.11

"This is to certify that the proposed building project namely "Casa Bella" constructed on plot bearing S.No. 8/7A, 12/3 A, 12/4A, 12/6, 12/7, 12/8A, 12/9A, 12/11A, 8/7A, 12/14A, 12/15A, 12/16, 74/1, 74/2A, 74/1, 74/2B, 74/2C, 74/3, 74/4, 74/5, 74/6, 74/7, 74/8, 74/9, 74/10, 75/0, 88/0, 89/2A, 125/1, 125/2, 125/3A, 125/3B, 125/4, 125/5A, 125/5B, 125/5C, 125/6, 125/7, 137/1, 137/2, 137/3 at village Usarghar, S.No. 7/1A, 7/2A, 7/2B, 7/3A, 8/1A, 8/6A/1, 8/7A, 8/7B, 8/8A, 8/10A, 8/11C/1, 8/13, 8/14, 8/15, 9/1A, 9/1B, 9/2, 10/1, 10/2, 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/9, 11/10, 11/11, 11/12A, 11/12B, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19, 11/20, 11/21, 11/22, 12/1, 12/2, 13/1, 13/2, 14/0, 15/0, 16/0, 17/0, 18/1, 18/2, 18/3, 19/3, 19/4, 19/5, 19/6, 21/4A, 83/1, 83/2, 84/1, 84/2, 84/3, 84/4, 109/2, 122/0 at village Katai & S.No. 4/3, 4/5A, 4/6A, 4/7, 4/8A, 5/7, 5/8, 166/1A, 166/1B, 166/3A, 166/3B, 166/4, 168/0, 169/1, 169/2, 169/3, 169/4, 169/5A, 169/5B, 169/6, 169/7, 169/8, 169/9, 169/10, 169/11, 169/12, 169/13, 170/0, 171/1, 171/2, 171/3, 171/4, 171/5, 172/1, 172/2, 172/3, 172/4, 173/1, 173/2, 174/1, 174/2, 174/3, 175/1, 175/2, 175/3, 175/4, 175/5, 176/1, 176/3, 176/4, 180/1, 180/2, 181/3, 182/0, 183/1A, 183/1B, 184/2, 184/3, 185/1A, 185/1B, 185/2, 185/3, 185/4, 185/5, 185/6, 185/7, 185/8, 185/9, 185/10A, 185/10B, 185/11, 185/12, 185/13, 185/14, 185/15, 185/16, 185/17, 185/18, 185/19, 185/20, 185/21, 185/22, 185/23, 185/24, 186/1A 1, 186/1A 2, 186/1C, 186/1 4, 186/2, 186/3, 186/4, 186/5, 187/0, 188/1, 188/2, 190/2, 190/3B, 191/1, 191/2A, 192/1A-8, 192/1A-2, 192/2C, 192/1B, 192/1C3, 192/2B-3A, 192/3B7, 193/1, 193/3, 193/4A, 216/1C, 216/1D, 217/-, 192/2C/7, 192/5A/1, 192/5V/2, 194/4C, 194/3, 201/2A/1, 210/2 at village Nilje Tal Kalyan, Dist Thane for Company Name : Lodha Dwellers Pvt. Ltd.

Plans on the above-referred property have been approved by collector, vide SR No. 143/08 dated th September, 2008.

The buildings under reference are under construction and work completed as on 30.04.11 is as follows:

1	Magnifica - B	1) 1 st Slab work in progress.
2	Magnifica - C	Ready for Possession.
3	Magnifica - D	Ready for Possession.

YESHWANT D. DATAR
G.D. ARCHALIA

YESHWANT DATAR & ASSOCIATES
ARCHITECT, PLANNER & CONSULTANTS

4	Magnifica - E	<ol style="list-style-type: none"> 1) RCC Complete 100% 2) Brickwork Completed 3) Internal Plaster Completed. 4) External Plaster completed. 5) Internal Flooring 80% 6) External Painting 90%
	Magnifica - F	<ol style="list-style-type: none"> 1) RCC Complete 100% 2) Brickwork Completed 3) Internal Plaster Completed. 4) External Plaster completed. 5) Internal Flooring 50% 6) External Painting 50%
6	Venecia - A	<ol style="list-style-type: none"> 1)RCC complete 100% 2) Brickwork is Completed. 3) Internal Plaster is at 8th floor. 4) External Plaster 70%.
7	Venecia - C	<ol style="list-style-type: none"> 1) RCC complete 100% 2) Brickwork is Completed. 3) Internal Plaster is at 8th floor. 4) External Plaster 90%.
8	Venecia - D	<ol style="list-style-type: none"> 1) RCC complete 100% 2) Brickwork is completed. 3) Internal Plaster completed. 4) External Plaster Completed.
9	Venecia - E	<ol style="list-style-type: none"> 1) RCC complete 100% 2) Brickwork at 8th floor 3) internal plaster 4th floor
10	Venecia - F	<ol style="list-style-type: none"> 1) LMR and OHWT works in progress 2) Brickwork is at 8th floor. 3) internal plaster 4th floor

YESHWANT D. DATAR
G.D. ARCH.A.I.A.

YESHWANT DATAR & ASSOCIATES
ARCHITECT, PLANNER & CONSULTANTS

11	Venecia - H	1) LMR and OIWT works in progress 2) Brickwork at 8 th floor.
12	Suprema - A	1) 6 th slab is in Progress. 2) Brickwork is at 1 st Floor
13	Suprema - E	1) RCC Work complete 2) Brickwork completed. 3) Internal Plaster completed. 4) External Plaster completed. 5) Internal Finishing Works in progress (flooring, painting)
14	Suprema - F	1) RCC Work is completed. 2) Brickwork Completed. 3) Internal Plaster completed. 4) External Plaster in Progress. 5) Internal Flooring in Progress
15	Suprema - H	1) RCC work is completed 2) Brickwork is Completed. 3) Internal Plaster Completed. 4) External Plaster in Progress. 5) Internal Flooring in Progress
16	Eleganta - A	1) 5th slab is in progress. 2) Block work is at 1 st floor
17	Eleganta - B	1) 5th in progress 2) Block work is at 1 st floor
18	Eleganta - C	1) 5 th slab is in progress.

YESHWANT D. DATAR
G.D. ARCHAITIA

YESHWANT DATAR & ASSOCIATES
ARCHITECT, PLANNER & CONSULTANTS

26	Regalia - E	1) RCC Work complete 2) Brickwork is at 5th floor
27	Regalia - F	1) RCC Work complete 2) Brickwork completed 3) Internal Plaster is completed 4) External Plaster completed. 5) internal finishing works in progress
28	Majestica - A	1) 5 th slab is in progress. 2) Brick work is at 1 st floor
29	Majestica - B	1) 5th Slab work is in Progress. 2) Brick work is at 1 st floor
30	Majestica - C	1) 4th Slab is in Progress.
31	Majestica - D	1) 7 th Slab is in Progress 2) Brickwork is at 3rd Floor 1) 13 th slab is in progress. 2) Brickwork is at 8 th floor.
32	Majestica - E	3) Internal Plaster is at 1 st floor.
33	Reveria - A	1) Plinth Beam is in progress.
34	Reveria - B	1) Plinth Beam is in progress.
35	Reveria - C	1) 2nd slab is in progress.
36	Reveria - D	1) 14 th slab is in Progress. Brickwork is at 6 th floor.
37	Excellencia - A	1) 1 st floor in progress

19	Eleganta - D	1) RCC works Complete. 2) Brickwork is completed. 3) Internal Plaster Completed. 4) External Plaster completed. 5) Internal Finishes -95% completed.
20	Eleganta - E	1) RCC completed. 2) Brickwork is complete 3) Internal Plaster completed 4) External Plaster is in progress 5) GYP plaster is at 3 rd floor 6) Internal Flooring in progress
21	Eleganta - F	1) RCC Completed. 2) Brickwork completed. 3) Internal Plaster is at 6 th Floor 4) gyp work in progress
22	Regalia - A	1) RCC Work complete 2) Brickwork is at 4th floor
23	Regalia - B	1) RCC Work completed 2) Brickwork is at 7 th floor.
24	Regalia - C	1) RCC Work complete 2) Brickwork is completed. 3) Internal plaster is completed 4) External Plaster completed. 5) Internal Finishing work in progress
25	Regalia - D	1) RCC Work complete 2) Brickwork is at 7th floor 3) Internal Plaster is at 2 nd floor

Continuation Sheet No.....

Phone : Resi. / Office 0251-245 45 61

YESHWANT DATAR & ASSOCIATES
ARCHITECT, PLANNER & CONSULTANTS

YESHWANT D. DATAR
G.D. ARCHALIA

38	Excellencia - B	1) 1 st floor in progress.
39	Excellencia - C	1) Plinth Beam in progress.
40	Excellencia - D	1) Footing in Progress
41	Excellencia - E	1) Footing in Progress
42	Excellencia - F	1) Plinth Beam in Progress
43	Serena - A	1) 2nd slab is in progress.

FOR YESHWANT DATAR AND ASSOCIATES



Y.D. DATAR
Architect - Reg. No. CA 79/5348
Regd No. CA 79/5348



LODHA

BUILDING A BETTER LIFE

To
Dr. RAHUL B. KAWTHEKAR
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane - 400000
9158407699

RECEIPT

Receipt No: 1700053458

Date: 19.02.2011

CASA BELLA
Building: Eleganta E
Flat No: E-0506, 5TH FLOOR

Particulars	Amount(Rs)
EARNEST MONEY	27,000.00
Total:	27,000.00

as per details in the margin hereof.

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the Sum Of Rupees Twenty Seven Thousand only
by Cheque No 004241 on Bank CARD NO - 5888S
Date 19.02.2011

For LODHA DWELLERS PRIVATE LIMITED



Partner/Manager

Subject to Realisation of cheque

RESIDENCES | OFFICES | IT CAMPUSES | INTEGRATED TOWNSHIPS

Corporate Office : Lodha Excelus, Level L2, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400011, India.

T : +91 22 2302 4400, F : +91 22 2300 0693, E: info@lodhagroup.com, www.lodhagroup.com

Regd. office : 216, Shah & Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai 400 018.

To
Dr. RAHUL B. KAWTHEKAR,
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane - 400009 400 709
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RECEIPT

Receipt No: 1700055195

Date: 08.03.2011

CASA BELLA
Building: Eleganta E
Flat No: E-0506, 5TH FLOOR

RECEIVED with thanks from:
Dr. RAHUL B. KAWTHEKAR,
Mrs. SAPANA S. PATIL

Particulars	Amount(Rs)
Within 21 days	256,018.00
Total:	256,018.00

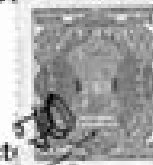
the Sum of Rupees Two Lakh Fifty Six Thousand
And Eighteen only

by Cheque No 534163 on Bank STATE BANK OF
HYDERABAD

Date 05.03.2011

as per details in the margin hereof.

For LODHA HOME OWNERS PRIVATE LIMITED



Director  anager

Subject to Realisation of cheque

To
Dr. RAHUL B. KAWTHEKAR,
509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane - 400000
9158407699

RECEIPT

Receipt No: 1700055197

Date: 08.03.2011

CASA BELLA
Building: Eleganta E
Flat No: E-0506, 5TH FLOOR

Particulars	Amount(Rs)
WITHIN 42 DAYS	285,877.00
Total:	285,877.00

as per details in the margin hereof

RECEIVED with thanks from:

Dr. RAHUL B. KAWTHEKAR
Mrs. SAPANA S. PATIL

the Sum Of Rupees Two Lakh Eighty Five
Thousand Eight Hundred and Seventy Seven only

by Cheque No 534163 on Bank STATE BANK OF
HYDERABAD

Date 08.03.2011

For LODHA DWELLERS PRIVATE LIMITED



Manager/Manager

Subject to Realisation of cheque



LODHA

BUILDING A BETTER LIFE

To:

The Branch Manager
State Bank of India
RASECC Department

Dear Madam/Sir,

I/We, Lodha Dwellers Pvt Ltd, hereby certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to "RAHUL B. KAWTHEKAR & Mrs. SAPANA S. PATIL" herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 6th April 2011.

Description of the property:

Flat No. / House No. E-0506

Building No/Name : 11-Eleganta(Casa Bella)

Plot No: NA

Street No/Name: Kalyan Shill Road,

Locality Name: Near Khidkaleshwar Temple

Area Name: Dombivili (East)

City Name: Thane

Pin Code: 421203

2. That the total consideration for this transaction is Rs.28,58,769/- towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have borrowed from PUNJAB SINDH BANK whose NOC for this transaction is enclosed herewith /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper

performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favor of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheques/Transfer of funds favoring "Lodha Dwellers Pvt Ltd", PUNJAB & SINDH BANK, and A/C. 105752

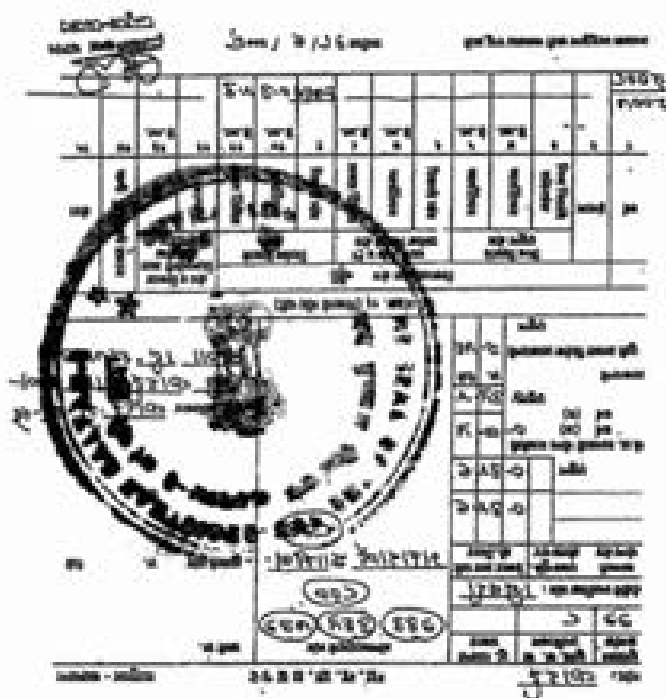
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favoring STATE BANK OF INDIA as per Clause No-19 in Sale Agreement Dated 6th April 2011.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide POA.

Yours faithfully,
For LODHA DWELLERS PVT LTD.



(Authorized Signatory)
Name - Surendran Nair
Designation - General Manager
Place - Mumbai.
Date - 19th April 2011.



①

		C-1-A-1				C-1-A-2				C-1-A-3				C-1-A-4					

		C-1-A-1				C-1-A-2				C-1-A-3				C-1-A-4					

②

		C-1-A-1				C-1-A-2				C-1-A-3				C-1-A-4					

		C-1-A-1				C-1-A-2				C-1-A-3				C-1-A-4					

③

		C-1-A-1				C-1-A-2				C-1-A-3				C-1-A-4					

		C-1-A-1				C-1-A-2				C-1-A-3				C-1-A-4					

④

Handwritten notes and a large circular stamp are present over the top portion of the table.

Handwritten Title										
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Handwritten symbol or mark below the table.

Table with handwritten notes and a large rectangular stamp in the lower-left quadrant.

Handwritten Title										
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Handwritten symbol or mark below the table.

Table with handwritten notes and a large rectangular stamp in the upper-left quadrant.

Handwritten Title										
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Handwritten symbol or mark below the table.

Table with handwritten notes and a large rectangular stamp in the upper-left quadrant.

Handwritten Title										
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Handwritten symbol or mark below the table.

3

क्र. १०११

१९.११.२०१७

श्री. ल. नं.

क्र.	वर्ग	नाम	विवरण	मार्ग
१	१	१	१	१
२	२	२	२	२
३	३	३	३	३
४	४	४	४	४
५	५	५	५	५
६	६	६	६	६
७	७	७	७	७
८	८	८	८	८
९	९	९	९	९
१०	१०	१०	१०	१०
११	११	११	११	११
१२	१२	१२	१२	१२

श्री. ल. नं. ३

3

क्र. १०११

१९.११.२०१७

श्री. ल. नं.

क्र.	वर्ग	नाम	विवरण	मार्ग
१	१	१	१	१
२	२	२	२	२
३	३	३	३	३
४	४	४	४	४
५	५	५	५	५
६	६	६	६	६
७	७	७	७	७
८	८	८	८	८
९	९	९	९	९
१०	१०	१०	१०	१०
११	११	११	११	११
१२	१२	१२	१२	१२

श्री. ल. नं. ३

क. ल. नं. - ३

वसत क्र. १०११

२०१७

२०१८

२०१९

क्र. १०११

१९.११.२०१७

श्री. ल. नं.

क्र.	वर्ग	नाम	विवरण	मार्ग
१	१	१	१	१
२	२	२	२	२
३	३	३	३	३
४	४	४	४	४
५	५	५	५	५
६	६	६	६	६
७	७	७	७	७
८	८	८	८	८
९	९	९	९	९
१०	१०	१०	१०	१०
११	११	११	११	११
१२	१२	१२	१२	१२

श्री. ल. नं. ३

क्र. १०११

१९.११.२०१७

श्री. ल. नं.

क्र.	वर्ग	नाम	विवरण	मार्ग
१	१	१	१	१
२	२	२	२	२
३	३	३	३	३
४	४	४	४	४
५	५	५	५	५
६	६	६	६	६
७	७	७	७	७
८	८	८	८	८
९	९	९	९	९
१०	१०	१०	१०	१०
११	११	११	११	११
१२	१२	१२	१२	१२

श्री. ल. नं. ३

CONTROLLE

JANUARI 1952

Dag	Tidning	Sjuttio																
		1	2	3	4	5	6	7	8	9	10	11	12					

CONTROLLE

JANUARI 1952

Dag	Tidning	Sjuttio																
		1	2	3	4	5	6	7	8	9	10	11	12					

(82) (83) (84) (85) (86) (87) (88) (89) (90)

Handwritten notes and numbers arranged in a circle, possibly representing a control chart or data visualization.

(82) (83) (84) (85) (86) (87) (88) (89) (90)

Handwritten text and numbers, including circled numbers, in the left margin of the table.

Dag	Tidning	Sjuttio																
		1	2	3	4	5	6	7	8	9	10	11	12					

Handwritten notes and numbers in a rectangular box.

60.2

2080

12.22.40

Handwritten notes and numbers at the bottom of the second page.

CONTROLLE

JANUARI 1952

Dag	Tidning	Sjuttio																
		1	2	3	4	5	6	7	8	9	10	11	12					

CONTROLLE

JANUARI 1952

Dag	Tidning	Sjuttio																
		1	2	3	4	5	6	7	8	9	10	11	12					

(91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

Handwritten text and numbers, including circled numbers, in the left margin of the table.

Dag	Tidning	Sjuttio																
		1	2	3	4	5	6	7	8	9	10	11	12					

(91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

Handwritten text and numbers, including circled numbers, in the left margin of the table.

Dag	Tidning	Sjuttio																
		1	2	3	4	5	6	7	8	9	10	11	12					

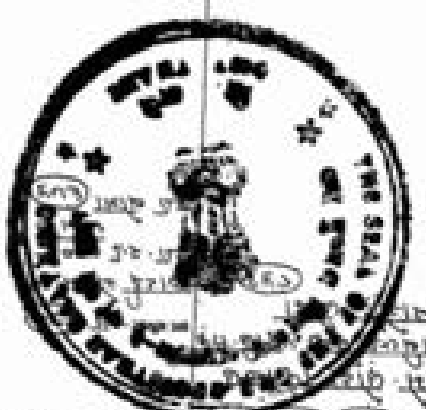
Handwritten notes and numbers at the bottom of the fourth page.

Handwritten notes and numbers at the bottom of the fifth page.

090-4000
DATE 5/23/68

NO.	DATE	DESCRIPTION	AMOUNT	INITIALS

(Group name) 11-4-68



NO.	DATE	DESCRIPTION	AMOUNT	INITIALS

11-4-68
DATE

090-4000
DATE 5/23/68

NO.	DATE	DESCRIPTION	AMOUNT	INITIALS

(Group name) 11-4-68

NO.	DATE	DESCRIPTION	AMOUNT	INITIALS

11-4-68
DATE

F62 766
1000 JAZZ LOE DAD
E - ~~1000~~ JAZZ LOE DAD

090-4000
DATE 5/23/68

NO.	DATE	DESCRIPTION	AMOUNT	INITIALS

(Group name) 11-4-68

NO.	DATE	DESCRIPTION	AMOUNT	INITIALS

11-4-68
DATE

090-4000
DATE 5/23/68

NO.	DATE	DESCRIPTION	AMOUNT	INITIALS

(Group name) 11-4-68

NO.	DATE	DESCRIPTION	AMOUNT	INITIALS

11-4-68
DATE

Handwritten: 570

Date		Description		Amount		Balance	



Date		Description		Amount		Balance	

Handwritten notes and circled numbers (e.g., 323, 300, 300) next to the ledger table.

Handwritten: 570

Date		Description		Amount		Balance	

Date		Description		Amount		Balance	

Handwritten notes and circled numbers (e.g., 323, 300, 300) next to the ledger table.

Handwritten: 266	Handwritten: 266
Handwritten: 266	Handwritten: 266
Handwritten: 266	Handwritten: 266

Handwritten: 570

Date		Description		Amount		Balance	

Date		Description		Amount		Balance	

Handwritten notes and circled numbers (e.g., 323, 300, 300) next to the ledger table.

Handwritten: 570

Date		Description		Amount		Balance	

Date		Description		Amount		Balance	

Handwritten notes and circled numbers (e.g., 323, 300, 300) next to the ledger table.

Handwritten notes at top: "bando-... 3-11-1946" and "per the memo per office memo".

Category	Item 1	Item 2	Item 3	Item 4	Item 5	Item 6	Item 7	Item 8	Item 9	Item 10	Item 11	Item 12	Item 13	Item 14	Item 15	Item 16	Item 17	Item 18	Item 19	Item 20	Item 21	Item 22	Item 23	Item 24	Item 25	Item 26	Item 27	Item 28	Item 29	Item 30	Item 31	Item 32	Item 33	Item 34	Item 35	Item 36	Item 37	Item 38	Item 39	Item 40	Item 41	Item 42	Item 43	Item 44	Item 45	Item 46	Item 47	Item 48	Item 49	Item 50	Item 51	Item 52	Item 53	Item 54	Item 55	Item 56	Item 57	Item 58	Item 59	Item 60	Item 61	Item 62	Item 63	Item 64	Item 65	Item 66	Item 67	Item 68	Item 69	Item 70	Item 71	Item 72	Item 73	Item 74	Item 75	Item 76	Item 77	Item 78	Item 79	Item 80	Item 81	Item 82	Item 83	Item 84	Item 85	Item 86	Item 87	Item 88	Item 89	Item 90	Item 91	Item 92	Item 93	Item 94	Item 95	Item 96	Item 97	Item 98	Item 99	Item 100
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Large circular stamp on the left side of the table, containing text and a central emblem.

①

Handwritten notes at top: "bando-... 3-11-1946" and "per the memo per office memo".

Category	Item 1	Item 2	Item 3	Item 4	Item 5	Item 6	Item 7	Item 8	Item 9	Item 10	Item 11	Item 12	Item 13	Item 14	Item 15	Item 16	Item 17	Item 18	Item 19	Item 20	Item 21	Item 22	Item 23	Item 24	Item 25	Item 26	Item 27	Item 28	Item 29	Item 30	Item 31	Item 32	Item 33	Item 34	Item 35	Item 36	Item 37	Item 38	Item 39	Item 40	Item 41	Item 42	Item 43	Item 44	Item 45	Item 46	Item 47	Item 48	Item 49	Item 50	Item 51	Item 52	Item 53	Item 54	Item 55	Item 56	Item 57	Item 58	Item 59	Item 60	Item 61	Item 62	Item 63	Item 64	Item 65	Item 66	Item 67	Item 68	Item 69	Item 70	Item 71	Item 72	Item 73	Item 74	Item 75	Item 76	Item 77	Item 78	Item 79	Item 80	Item 81	Item 82	Item 83	Item 84	Item 85	Item 86	Item 87	Item 88	Item 89	Item 90	Item 91	Item 92	Item 93	Item 94	Item 95	Item 96	Item 97	Item 98	Item 99	Item 100
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Handwritten notes and scribbles are present throughout the table, particularly in the upper and middle sections.

①

Handwritten word, possibly "KORRI".

Handwritten notes at top: "L17 0166" and "2200".

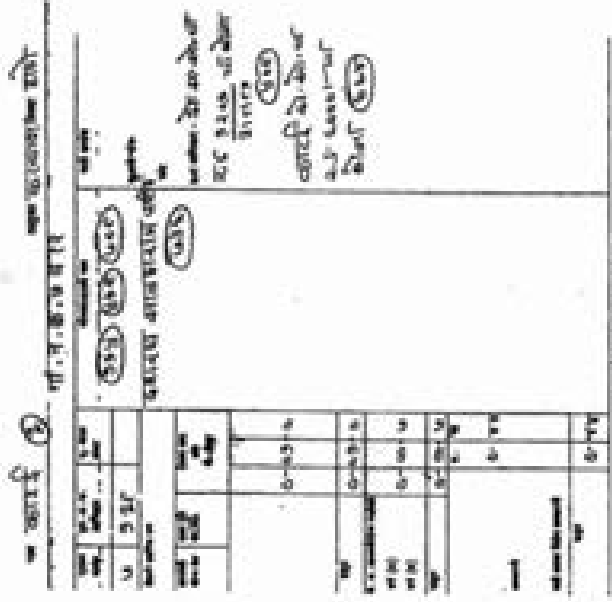
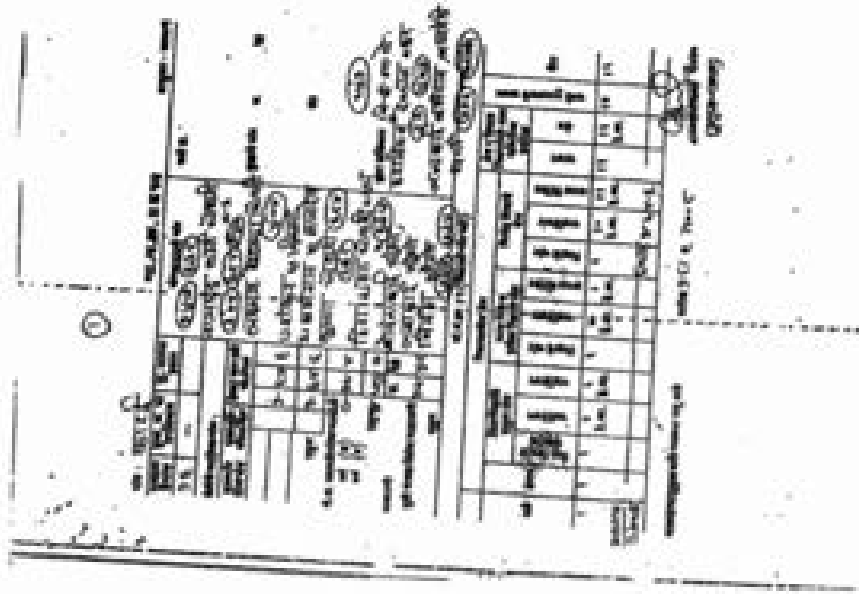
Category	Item 1	Item 2	Item 3	Item 4	Item 5	Item 6	Item 7	Item 8	Item 9	Item 10	Item 11	Item 12	Item 13	Item 14	Item 15	Item 16	Item 17	Item 18	Item 19	Item 20	Item 21	Item 22	Item 23	Item 24	Item 25	Item 26	Item 27	Item 28	Item 29	Item 30	Item 31	Item 32	Item 33	Item 34	Item 35	Item 36	Item 37	Item 38	Item 39	Item 40	Item 41	Item 42	Item 43	Item 44	Item 45	Item 46	Item 47	Item 48	Item 49	Item 50	Item 51	Item 52	Item 53	Item 54	Item 55	Item 56	Item 57	Item 58	Item 59	Item 60	Item 61	Item 62	Item 63	Item 64	Item 65	Item 66	Item 67	Item 68	Item 69	Item 70	Item 71	Item 72	Item 73	Item 74	Item 75	Item 76	Item 77	Item 78	Item 79	Item 80	Item 81	Item 82	Item 83	Item 84	Item 85	Item 86	Item 87	Item 88	Item 89	Item 90	Item 91	Item 92	Item 93	Item 94	Item 95	Item 96	Item 97	Item 98	Item 99	Item 100
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Large rectangular stamp on the left side of the table, containing text and a central emblem.

Handwritten notes at top: "bando-... 3-11-1946" and "per the memo per office memo".

Category	Item 1	Item 2	Item 3	Item 4	Item 5	Item 6	Item 7	Item 8	Item 9	Item 10	Item 11	Item 12	Item 13	Item 14	Item 15	Item 16	Item 17	Item 18	Item 19	Item 20	Item 21	Item 22	Item 23	Item 24	Item 25	Item 26	Item 27	Item 28	Item 29	Item 30	Item 31	Item 32	Item 33	Item 34	Item 35	Item 36	Item 37	Item 38	Item 39	Item 40	Item 41	Item 42	Item 43	Item 44	Item 45	Item 46	Item 47	Item 48	Item 49	Item 50	Item 51	Item 52	Item 53	Item 54	Item 55	Item 56	Item 57	Item 58	Item 59	Item 60	Item 61	Item 62	Item 63	Item 64	Item 65	Item 66	Item 67	Item 68	Item 69	Item 70	Item 71	Item 72	Item 73	Item 74	Item 75	Item 76	Item 77	Item 78	Item 79	Item 80	Item 81	Item 82	Item 83	Item 84	Item 85	Item 86	Item 87	Item 88	Item 89	Item 90	Item 91	Item 92	Item 93	Item 94	Item 95	Item 96	Item 97	Item 98	Item 99	Item 100
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Handwritten notes and scribbles are present throughout the table, particularly in the lower and middle sections.

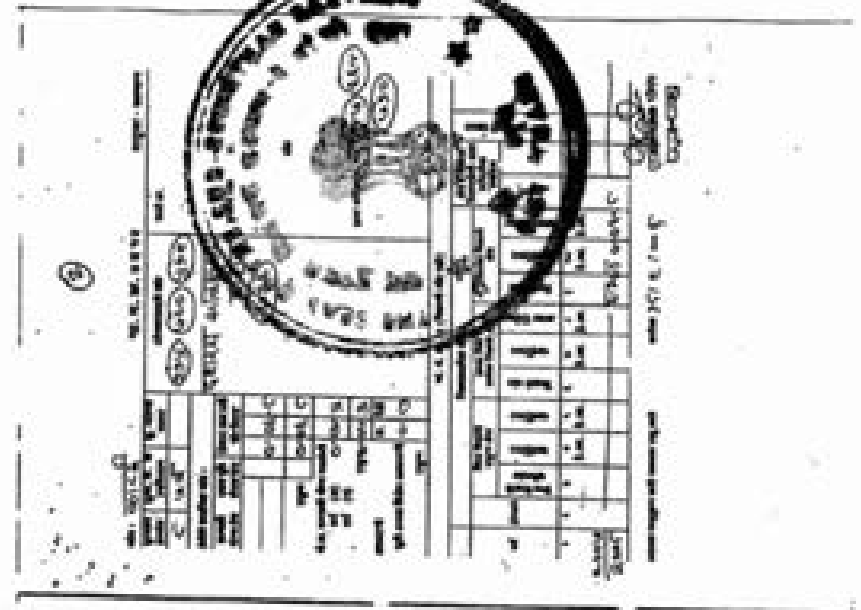
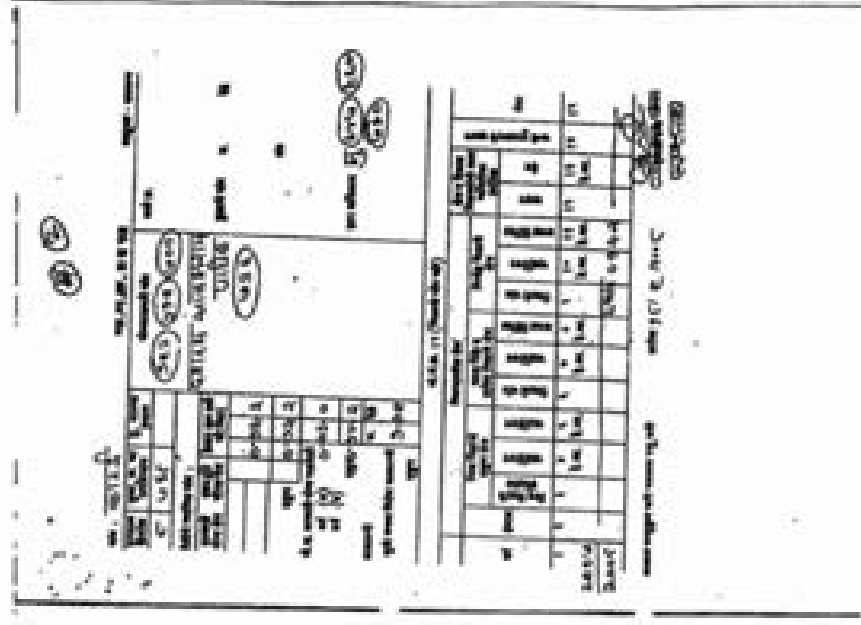


③

Room No.	Room Name	Area (sq. ft.)	Notes
1017	LABORATORY	1000	Handwritten notes
1018	RECEPTION	200	Handwritten notes
1019	CORRIDOR	100	Handwritten notes
1020	STAIR	50	Handwritten notes

④

Room No.	Room Name	Area (sq. ft.)	Notes
1017	LABORATORY	1000	Handwritten notes
1018	RECEPTION	200	Handwritten notes
1019	CORRIDOR	100	Handwritten notes
1020	STAIR	50	Handwritten notes



Handwritten form with a large circular stamp in the center. The stamp contains a portrait and text in Hindi. The form includes a header with handwritten text, a grid of data, and a bottom section with various fields and checkboxes.

②

Handwritten form similar to the one on the left, but without the large circular stamp. It features a header, a data grid, and a bottom section with fields and checkboxes.

③

Handwritten text in a box, including the number '998 266' and other illegible characters.

Handwritten form with a grid and a large section containing a portrait and text. The form includes a header, a data grid, and a bottom section with fields and checkboxes.

②

Handwritten form with a grid and a large section containing a portrait and text. The form includes a header, a data grid, and a bottom section with fields and checkboxes.

③

Handwritten scribbles

Handwritten header text

Table with multiple columns and rows, containing various data points and some handwritten markings.

(Handwritten text below the table)

Table with a large empty space on the left and a column of data on the right. Includes handwritten notes and circled numbers.

Handwritten text at the bottom of the table, including a circled '2'.

Table with multiple columns and rows, containing various data points and some handwritten markings.

(Handwritten text below the table)



Table with multiple columns and rows, containing various data points and some handwritten markings.

Handwritten text at the bottom of the table, including a circled '2'.

Table with handwritten numbers and text, possibly a ledger or record.

Handwritten scribbles

Handwritten header text

Table with multiple columns and rows, containing various data points and some handwritten markings.

(Handwritten text below the table)

Table with a large empty space on the left and a column of data on the right. Includes handwritten notes and circled numbers.

Handwritten text at the bottom of the table, including a circled '2'.

Table with multiple columns and rows, containing various data points and some handwritten markings.

(Handwritten text below the table)

Table with multiple columns and rows, containing various data points and some handwritten markings.

Handwritten text at the bottom of the table, including a circled '2'.

Handwritten notes and a circular diagram are present on the left side of the page.

Date		Time		Temp		Wind		Clouds		Remarks	
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12

①

Date		Time		Temp		Wind		Clouds		Remarks	
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12

②

6.00	7.70
11.00	10.30
11.00	10.40

Date		Time		Temp		Wind		Clouds		Remarks	
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12

Date		Time		Temp		Wind		Clouds		Remarks	
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12

③

Date		Time		Temp		Wind		Clouds		Remarks	
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12

Handwritten notes and circled numbers are present in the lower section of this table.

कार्य (8) गा. न. क्र. ७ व १२

क्र. सं.	प्र. सं.	उ. सं.	विवरण	वर्ग
८	३४		महाराष्ट्र शासित	
९			महाराष्ट्र शासित	
१०			महाराष्ट्र शासित	
११			महाराष्ट्र शासित	
१२			महाराष्ट्र शासित	

ग. न. क्र. १२ (द्वितीय श्रेणी)

क्र.	वर्ग	विवरण	अवधि	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
१	१	१	१	१	१	१	१	१	१

महाराष्ट्र शासित (ग. न. क्र. १२ व १३) का. न. क्र. २०००/२०००

कार्य (9) गा. न. क्र. १० व ११

क्र. सं.	प्र. सं.	उ. सं.	विवरण	वर्ग
८	३५		महाराष्ट्र शासित	
९			महाराष्ट्र शासित	
१०			महाराष्ट्र शासित	
११			महाराष्ट्र शासित	

ग. न. क्र. ११ (द्वितीय श्रेणी)

क्र.	वर्ग	विवरण	अवधि	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
१	१	१	१	१	१	१	१	१	१

महाराष्ट्र शासित (ग. न. क्र. १० व ११) का. न. क्र. २०००/२०००

क. ल. न. - ३
दस्ता क्र. २०००/२०००
१२३/२७

कार्य (10) गा. न. क्र. ७ व १२

क्र. सं.	प्र. सं.	उ. सं.	विवरण	वर्ग
८	३४		महाराष्ट्र शासित	
९			महाराष्ट्र शासित	
१०			महाराष्ट्र शासित	
११			महाराष्ट्र शासित	
१२			महाराष्ट्र शासित	

ग. न. क्र. १२ (द्वितीय श्रेणी)

क्र.	वर्ग	विवरण	अवधि	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
१	१	१	१	१	१	१	१	१	१

महाराष्ट्र शासित (ग. न. क्र. १२ व १३) का. न. क्र. २०००/२०००

कार्य (11) गा. न. क्र. १० व ११

क्र. सं.	प्र. सं.	उ. सं.	विवरण	वर्ग
८	३३		महाराष्ट्र शासित	
९			महाराष्ट्र शासित	
१०			महाराष्ट्र शासित	
११			महाराष्ट्र शासित	



ग. न. क्र. ११ (द्वितीय श्रेणी)

क्र.	वर्ग	विवरण	अवधि	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग	वर्ग
१	१	१	१	१	१	१	१	१	१

महाराष्ट्र शासित (ग. न. क्र. १० व ११) का. न. क्र. २०००/२०००

क्र. कार्या ११
 ना.प.क्र.७ व ११

सं. ३३	३६	३९
मे. जोडा पिनेकप बिज टेक प्रा.कि लर्फे राजेंद्र जोडा (९४३)		
सं. ३४६ (६२३) (६४३) (६४३)		
सं. ३४७ (६४३) (६४३) (६४३)		
सं. ३४८ (६४३) (६४३) (६४३)		
सं. ३४९ (६४३) (६४३) (६४३)		
सं. ३५० (६४३) (६४३) (६४३)		

क्र. कार्या ११
 ना.प.क्र.७ व ११

सं. ३६	४	४
मे. जोडा पिनेकप बिज टेक प्रा.कि लर्फे राजेंद्र जोडा (९४३)		
सं. ३५१ (६४३) (६४३) (६४३)		
सं. ३५२ (६४३) (६४३) (६४३)		
सं. ३५३ (६४३) (६४३) (६४३)		
सं. ३५४ (६४३) (६४३) (६४३)		
सं. ३५५ (६४३) (६४३) (६४३)		

ना.प. क्र.११ (विश्वी वेळी)

क्र.	ना.	विवरण	आ.	अ.	ब.	ग.	घ.	च.	छ.	ज.	झ.	ट.	ड.	ढ.	ण.	त.	थ.	द.	ध.	न.	प.	फ.	ब.	भ.	म.	य.	र.	ल.	
३३५६																													
३३५७																													

ना.प. क्र.११ (विश्वी वेळी)

क्र.	ना.	विवरण	आ.	अ.	ब.	ग.	घ.	च.	छ.	ज.	झ.	ट.	ड.	ढ.	ण.	त.	थ.	द.	ध.	न.	प.	फ.	ब.	भ.	म.	य.	र.	ल.	
३३५६																													
३३५७																													

दस्तावेज क्र. २६०

१२४ २११

क्र. कार्या ११
 ना.प.क्र.७ व ११

सं. ३३	३	३
मे. जोडा पिनेकप बिज टेक प्रा.कि लर्फे राजेंद्र जोडा (९४३)		
सं. ३४७ (६४३) (६४३) (६४३)		
सं. ३४८ (६४३) (६४३) (६४३)		
सं. ३४९ (६४३) (६४३) (६४३)		
सं. ३५० (६४३) (६४३) (६४३)		

क्र. कार्या ११
 ना.प.क्र.७ व ११

सं. ३६	३	३
मे. जोडा पिनेकप बिज टेक प्रा.कि लर्फे राजेंद्र जोडा (९४३)		
सं. ३५१ (६४३) (६४३) (६४३)		
सं. ३५२ (६४३) (६४३) (६४३)		
सं. ३५३ (६४३) (६४३) (६४३)		
सं. ३५४ (६४३) (६४३) (६४३)		
सं. ३५५ (६४३) (६४३) (६४३)		

ना.प. क्र.११ (विश्वी वेळी)

क्र.	ना.	विवरण	आ.	अ.	ब.	ग.	घ.	च.	छ.	ज.	झ.	ट.	ड.	ढ.	ण.	त.	थ.	द.	ध.	न.	प.	फ.	ब.	भ.	म.	य.	र.	ल.	
३३५६																													
३३५७																													

ना.प. क्र.११ (विश्वी वेळी)

क्र.	ना.	विवरण	आ.	अ.	ब.	ग.	घ.	च.	छ.	ज.	झ.	ट.	ड.	ढ.	ण.	त.	थ.	द.	ध.	न.	प.	फ.	ब.	भ.	म.	य.	र.	ल.	
३३५६																													
३३५७																													

५०-५१-५२-५३-५४

क्र.सं.	कृ.सं.	वृ.सं.	विवरण	निलंबन
1			...	
2			...	
3			...	
4			...	
5			...	

५०-५१-५२-५३-५४

क्र.सं.	कृ.सं.	वृ.सं.	विवरण	निलंबन
1			...	
2			...	
3			...	
4			...	
5			...	

५०-५१-५२-५३-५४

क्र.सं.	कृ.सं.	वृ.सं.	विवरण	निलंबन
1			...	
2			...	
3			...	
4			...	
5			...	

५०-५१-५२-५३-५४

क्र.सं.	कृ.सं.	वृ.सं.	विवरण	निलंबन
1			...	
2			...	
3			...	
4			...	
5			...	

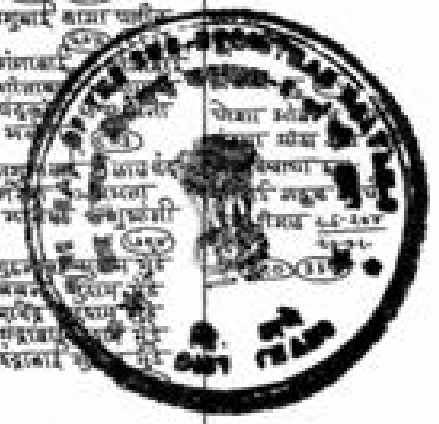
...

५०-५१-५२-५३-५४

क्र.सं.	कृ.सं.	वृ.सं.	विवरण	निलंबन
1			...	
2			...	
3			...	
4			...	
5			...	

५०-५१-५२-५३-५४

क्र.सं.	कृ.सं.	वृ.सं.	विवरण	निलंबन
1			...	
2			...	
3			...	
4			...	
5			...	



५०-५१-५२-५३-५४

क्र.सं.	कृ.सं.	वृ.सं.	विवरण	निलंबन
1			...	
2			...	
3			...	
4			...	
5			...	

५०-५१-५२-५३-५४

क्र.सं.	कृ.सं.	वृ.सं.	विवरण	निलंबन
1			...	
2			...	
3			...	
4			...	
5			...	

Handwritten notes at top left.

...

Handwritten notes at top left.

...

Handwritten notes below the seal.

...
...
...

Handwritten notes on the left side.

...
...
...

Handwritten text in a box:

17 0 26

2002 2002 2002

12 12 12

Handwritten notes at top left.

...

Handwritten notes at top left.

...

Handwritten notes on the left side.

...
...
...

Handwritten notes on the left side.

...
...
...

Handwritten text at the bottom of the page.

Handwritten text at the bottom of the page.

Handwritten header: *Handwritten notes in Hebrew*

מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה	מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה

Handwritten footer: *Handwritten notes in Hebrew*



מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה

Handwritten signature and notes at the bottom of the first page.

Handwritten header: *Handwritten notes in Hebrew*

מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה	מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה

Handwritten footer: *Handwritten notes in Hebrew*

מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה

Handwritten notes and signatures in the right column of this table.

Handwritten signature and notes at the bottom of the second page.

Handwritten notes in a box at the top left of the third page.

Handwritten header: *Handwritten notes in Hebrew*

מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה	מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה

Handwritten footer: *Handwritten notes in Hebrew*

מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה

Handwritten notes and signatures on the left side of the third page.

Handwritten signature and notes at the bottom of the third page.

Handwritten header: *Handwritten notes in Hebrew*

מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה	מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה

Handwritten footer: *Handwritten notes in Hebrew*

מס' תעודת זהות	שם פרטי	שם משפחה	תאריך לידה

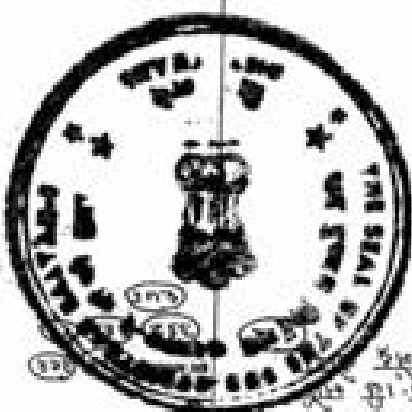
Handwritten notes and signatures in the right column of this table.

Handwritten signature and notes at the bottom of the fourth page.

Handwritten notes and a small diagram at the top left.

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(Group Name) ...



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Handwritten notes and a small diagram at the top left.

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(Group Name) ...

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...

Handwritten notes and a signature at the bottom of the first page.

Handwritten notes and a signature at the bottom of the second page.

Handwritten notes at the top left: '287 226' and other illegible text.

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(Group Name) ...

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...

Handwritten notes and a signature at the bottom of the third page.

Handwritten notes and a small diagram at the top left.

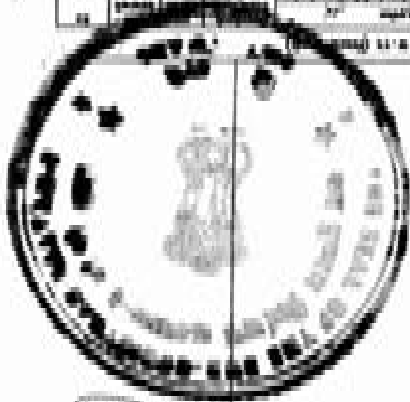
...
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(Group Name) ...

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Handwritten notes and a signature at the bottom of the fourth page.

Date		Particulars		Amount	
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					



Date	Particulars	Amount
15-10-1954		
16-10-1954		
17-10-1954		
18-10-1954		
19-10-1954		
20-10-1954		
21-10-1954		
22-10-1954		
23-10-1954		
24-10-1954		
25-10-1954		
26-10-1954		
27-10-1954		
28-10-1954		
29-10-1954		
30-10-1954		
31-10-1954		

Handwritten notes in Kannada, including circled numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

Date		Particulars		Amount	
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					

Date	Particulars	Amount
15-10-1954		
16-10-1954		
17-10-1954		
18-10-1954		
19-10-1954		
20-10-1954		
21-10-1954		
22-10-1954		
23-10-1954		
24-10-1954		
25-10-1954		
26-10-1954		
27-10-1954		
28-10-1954		
29-10-1954		
30-10-1954		
31-10-1954		

Handwritten notes in Kannada, including circled numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

Handwritten numbers 17 and 054 in a box, with other illegible text.

Date		Particulars		Amount	
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					

Date	Particulars	Amount
15-10-1954		
16-10-1954		
17-10-1954		
18-10-1954		
19-10-1954		
20-10-1954		
21-10-1954		
22-10-1954		
23-10-1954		
24-10-1954		
25-10-1954		
26-10-1954		
27-10-1954		
28-10-1954		
29-10-1954		
30-10-1954		
31-10-1954		

Handwritten notes in Kannada, including circled numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

Date		Particulars		Amount	
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
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24					
25					
26					
27					
28					
29					
30					
31					

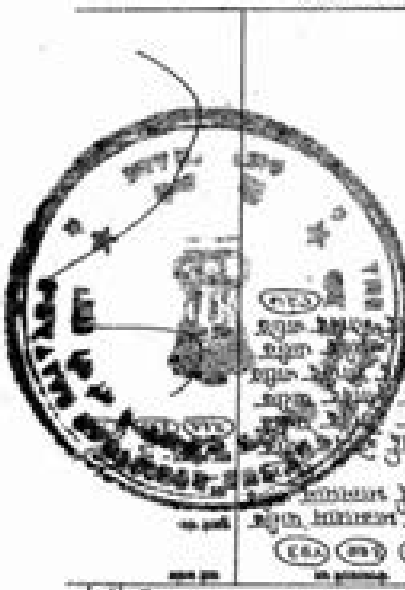
Date	Particulars	Amount
15-10-1954		
16-10-1954		
17-10-1954		
18-10-1954		
19-10-1954		
20-10-1954		
21-10-1954		
22-10-1954		
23-10-1954		
24-10-1954		
25-10-1954		
26-10-1954		
27-10-1954		
28-10-1954		
29-10-1954		
30-10-1954		
31-10-1954		

Handwritten notes in Kannada, including circled numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31.

Handwritten notes at top: *Handwritten notes*

Handwritten notes									
...
...

(Group name) 11-11-11



Handwritten text in the diagram: *Handwritten text*

...
...

bil 3 ... *Handwritten notes*

Handwritten notes at top: *Handwritten notes*

Handwritten notes									
...
...

(Group name) 11-11-11

...
...

Handwritten notes: *Handwritten notes*

bil 3 ... *Handwritten notes*

Handwritten notes at top: *Handwritten notes*

Handwritten notes									
...
...

(Group name) 11-11-11

...
...

Handwritten notes: *Handwritten notes*

bil 3 ... *Handwritten notes*

Handwritten notes at top: *Handwritten notes*

Handwritten notes									
...
...

(Group name) 11-11-11

...
...

Handwritten notes: *Handwritten notes*

bil 3 ... *Handwritten notes*

Official form with handwritten entries: 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550. Includes text: मे. जोरा पिनेकप, बिल्ड टेक प्रा. लि., लर्के गजेन्द्र जोरा. कु. २५३५

प.स. १-११ (दिलो रिकॉर्ड)

Table with multiple columns for administrative data, including fields for 'दिनांक', 'व्यक्ति', 'पद', 'प्राथमिकता', 'स्थिति', 'कारण', 'कार्यवाही', 'परिणत', 'संख्या', 'व्यक्ति', 'पद', 'प्राथमिकता', 'स्थिति', 'कारण', 'कार्यवाही', 'परिणत', 'संख्या'.

महानगरपालिकाको कार्यालय - ३ (१८) १६०९

सि.का.सी.को कार्यालय

Official form with handwritten entries: 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550. Includes text: मे. जोरा पिनेकप, बिल्ड टेक प्रा. लि., लर्के गजेन्द्र जोरा. कु. २५३५

प.स. १-११ (दिलो रिकॉर्ड)

Table with multiple columns for administrative data, including fields for 'दिनांक', 'व्यक्ति', 'पद', 'प्राथमिकता', 'स्थिति', 'कारण', 'कार्यवाही', 'परिणत', 'संख्या', 'व्यक्ति', 'पद', 'प्राथमिकता', 'स्थिति', 'कारण', 'कार्यवाही', 'परिणत', 'संख्या'.

महानगरपालिकाको कार्यालय - ३ (१८) १६०९

Handwritten signatures and stamps. Includes 'दस्तावेज २८०९' and '९२२ ६९५'.

Official form with handwritten entries: 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550. Includes text: मे. जोरा पिनेकप, बिल्ड टेक प्रा. लि., लर्के गजेन्द्र जोरा. कु. २५३५

प.स. १-११ (दिलो रिकॉर्ड)

Table with multiple columns for administrative data, including fields for 'दिनांक', 'व्यक्ति', 'पद', 'प्राथमिकता', 'स्थिति', 'कारण', 'कार्यवाही', 'परिणत', 'संख्या', 'व्यक्ति', 'पद', 'प्राथमिकता', 'स्थिति', 'कारण', 'कार्यवाही', 'परिणत', 'संख्या'.

महानगरपालिकाको कार्यालय - ३ (१८) १६०९

सि.का.सी.को कार्यालय

Official form with handwritten entries: 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550. Includes text: मे. जोरा पिनेकप, बिल्ड टेक प्रा. लि., लर्के गजेन्द्र जोरा. कु. २५३५

प.स. १-११ (दिलो रिकॉर्ड)

Table with multiple columns for administrative data, including fields for 'दिनांक', 'व्यक्ति', 'पद', 'प्राथमिकता', 'स्थिति', 'कारण', 'कार्यवाही', 'परिणत', 'संख्या', 'व्यक्ति', 'पद', 'प्राथमिकता', 'स्थिति', 'कारण', 'कार्यवाही', 'परिणत', 'संख्या'.

महानगरपालिकाको कार्यालय - ३ (१८) १६०९



Table with columns for serial number, name, and other details. Includes handwritten notes like 'मे. दोडा पिमेंकण' and 'बिल्ड ट्रेड प्रा. वि. लई राजेद कोरा'.

प. न. ड. ११ (विश्वी संकेत)

Summary table with columns for various categories and counts.

www.pptv.com/... ३८१५१५०८

Handwritten signature and date.

Table with columns for serial number, name, and other details. Includes handwritten notes like 'भायुवादी धर्म मने' and 'बकुलका बोकार'.

प. न. ड. ११ (विश्वी संकेत)

Summary table with columns for various categories and counts.

www.pptv.com/... ३८१५१५०८

Handwritten signature and date.

क. ल. नं. - ३
दस्ता क्र. २६०६
738 | 47

Table with columns for serial number, name, and other details. Includes handwritten notes and a large circular stamp.

प. न. ड. ११ (विश्वी संकेत)

Summary table with columns for various categories and counts.

www.pptv.com/... ३८१५१५०८

Handwritten signature and date.

Table with columns for serial number, name, and other details. Includes handwritten notes and a large circular stamp.

प. न. ड. ११ (विश्वी संकेत)

Summary table with columns for various categories and counts.

www.pptv.com/... ३८१५१५०८

Handwritten signature and date.

Handwritten notes at the top left of the first page.

JANUARY 1954

Table with multiple columns and rows, possibly a ledger or record book.

(Handwritten text in parentheses below the first table)

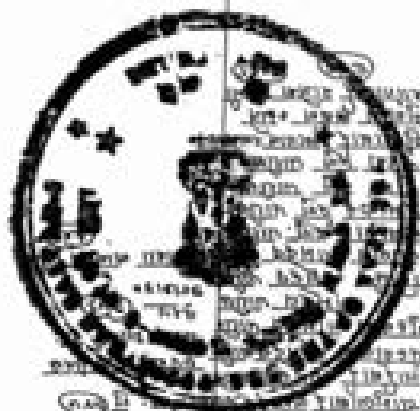


Table with multiple columns and rows, likely a continuation of the record book.

Handwritten text at the bottom of the first page.

Handwritten notes at the top left of the second page.

JANUARY 1954

Table with multiple columns and rows, possibly a ledger or record book.

Detailed handwritten text in columns on the second page, possibly a log or diary.

Handwritten text at the bottom of the second page.

Large handwritten stamp or signature box, possibly containing a name or number.

Handwritten text at the bottom of the first page.

Handwritten text at the bottom of the second page.

Handwritten notes at the top left of the third page.

JANUARY 1954

Table with multiple columns and rows, possibly a ledger or record book.

Detailed handwritten text in columns on the third page, possibly a log or diary.

Handwritten text at the bottom of the third page.

Table with multiple columns and rows, possibly a ledger or record book.

Detailed handwritten text in columns on the fourth page, possibly a log or diary.

Handwritten text at the bottom of the fourth page.

Handwritten: *Handwritten notes at top left*

Handwritten: <i>Handwritten title</i>									
1	2	3	4	5	6	7	8	9	10

Handwritten: *Handwritten notes at top left*

Handwritten: <i>Handwritten title</i>									
1	2	3	4	5	6	7	8	9	10

Handwritten: *Handwritten notes*

Handwritten: *Handwritten notes below stamp*

Handwritten: *Handwritten notes at bottom*

Handwritten: *Handwritten notes*

Handwritten: *Handwritten notes in large box*

Handwritten: *Handwritten notes at bottom*

Handwritten: *Handwritten notes at top left*

Handwritten: <i>Handwritten title</i>									
1	2	3	4	5	6	7	8	9	10

Handwritten: *Handwritten notes below table*

Handwritten: *Handwritten notes at bottom*

Handwritten: *Handwritten notes at top left*

Handwritten: <i>Handwritten title</i>									
1	2	3	4	5	6	7	8	9	10

Handwritten: *Handwritten notes below table*

Handwritten: *Handwritten notes at bottom*

Handwritten notes and a large circular seal. The seal contains the text "THE SEAL OF THE STATE OF NEW YORK" and features the state coat of arms. Below the seal is a table with columns for "Date", "Description", and "Amount".

Date	Description	Amount

01

Handwritten notes and a table. The table has columns for "Date", "Description", and "Amount". Below the table is a section with handwritten text and a signature.

Date	Description	Amount

01

267	226
2030	3.44
E - 14	20.40

Handwritten notes and a table. The table has columns for "Date", "Description", and "Amount". Below the table is a section with handwritten text and a signature.

Date	Description	Amount

Handwritten notes and a table. The table has columns for "Date", "Description", and "Amount". Below the table is a section with handwritten text and a signature.

Date	Description	Amount

01

19

क्र. उमरघर गा.न.क.प व ११

पुनः विचार	पुनः विचार	पुनः विचार
०-२०	०-२०	०-२०
०-२०	०-२०	०-२०
०-२०	०-२०	०-२०

सं. उमरघर गा.न.क.प व ११

पुनः विचार

०-२०

क्र.	पुनः विचार	पुनः विचार										पुनः विचार
		१	२	३	४	५	६	७	८	९	१०	
१												
२												

०-२०

०-२०

०-२०

20

क्र. उमरघर गा.न.क.प व ११

पुनः विचार	पुनः विचार	पुनः विचार
०-२०	०-२०	०-२०
०-२०	०-२०	०-२०
०-२०	०-२०	०-२०

सं. उमरघर गा.न.क.प व ११

पुनः विचार

०-२०

क्र.	पुनः विचार	पुनः विचार										पुनः विचार
		१	२	३	४	५	६	७	८	९	१०	
१												
२												

०-२०

०-२०

०-२०

क. ल. न. - ३

दस्तावेज नं. १०११

१०११ ८११

क्र. उमरघर गा.न.क.प व ११

पुनः विचार	पुनः विचार	पुनः विचार
०-२०	०-२०	०-२०
०-२०	०-२०	०-२०
०-२०	०-२०	०-२०

सं. उमरघर गा.न.क.प व ११

पुनः विचार

०-२०

क्र.	पुनः विचार	पुनः विचार										पुनः विचार
		१	२	३	४	५	६	७	८	९	१०	
१												
२												

०-२०

०-२०

०-२०

क्र. उमरघर गा.न.क.प व ११

पुनः विचार	पुनः विचार	पुनः विचार
०-२०	०-२०	०-२०
०-२०	०-२०	०-२०
०-२०	०-२०	०-२०

सं. उमरघर गा.न.क.प व ११

पुनः विचार

०-२०



क्र.	पुनः विचार	पुनः विचार										पुनः विचार
		१	२	३	४	५	६	७	८	९	१०	
१												
२												

०-२०

०-२०

०-२०

Handwritten signature and date at the top left.

JOURNAL OF THE BOARD OF DIRECTORS										
DATE	TIME	PLACE	MEMBERS PRESENT	MEMBERS ABSENT	MEMBERS ON LEAVE	MEMBERS EXCUSSED	MEMBERS INVITED	MEMBERS OBSERVING	MEMBERS VISITING	MEMBERS ATTENDING

Handwritten signature and date at the top left.

JOURNAL OF THE BOARD OF DIRECTORS										
DATE	TIME	PLACE	MEMBERS PRESENT	MEMBERS ABSENT	MEMBERS ON LEAVE	MEMBERS EXCUSSED	MEMBERS INVITED	MEMBERS OBSERVING	MEMBERS VISITING	MEMBERS ATTENDING

Minutes of the meeting, including a large circular stamp in the center. The stamp contains text that is difficult to read but appears to be an official seal or logo.

Minutes of the meeting, including a large circular stamp in the center. The stamp contains text that is difficult to read but appears to be an official seal or logo.

Handwritten numbers "117 826" at the top.

JOURNAL OF THE BOARD OF DIRECTORS										
DATE	TIME	PLACE	MEMBERS PRESENT	MEMBERS ABSENT	MEMBERS ON LEAVE	MEMBERS EXCUSSED	MEMBERS INVITED	MEMBERS OBSERVING	MEMBERS VISITING	MEMBERS ATTENDING

Handwritten signature and date at the top left.

JOURNAL OF THE BOARD OF DIRECTORS										
DATE	TIME	PLACE	MEMBERS PRESENT	MEMBERS ABSENT	MEMBERS ON LEAVE	MEMBERS EXCUSSED	MEMBERS INVITED	MEMBERS OBSERVING	MEMBERS VISITING	MEMBERS ATTENDING

Minutes of the meeting, including a large circular stamp in the center. The stamp contains text that is difficult to read but appears to be an official seal or logo.

Minutes of the meeting, including a large circular stamp in the center. The stamp contains text that is difficult to read but appears to be an official seal or logo.

Handwritten: 375

A-10-0												DATE											
			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0		

Handwritten notes and signatures, including a large circular stamp on the left side.

Handwritten text and circled number 1

Handwritten: 375

A-10-0												DATE											
			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0		

Handwritten notes and signatures, including a large circular stamp on the left side.

Handwritten text and circled number 2

Handwritten: 375

A-10-0												DATE											
			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0		

Handwritten notes and signatures, including a large circular stamp on the left side.

Handwritten text and circled number 3

Handwritten: 375

A-10-0												DATE											
			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0			A-10-0		

Handwritten notes and signatures, including a large circular stamp on the left side.

Handwritten text and circled number 4

Handwritten notes and a circular stamp are present on the left side of the page. The stamp contains illegible text and a central emblem. The right side of the page features a large table with multiple columns and rows, containing various numerical and text entries. The table is titled with a header that is partially obscured by the notes.

A large table with multiple columns and rows, containing various numerical and text entries. The table is titled with a header that is partially obscured by handwritten notes. The notes are written in a cursive script and cover a significant portion of the left side of the page.

Handwritten notes in a box, including the number '1917' and other illegible text.

Handwritten notes and a circular stamp are present on the left side of the page. The stamp contains illegible text and a central emblem. The right side of the page features a large table with multiple columns and rows, containing various numerical and text entries. The table is titled with a header that is partially obscured by the notes.

A large table with multiple columns and rows, containing various numerical and text entries. The table is titled with a header that is partially obscured by handwritten notes. The notes are written in a cursive script and cover a significant portion of the left side of the page.

Handwritten notes at top: *Handwritten notes*

...

Handwritten notes around the stamp: *Handwritten notes*

...
...
...

Handwritten text below the stamp: *Handwritten text*

L-07	265
...	...
E - 12 10 40	

Handwritten notes at top: *Handwritten notes*

...

Handwritten notes and text below the table: *Handwritten notes*

...
...
...

Handwritten text below the table: *Handwritten text*

Handwritten notes at top: *Handwritten notes*

...

Handwritten notes and text below the table: *Handwritten notes*

...
...
...

Handwritten text below the table: *Handwritten text*

Handwritten notes at top: *Handwritten notes*

...

Handwritten notes and text below the table: *Handwritten notes*

...
...
...

Handwritten text below the table: *Handwritten text*

Handwritten notes at top left: *Handwritten notes*

Handwritten title: *Handwritten title*

...
...

Handwritten notes at top left: *Handwritten notes*

Handwritten title: *Handwritten title*

...
...

(Group name) 11.11.11



Handwritten notes on the right side of the stamp:

- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text

Handwritten text at the bottom: *Handwritten text*

(Group name) 11.11.11

Handwritten notes on the right side of the stamp:

- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text

Handwritten text at the bottom: *Handwritten text*

Handwritten title: *Handwritten title*

...
...

Handwritten title: *Handwritten title*

...
...

(Group name) 11.11.11

Handwritten notes on the right side of the stamp:

- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text

Handwritten text at the bottom: *Handwritten text*

(Group name) 11.11.11

Handwritten notes on the right side of the stamp:

- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text
- Handwritten text

Handwritten text at the bottom: *Handwritten text*

क्र.सं.	सं.सं.	व.सं.	विवरण	बतौर
१	२	३	४	५
२११	२	२	(२११) (२१२) (२१३) (२१४) (२१५) श्री. जोगा देवसर्मा पू.श्री. नगेश बसिंद्र जोगा (२१६)	बतौर आरक्षक प्रहारी व. आरक्षक प्रहारी

प.सं. ११ (विवरण देना है)

क्र.सं.	सं.सं.	व.सं.	अवधि के लिए							कुल	उपस्थिति	अवकाश	
			1	2	3	4	5	6	7				

समूह के प्रमुख अधिकारी का हस्ताक्षर

समूह के प्रमुख अधिकारी का हस्ताक्षर

क्र.सं.	सं.सं.	व.सं.	विवरण	बतौर
१	२	३	(२१७) (२१८) (२१९) (२२०) नारायण मोहनदास	बतौर आरक्षक

प.सं. ११ (विवरण देना है)

क्र.सं.	सं.सं.	व.सं.	अवधि के लिए							कुल	उपस्थिति	अवकाश	
			1	2	3	4	5	6	7				

समूह के प्रमुख अधिकारी का हस्ताक्षर

२११ २१५

(१०)

(१०)

क्र.सं.	सं.सं.	व.सं.	विवरण	बतौर
१	२	३	(२२१) (२२२) (२२३) (२२४) (२२५) श्री. राजेश कुमार श्री. राजेश कुमार श्री. राजेश कुमार श्री. राजेश कुमार श्री. राजेश कुमार	बतौर आरक्षक

प.सं. ११ (विवरण देना है)

क्र.सं.	सं.सं.	व.सं.	अवधि के लिए							कुल	उपस्थिति	अवकाश	
			1	2	3	4	5	6	7				

समूह के प्रमुख अधिकारी का हस्ताक्षर

क्र.सं.	सं.सं.	व.सं.	विवरण	बतौर
१	२	३	(२२६) (२२७) (२२८) (२२९) श्री. राजेश कुमार श्री. राजेश कुमार	बतौर आरक्षक



प.सं. ११ (विवरण देना है)

क्र.सं.	सं.सं.	व.सं.	अवधि के लिए							कुल	उपस्थिति	अवकाश	
			1	2	3	4	5	6	7				

समूह के प्रमुख अधिकारी का हस्ताक्षर

Handwritten notes at top left: *Handwritten notes*

Handwritten text at top center: *Handwritten text*

1	2	3	4	5	6	7	8	9	10	11	12

Handwritten notes below the stamp: *Handwritten notes*

Handwritten text at bottom: *Handwritten text*

Handwritten notes at top left: *Handwritten notes*

Handwritten text at top center: *Handwritten text*

Handwritten text at top right: *Handwritten text*

1	2	3	4	5	6	7	8	9	10	11	12

Handwritten notes in table cells: *Handwritten notes*

Handwritten text at bottom: *Handwritten text*

Handwritten text in a box: *Handwritten text*

Handwritten notes at top left: *Handwritten notes*

Handwritten text at top center: *Handwritten text*

Handwritten text at top right: *Handwritten text*

1	2	3	4	5	6	7	8	9	10	11	12

Handwritten notes in table cells: *Handwritten notes*

Handwritten text at bottom: *Handwritten text*

Handwritten notes at top left: *Handwritten notes*

Handwritten text at top center: *Handwritten text*

Handwritten text at top right: *Handwritten text*

1	2	3	4	5	6	7	8	9	10	11	12

Handwritten notes in table cells: *Handwritten notes*

Handwritten text at bottom: *Handwritten text*

(1)

(1)

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore (K)
☎ : 2827193 / Mobile : 9889975592

24. On the basis of the findings included in this report, I am of the opinion that Ms. Latha Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance framed, executed by 1) Ratanendra Dharma Choudhari, 2) Laxman Reddy Choudhari, 3) Shrinivasa Changa Choudhari, 4) Janaki Changa Choudhari, 5) Nimal Manohar Patil, 6) Shankar Kachya Choudhari, 7) Ramdev Kachya Choudhari, 8) Balram Kachya Choudhari, 9) Hira Hasha Choudhari, 10) Namdev Hasha Choudhari, 11) Kaluram Hasha Choudhari, 12) Janardan Hasha Choudhari, 13) Janaki Balaram Patil, 14) Jeevendri Dharma Choudhari, have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
11	8	1275
11	11	580
18	-	1180

In aggregate amounting 3035 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

Dated the 17th day of June, 2020.

K. P. MAHAJAN
K. P. MAHAJAN
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore (K)
☎ : 2827193 / Mobile : 9889975592

REPORT ON TITLE

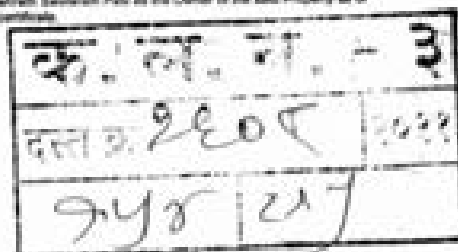
Ms Latha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
8	7B	1720
14	1	250
8	1	250
7	1A	1110
17	1B	1040
17	1A	1140
8	1A	1410
11	1B	810
8	1A	1140
18	10	800

In aggregate amounting 11850 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely S12 extract and S12 extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Development Agreement, Deed of Conveyance, Possession letter, Power of Attorney and other documents evidencing the title or interests of Ms Latha Dwellers Pvt. Ltd.
 - traced to make enquiries of the concerned Land Revenue Officer located at Village and Taluka levels, with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed transferring the title, rights or interest over the abovesaid property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdars Office reflect the name of Dattatray Sewlaram Patil as the Owner of the said Property as of the date of the report.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore (K)
☎ : 2827193 / Mobile : 9889975592

- As per Mutation Entry No 115 dated 12/07/1937, by a Deed of Conveyance dated 21/07/1937 one Laxman Naga Amgthar sold, conveyed and transferred the property bearing S No 100, 107A, 87A, 87B, 87C and 77A in favour of Dhandu Shiva Choudhari for the consideration of Rs 100/- and on terms, covenants and conditions set out therein.
- As per Mutation Entry No 125 dated 06/07/1937, by a Deed of Conveyance dated 05/07/1937 one Laxman Naga Amgthar sold, conveyed and transferred the property bearing S No 37A, 87A, 87B, 8C, 87A, 157C and 100 in favour of Madhav Reddy Daga Shiva Choudhari for the consideration of Rs 100/- and on terms, covenants and conditions set out therein.
- As per Mutation Entry No 132 dated 14/02/1947, by a Deed of Conveyance dated 22/01/1947 the said Laxman Naga Amgthar sold, conveyed and transferred the property bearing S No 87A and 87A, in favour of Dhandu Shiva Patil for the consideration of Rs 200/- and on terms, covenants and conditions set out therein.
- As per Mutation Entry No 133, dated 15-08-1947 (Shrikrishna Shrikrishna Angarikar has purchased the said property from Kameshwar Jeevendri, Dattatraya Harshambhar for self & guardian for minor Kallida Karandale.
- As per Mutation Entry No 205 dated 30/05/1948, by a Deed of Conveyance dated 02/01/1948 one Shrikrishna Shrikrishna Angarikar sold, conveyed and transferred the property bearing S No 271B in favour of Dhandu Shiva Choudhari for the consideration of Rs 75/- and on terms, covenants and conditions set out therein.
- As per Mutation Entry No 247 dated 01/07/1952 the said property was declared as vacant.
- As per Mutation Entry No 363 dated 04/09/1958 By Taluka return No. 872495-8816, dated 03-09-1958, Madhav Daga Shiva vide declaration transferred Survey Nos. 87A in the name of Dhandu Shiva Choudhari.
- The Mutation Entry No 308 is not relevant to the said Property.
- As per Mutation Entry No 512 not available as per Letter from Taluka.
- As per Mutation Entry No 628 dated 03-09-1948 (Mahalaxmi Jantu Choudhari has purchased the said property from Tukaram Umajay Choudhari).
- As per Mutation Entry No 684 dated 29/08/1959, the said Sahasram Dhandu Patil and others borrowed a sum of Rs 4,000/- from Katal Sewa Cooperative Society Ltd, Taluka Kalyan, District Thane against security of said property bearing S No 37A, 87A, 87B, 87A, 157C and 270A and therefore the name of Katal Sewa Cooperative Society Ltd was mutated in the other right column of the S12 extract of the said property.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

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☎ : 2827193 / Mobile : 9889975592

- As per Mutation Entry No 706 dated 07/03/1981 various lands belonging to Sahasram Dhandu Patil and Sewlaram Patil were divided between them and consequent upon such division the share of the said Dhandu Patil and Sewlaram Patil was 50% each.
- As per Mutation Entry No 710 dated 07/03/1981 the said Dhandu Patil repaid the loan to Katal Sewa Cooperative Society Ltd, Taluka Kalyan, District Thane and thereupon the said Katal Sewa Co-operative Society Ltd was deleted from other column of the S12 extract of the said property bearing S No 37A, 87A, 87B, 87C, 87A, 157C and 270A.
- As per Mutation Entry No 711 dated 20/11/2011 the said Dhandu Patil and Sewlaram Patil mutually agreed to divide the said property bearing S No 37A, 87A, 87B, 87C, 87A, 157C and 270A in respect of the said property.
- By a Development Agreement dated 16/05/2007 between Ms. Latha Dwellers Pvt. Ltd. of Coimbatore and Dattatray Sewlaram Patil of the said Taluka and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KJNA-2487-2007 on 20/05/2007, the said Dattatray Sewlaram Patil has granted development rights in respect of the said property to Ms. Latha Dwellers Pvt. Ltd. for construction and as per the terms and conditions set out therein.
- By a Power of Attorney dated 16/05/2007 registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KJNA-2489-2007 on 20/05/2007 the said Dattatray Sewlaram Patil granted Ms. Latha Dwellers Pvt. Ltd. rights to develop the said property and to do other title deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 16/05/2007 executed and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KJNA-2489-2007 on 20/05/2007 the said Dattatray Sewlaram Patil has granted (unto 1) Adisheda Mangalprabhat Lodha and 2) Ashrmandar Mangalprabhat Lodha representatives of Ms. Latha Dwellers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.
- By letter No. ThC-2707-PRA.KR.2145-81 dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1994 to Ms. Latha Dwellers Pvt. Ltd., for acquisition of Land in Taluka Kalyan, Ambarnath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- I am informed that the said Dattatray Sewlaram Patil has died intestate leaving behind him surviving as his only heirs and next of kin 1) Manu Dattatray Patil 2) Pramod Dattatray Patil 3) Sangta Dattatray Patil and 4) Denshena Subash Gaur.



K. P. MAHAJAN

B.A.L.L.B.
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23. By a Deed of Conveyance dated 28th January 2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under S. No. KL/42-142/2008 dated 28/01/2008 by 1) Manik Deshpande Patil 2) Prasad Deshpande Patil 3) Sangee Sankesh Patil and 4) Darshana Subash Daut as Vendors of the One Part in favour of M/s. Lodha Developers Pvt. Ltd. as Purchasers of the other Part, the said Vendor sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.

24. On the basis of the findings included in this report, I am of the opinion that, M/s. Lodha Developers Pvt. Ltd. pursuant to the Deed of Conveyance therein executed by Manik Deshpande Patil and Others, are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area Sq. mtrs.
4	79
5	79
6	79
7	79
8	79
9	79
10	79
11	79
12	79
13	79
14	79
15	79
16	79
17	79
18	79
19	79
20	79
21	79
22	79
23	79
24	79
25	79
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82	79
83	79
84	79
85	79
86	79
87	79
88	79
89	79
90	79
91	79
92	79
93	79
94	79
95	79
96	79
97	79
98	79
99	79
100	79

In aggregate amounting 11880 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

Dated this 12th day of June, 2008

K. P. Mahajan
K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vichitr Nagar, Deodhrad (W)
☎ : 2497193 / Mobile : 9820973332

REPORT ON TITLE

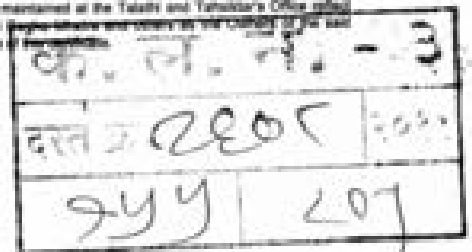
M/s Lodha Developers Pvt. Ltd.

Re: Property bearing

Survey No.	Area Sq. mtrs.
14	79

amounting 4000 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 extract and 812 extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me, I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Development Agreement, Deed of Conveyance, Possession letter, Power of Attorney and other documents entitling the rights or interests of M/s Lodha Developers Pvt. Ltd.
 - caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed transferring the rights or interest over the abovesaid property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Tahsil's Office in the name of Grouped Property as of the date



K. P. MAHAJAN

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ADVOCATE HIGH COURT

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- As per Mutation Entry No 114 dated 10/01/1937 by a Deed of Conveyance dated 14/12/1936 one Shau Chandra Chaudhari sold, conveyed and transferred the said Property in favour of Vasant Narayan Patil, in his capacity as executor of Ws of deceased Narayan Anantaji Thakur for the consideration of sum of Rs 4000 and on terms, covenants and conditions set out therein.
- As per Mutation Entry No 247 dated 01/05/1932 the said property was sold as fragment.
- As per Mutation Entry No 284 dated 11/12/1932, on death of Shau Chandra Patil three years ago the names of his son Pudu Shau Patil, as legal heir was entered on 712 extract in respect of said Property.
- As per Mutation Entry No 412 dated 13/06/1934, As per Order bearing No ALT-8 dated 13/12/1932 of Additional Member (Agricultural Land) Tribunal, Thane on 320 of the Bombay Tenancy and Agricultural Lands Act, 1948 the said tenant Vasant Narayan Patil purchased the said property from original landowner Pudu Shau Chaudhari (Patil) for the purchase price of Rs. 7200 subject to the provisions of Sec 43 of the Act.
- As per Mutation Entry No 447 dated 01/05/1933 in pursuance of Order bearing No ALT-8 dated 13/12/1932, the said Pudu Shau Patil, Protected Tenant purchased the said Property from original landowner Vasant Narayan Patil for the sum of Rs 7200, but as this was recorded by Mutation Entry No. 412 therefore this mutation was cancelled.
- As per Mutation Entry No 452 dated 01/05/1932 By Order bearing No ALT-8 dated 13/12/1932 the Bombay Tenancy and Agricultural Lands Act, 1948 is not applicable to said Property since the said Property falls under Item Class 6B.
- As per Mutation Entry No 705 dated 14/05/1931 on death of Pudu Shau Patil seventeen years ago the names of legal heirs and representatives (i) Devidas Pudu Patil (ii) Gautam Pudu Patil (iii) Ramdas Pudu Patil (iv) Dnyaneshwar Pudu Patil (v) Pralhad Ramdas Chaudhari (vi) Sanjay Ramdas Chaudhari (vii) Pralhad Ramdas Chaudhari (viii) Rajayee Ramdas Chaudhari (ix) Ramesh Ramdas Chaudhari and (x) Mihun Ramdas Chaudhari were entered on 712 extract in respect of said Property.

K. P. MAHAJAN

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- As per Mutation Entry No 787 dated 10/06/2002 the said Pudu Shau Chaudhari paid the full purchase price to Vasant Narayan Patil and therefore 320 of the said Property in the name of Pudu Shau Chaudhari and the name of Vasant Narayan Patil is not entered in other rights column of the 712 extract.
- As per Mutation Entry No 787 dated 10/06/2002 the said Pudu Shau Chaudhari paid the full purchase price to Vasant Narayan Patil and therefore 320 of the said Property in the name of Pudu Shau Chaudhari and the name of Vasant Narayan Patil is not entered in other rights column of the 712 extract.
- As per Mutation Entry No 787 dated 10/06/2002 the said Pudu Shau Chaudhari paid the full purchase price to Vasant Narayan Patil and therefore 320 of the said Property in the name of Pudu Shau Chaudhari and the name of Vasant Narayan Patil is not entered in other rights column of the 712 extract.
- By a Development Agreement dated 20/06/2007 made between M/s. Lodha Developers Pvt. Ltd. and 1) Gautam Pudu Patil (Chaudhari) and 2) Ashwin Mangalprabhat Lotha and Others have granted rights in respect of the said Property to M/s. Lodha Developers Pvt. Ltd. on terms and conditions as mentioned therein.
- By a Power of Attorney dated 21/06/2007 authenticated with the Seal of the Sub-Registrar of Assurances at Kalyan under Serial No. KL/44-2006/2007 21/06/2007 the said Pudu Shau Patil (Chaudhari) and others have granted rights in respect of the said Property to M/s. Lodha Developers Pvt. Ltd. on terms and conditions as mentioned therein.
- By a Power of Attorney for Conveyance dated 22/06/2007 executed and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KL/44-2006/2007 on 21/06/2007 the said Gautam Pudu Patil (Chaudhari) and Others have granted rights to Ashwin Mangalprabhat Lotha and 2) Ashwin Mangalprabhat Lotha representatives of M/s. Lodha Developers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.
- As per Mutation Entry No 801 dated 20/06/2007 on death of Gautam Pudu Patil on 10/06/2007 the names of legal heirs and representatives (i) Vihakar Gautam Patil (ii) Dnyaneshwar Gautam Patil and (iii) Upasit Keshav Patil were entered on 712 extract in respect of said Property.
- By letter No. THC-2721PRA/KR/2144-B dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 83 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1984 to M/s. Lodha Developers Pvt. Ltd. for acquisition of Land in Taluka Kalyan, Ambernath and Thane in District Thane for the purpose of Development of Special Township Project subject to the terms and conditions set out therein.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vashishta Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9869977592

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vashishta Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9869977592

REPORT ON TITLE

M/s Laxmi Dealers Pvt. Ltd.

Re: Property bearing

Survey No.	Area Sq. Mts.	Area Sq. Yds.
11	8	19.4
12	64	148.8
13	2	4.7
14	17	39.1
15	2	4.7

In aggregate amounting 473 sq mts or therabouts situated at Village Katal, Taluka Kalyan, District Thane.

- By a Deed of Conveyance dated 29th January 2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. 4545-10670008 dated 12/05/2008 by 1) Parvat Satyawan Kene and 2) Dnyaneshwar Patil Patil alias Chaudhari as Vendors of the First Part in favour of M/s. Laxmi Dealers Pvt. Ltd. as Purchasers of the Second Part with the confirmation of 1) Vishwas Gautam Patil 2) Dattarambhat Gautam Patil alias Chaudhari 3) Jyoti Kishan Patil 4) Chougale Rajhu Mahire 5) Jyotibai Patil 6) Nandji Ramdas Chaudhari 7) Ramdas Ramdas Chaudhari 8) Pradip Ramdas Chaudhari 9) Ramesh Ramdas Chaudhari 10) Roshan Ramdas Chaudhari and 11) Nitin Ramdas Chaudhari as the Confirming Party of the Third Part, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers with the confirmation of Confirming Party, the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that, M/s. Laxmi Dealers Pvt. Ltd pursuant to the Deed of Conveyance stated, executed by Parvat Satyawan Kene and Another are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

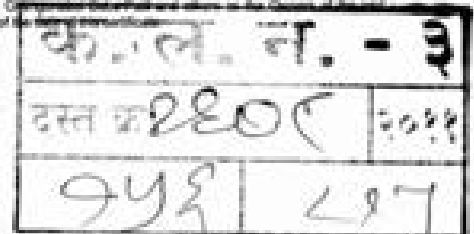
Survey No.	Area Sq.
11	8

amounting 488 sq mts or therabouts situated at Village Katal, Taluka Kalyan, District Thane.

Dated this 17th day of June, 2008

K.P. Mahajan
(K. P. Mahajan)
Advocate High Court Bombay

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T12 extract and A12 extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed/verified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Possession letter, Power of Attorney and other documents evidencing the rights or interests of M/s. Laxmi Dealers Pvt. Ltd.
 - intended to make enquiries at the concerned Land Revenue Office located at Village Katal Taluka Kalyan with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed evidencing the rights or interest over the abovesubscribed property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office reflect the names of **Changunarath Babu Patil** as the Owner of the said Property as of the date mentioned above.



K. P. MAHAJAN

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- As per Mutation Entry No 127 dated 05/08/1937 on death of Narayan Amarelal on 21/03/1935, Vasant Narayan was the executor under his will dated 25/07/1935 and also being successor name of Vasant Narayan was entered on T12 extract in respect of Property bearing S No 68 and 112.
- As per Mutation Entry No 122 dated 11/05/1938 on death of Ajun Vishu Patil on 25/08/1938 the name of his legal heir and representative Hira Ajun Patil, Karta for H.U.F. was entered on T12 extract in respect of property bearing S No 118, 11/17 and 213.
- As per Mutation Entry No 247 dated 01/07/1962 the said property was declared as fragment.
- As per Mutation Entry No 288 dated 12/06/1965, the name of Hira Ajun was recorded as Protected Tenant in respect of property bearing S No 112 belonging to landholder Vasant Narayan Patkar as the said Hira Ajun was cultivating the said property.
- As per Mutation Entry No 385 dated 14/05/1958, on death of Hira Ajun Patil on 22/08/1958, the name of his legal heir 1) Babu Hira, 2) Tukaram Hira, 3) Kishna Hira, 4) Vishnu Hira and 5) Jantaji Hira, SINCE sr. no. 2 & 4 being minors through Karta for HUF Babu Hira were entered on T12 extract in respect of property bearing S No 118, 11/17 and 213.
- As per Mutation Entry No 377 dated 31/03/1962, As per Order bearing No AL7-B dated 31/01/1962 of Additional Magistrate & Agricultural Land Tribunal, Thane via 325 of the Bombay Tenancy and Agricultural Lands Act, 1948 the said Tenant Babu Hira Chaudhari purchased the property bearing S No 112 and 68A from original landowner Vasant Narayan Patkar for the purchase price of Rs. 584/- subject to the provisions of Sec 43 of the Act.
- As per Mutation Entry No 683 dated 29/08/1989 Mortgage of Katal Seva Co-op. Society Ltd. was recorded in respect of Survey No. 118, as affidavit in that support was also executed by Babu Hira Patil.
- As per Mutation Entry No 872 dated 18/01/1996, by Order bearing No T/C/1088, Letter no. 2214-May-11, dated 31/12/1996, the Maharashtra Revenue and Forest Department has waived off the loan borrowed by said Babu Hira Patil and the amountance in this regard has been deleted from other rights column of the T12 Extract of the property bearing S No 118.

K. P. MAHAJAN

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- As per Mutation Entry No 731 dated 20/11/2000, on death of Babu Hira Patil on 13/08/1996, the names of his legal heirs 1) Changunarath Babu Patil 2) Balan Babu Patil 3) Chougale Kishan Patil 4) Anjan Babu Patil and 5) Subhadra Mohram Mahire were entered on T12 extract in respect of property.
- As per Mutation Entry No 802 dated 10/08/2007, on death of Jantaji Hira Patil on 12/03/1985, the names of his legal heirs 1) Tukaram Hira Patil 2) Kishna Hira Patil 3) Vishnu Hira Patil and Babu Hira Patil (deceased) his legal heirs 1) Balan Babu Patil, 2) Anjan Babu Patil, 3) Chougale Kishan Patil 4) Subhadra Mohram Mahire and 5) Changunarath Babu Patil were entered on T12 extract in respect of property bearing S No 11/17, 11/8 and 213.
- By Agreement for Sale dated 28/06/2007 made between M/s. Laxmi Dealers Pvt. Ltd. of One Part and 1) Tukaram Hira Patil 2) Vishnu Hira Patil 3) Vishnu Hira Patil 4) Changunarath Babu Patil 5) Balan Babu Patil 6) Chougale Kishan Patil 7) Subhadra Mohram Mahire of the other and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 40557 dated 29/06/2007, the said Tukaram Hira Patil and others have agreed to sell the said property to M/s. Laxmi Dealers Pvt. Ltd. and Hira further granted development rights in respect of the said property to M/s. Laxmi Dealers Pvt. Ltd. for commercial purposes as per the terms of the said Agreement.
- By a Power of Attorney dated 28/06/2007 and registered with the Sub-Registrar of Assurances at Kalyan under Serial No. 40557 dated 29/06/2007 the said Tukaram Hira Patil and others have granted M/s. Laxmi Dealers Pvt. Ltd. the right to sell the said property and to do all other deeds matters as may be required in respect of the said property.
- By a Power of Attorney for conveyance dated 28/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 40557 dated 29/06/2007 the said Tukaram Hira Patil and others have granted unto 1) Anjan Babu Patil, 2) Chougale Kishan Patil, 3) Balan Babu Patil, 4) Subhadra Mohram Mahire and 5) Changunarath Laxmi Dealers Pvt. Ltd. the right to convey the said property to M/s. Laxmi Dealers Pvt. Ltd.
- By letter No. TNC-2701/PSA/2007 dated 27/05/2007, the Competent Authority, Department of Revenue and Forests granted permission under section 63 (1A) of Sub-Section (7) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1984 in M/s. Laxmi Dealers Pvt. Ltd. for acquisition of Land in Taluka Kalyan, Ambarnath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vashi, Naga, Dist. Thane (W)
☎ : 2527125 / Mobile : 9820017882

- By a Deed of Conveyance dated 14th February 2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLRO-10000008 dated 21/02/2008 by Tukaram Hira Patil and others as Vendors of the one part in favour of Mrs. Latha Dwellers Pvt. Ltd. as Purchasers of the other Part, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that, Mrs. Latha Dwellers Pvt. Ltd. pursuant to the Deed of Conveyance, executed by Tukaram Hira Patil and others, are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area Sq. Mts.	Area Sq. Yds.
11	1	0.23
12	1	0.23
13	1	0.23
14	1	0.23
15	1	0.23
16	1	0.23
17	1	0.23
18	1	0.23
19	1	0.23
20	1	0.23

In aggregate measuring 4780 sq. mts or thereabouts situated at Village Katal, Taluka Kalyan District Thane.

Dated the 17th day of June, 2008.

Rishy
K. P. MAHAJAN
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vashi, Naga, Dist. Thane (W)
☎ : 2527125 / Mobile : 9820017882

REPORT ON TITLE

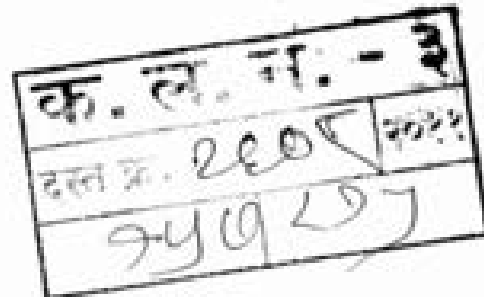
Mrs Latha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Area Sq.
11	1

Addressing 4770 sq. mts or thereabouts
Situate at Village Katal, Taluka Kalyan District Thane

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T12 extract and M12 extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under:
- For the purpose of my title opinion, I have:
 - intended certified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Possession letter, Power of Attorney and other documents evidencing the rights or interests of Latha Dwellers Pvt. Ltd.,
 - visited to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date going back 30 years,
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed transferring the rights or interest over the aforementioned property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office reflect the names of Yashwant Narayan Vija as the Owners as of the date of the certificate.
- The Mutation Entry No. 122 is not relevant to the said Property.
- The Mutation Entry No. 128 is not relevant to the said Property.
- The Mutation Entry No. 812 is not relevant to the said Property.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vashi, Naga, Dist. Thane (W)
☎ : 2527125 / Mobile : 9820017882

- As per Mutation Entry No. 812, dated 26/02/2008, on death of Yashwant Narayan Shikya, the name of his legal heir Latha Dwellers Pvt. Ltd. was entered in the T12 extract in respect of the said property.
- As per Mutation Entry No. 850, dated 15/05/2008 Mrs. Latha Dwellers Pvt. Ltd. has purchased the said property from 1) Tukaram Hira Patil, 2) Krishna Hira Patil, 3) Venu Hira Patil Daga Hira Patil, 4) Changanahal Sahu Patil, 5) Baban Sahu Patil, 6) Arjun Sahu Patil, 7) Durgada Kisan Pawar and 8) Subhadra Motiram Mahale.
- Agreement for Sale dated 26/06/2007 made between Mrs. Latha Dwellers Pvt. Ltd. of One Part and the legal heirs of Janti Hira Patil (deceased) and Babu Hira Patil (since deceased) viz. 1) Tukaram Hira Patil, 2) Krishna Hira Patil, 3) Venu Hira Patil Daga Hira Patil, 4) Changanahal Sahu Patil, 5) Baban Sahu Patil, 6) Arjun Sahu Patil, 7) Durgada Kisan Pawar and 8) Subhadra Motiram Mahale and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLRO-008520007 on 02/07/2007, the said Tukaram Hira Patil and Others have agreed to sell the said property in favour of Mrs. Latha Dwellers Pvt. Ltd. and also the said Tukaram Hira Patil and Others have granted development rights in respect of the said property to Mrs. Latha Dwellers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.
- In terms of the Agreement for Sale, while a total consideration of Rs. 32,25,000/- has been agreed to be paid by the Mrs. Latha Dwellers Pvt. Ltd. to the said Tukaram Hira Patil and Others in respect of said property, only a part of the said consideration has been set for paid and balance if any is payable in instalment as set out in the Agreement for Sale.
- By a Power of Attorney dated 28/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLRO-008530007 dated 02/07/2007 the said Tukaram Hira Patil and Others have granted unto and in favour of 1) Mr. Mangalprabhat Lathia and 2) Mr. Rajendra Lathia, the Directors of Mrs. Latha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 28/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLRO-280320007 dated 02/07/2007, the said Tukaram Hira Patil and Others have granted unto 1) Ashishch Mangalprabhat Lathia and 2) Alexander Mangalprabhat Lathia Director of Mrs. Latha Dwellers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vashi, Naga, Dist. Thane (W)
☎ : 2527125 / Mobile : 9820017882

- By Intestates of Conveyance dated 01/04/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLRO-02187-2008 dated 11/04/2008 by 1) Tukaram Hira Patil, 2) Krishna Hira Patil, 3) Venu Hira Patil Daga Hira Patil, 4) Changanahal Sahu Patil, 5) Baban Sahu Patil, 6) Arjun Sahu Patil, 7) Durgada Kisan Pawar and 8) Subhadra Motiram Mahale as Vendors of the one part in favour of Mrs. Latha Dwellers Pvt. Ltd. as Purchasers of the other Part, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms.
- By letter No. 214-2 dated 21/06/2007, the competent Revenue Authority, Taluka and District level, has issued a possession order under section 10-A of the Maharashtra Land Revenue Code, 1948 in favour of Mrs. Latha Dwellers Pvt. Ltd. for acquisition of the said Property and the said Property is now being developed for the said Property and the said Property is now being developed for the said Property and the said Property is now being developed for the said Property.
- I am informed and advised by Mrs. Latha Dwellers Pvt. Ltd. in certain proceedings in respect of the present transaction in respect of the said property bearing the above mentioned details and the same will be advised and noted with in question.
- On the basis of the findings included in this report, I am of the opinion that, Mrs. Latha Dwellers Pvt. Ltd. pursuant to the Deed of Conveyance, executed by Tukaram Hira Patil and others, are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

On the basis of the findings included in this report and subject to permissibility of the above proceedings, I am of the opinion that the said Property is lawfully owned by Datta Shikya Patil and Others who are entitled to the said property subject to the development rights granted in favour of Latha Dwellers Pvt. Limited.

- On the basis of the findings included in this report and subject to aforesaid, I am of the opinion that, Mrs. Latha Dwellers Pvt. Limited pursuant to the Development Agreement and the Powers of Attorney, executed by Datta Shikya Patil and Others, have development rights in respect of the said property.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Vardha Apartments, Karve Road, Vidya Nagar, Dombivli (W)
☎ : 2827129 / Mobile : 9809073332

THE SCHEDULE ABOVE REFERRED TO

Property bearing

Survey No.	Area	Area
18	-	24.0000 643

In aggregate amounting 2478 sq. mts or thereabouts situate at Village Katal Taluka Kalyan District Thane.

Dated this 12th day of June, 2008.


K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Vardha Apartments, Karve Road, Vidya Nagar, Dombivli (W)
☎ : 2827129 / Mobile : 9809073332

- 6. Mutation Entry No. 247 the property have been declared as fragments.
- 7. As per Mutation Entry No. 446 dated 21/08/1983 Sanath Kalyanar Dhanya Gangal Palli died around 10 years back without any issue and therefore the name of his brother viz. Padya Gangal was entered on 3/12 extract.
- 8. As per Mutation Entry No. 727 dated 14/08/1982 the name of Ashok Padya Palli was entered as Kalyanar but since the property belonged to the joint family the name of his real cousin brothers 1) Har Ramo Palli, 2) Pandurang Ramo Palli, 3) Tularam Ramo Palli, 4) Maruti Lahu Palli, 5) Pandit Lahu Palli, 6) Gajanan Lahu Palli, 7) Balu Lahu Palli, 8) Vishwan Handrya Palli, 9) Balu Handrya Palli, 10) Shamur Handrya Palli and 11) Rajubai Handrya Palli were inadvertently remained to be entered and now by this mutation their names were entered on the 3/12 extract in respect of the said property.
- 9. As per Mutation Entry No. 701A dated 14/08/1982 on death of Padya Gangal Palli around 5 to 8 years back, the name of his legal heirs 1) Ashok Padya Palli and 2) Samulal Changa Palli were entered on the 3/12 extract in respect of the said property.
- 10. As per Mutation Entry No. 536 dated 20/11/1987 by Deed of Partition dated 24/10/1987 amongst brothers viz. 1) Ashok Padya Palli of the One Part, 2) Har Ramo Palli, 3) Pandurang Ramo Palli, 4) Tularam Ramo Palli of the Second Part, 5) Maruti Lahu Palli, 6) Gajanan Lahu Palli, 7) Balu Lahu Palli of the Third Part, 8) Handrya Palli, 9) Vishwan Handrya Palli, 10) Shamur Handrya Palli, 11) Raju Handrya Palli of the Fourth Part the said property came to the share of Ashok Padya Palli.
- 11. As per Mutation Entry No.721 dated 20/11/1987 by Release Deed dated 24/10/1987 Rajubai Changa Palli had released her rights in respect of the said property and accordingly her name was deleted from the 3/12 extract in respect of the said property.
- 12. By Agreement for Sale dated 06/07/2007 made between M/s. Lodia Develpers Pvt. Ltd. of One Part and Ashok Padya Palli and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. KL/84-00752/2007 on 06/07/2007, the said Ashok Padya Palli has agreed to sell the said property in favour of M/s. Lodia Develpers Pvt. Ltd., and also the said Ashok Padya Palli has granted development rights in respect of the said property to M/s. Lodia Develpers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Vardha Apartments, Karve Road, Vidya Nagar, Dombivli (W)
☎ : 2827129 / Mobile : 9809073332

REPORT ON TITLE

M/s Lodia Develpers Pvt. Ltd.

Re: Property bearing

Survey No.	Area	Area
18	-	24.0000 643

In aggregate amounting 2448 sq. mts or thereabouts situate at Village Katal, Taluka Kalyan District Thane.

- 1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 3/12 extract and 5/12 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me, I observe as under.
- 2. For the purpose of my title opinion, I have
 - (a) reviewed verified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Possession letter, Power of Attorney or other documents evidencing the rights or interests of Lodia Develpers Pvt. Ltd.
 - (b) caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date going back 20 years.
 - (c) verified that adequate stamp duty has been paid in respect of the Agreement for Sale and Conveyance Deed transferring title, rights or interest over the abovesaided properties and on the basis of the above, I have found that
- 3. The mutation records maintained at the Talathi and Talathdar's Office reflect the names of Ashok Padya Palli as the Owner as of the date of the certificate.
- 4. As per Mutation Entry No. 27 not available as per letter from Talathi.
- 5. As per Mutation Entry No. 228 dated 26/04/1982 on death of Gangal Padya Palli around 18 years back, the name of his legal heirs 1) Padya Gangal and 2) Dhanya Gangal were entered on 3/12 extract in respect of the said property.

क. ल. व. - ३
24/06/2008
945/08

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Vardha Apartments, Karve Road, Vidya Nagar, Dombivli (W)
☎ : 2827129 / Mobile : 9809073332

- 13. In terms of the Agreement for Sale, with a total consideration of Rs.5,20,000/- has been agreed to be paid by the M/s. Lodia Develpers Pvt. Ltd. In the said Ashok Padya Palli in respect of said property, only a part of the said consideration has been so far paid and the balance is payable in instalment as set out in the Agreement.
- 14. By a Power of Attorney dated 06/07/2007 and registered with the office of the Sub-Register of Assurances at Kalyan under No. KL/84-00752/2007 the said Ashok Padya Palli has granted development rights to M/s. Mangalprastha Develpers Pvt. Ltd. for developing the said property.
- 15. By a Power of Attorney dated 06/07/2007 and registered with the office of the Sub-Register of Assurances at Kalyan under No. KL/84-00752/2007 the said Ashok Padya Palli has granted with Mangalprastha Develpers Pvt. Ltd. and 2) Ashok Mangalprastha Develpers Pvt. Ltd. all the rights of Ashok Padya Palli in respect of the said property and the conditions set out therein.
- 16. By Intention of Conveyance dated 19/02/2008 and registered with the office of the Sub-Register of Assurances at Kalyan under No. KL/84-00752/2008 dated 21/02/2008 the said Padya Palli as Vendor of the One Part and M/s. Lodia Develpers Pvt. Ltd. as Purchaser of the One Part have sold, conveyed, transferred and assigned to the said M/s. Lodia Develpers Pvt. Ltd. all the rights of Ashok Padya Palli in respect of the said Property for value and consideration and on the terms and conditions stated therein.
- 17. By letter No. THE-27278/BAJAL/2008 dated 10/07/2008 the Competent Authority, Department of Revenue and Forests (2) (2)(b) permission under section 83 (1A) of Sub-section (1) under Bombay Tenancy and Agricultural Lands Act, 1948 as provided in 1984 to M/s. Lodia Develpers Ltd. for acquisition of Land in Taluka Kalyan, Ambarnath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- 18. On the basis of the findings included in this report, I am of the opinion that, M/s. Lodia Develpers Pvt. Ltd. pursuant to the Agreement for Sale, Deed of Conveyance Hereof, executed by Ashok Padya Palli is entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.
- 19. On the basis of the findings included in this report and subject to aforesaid, I am of the opinion that, M/s. Lodia Develpers Pvt. Limited pursuant to the Development Agreement and the Power of Attorney, executed by Ashok Padya Palli and Others, have development rights in respect of the said property.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Sarve Road, Vishnu Nagar, Coimbatore (K)
☎ : 2497195 / Mobile : 9889997652

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
18		679

in aggregate measuring 679 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

Dated the 17th day of June, 2009


K.P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Sarve Road, Vishnu Nagar, Coimbatore (K)
☎ : 2497195 / Mobile : 9889997652

REPORT ON TITLE

M/s Luthra Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Block No.
18	1

measuring 680 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 17/2 extract and 57/2 extract issued by Taluka and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
2. For the purposes of my title opinion, I have:
 - (a) reviewed certified true copies of the relevant documents viz. Agreement for Sale, Possession letter, Power of Attorney and other documents entitling the rights or interests of Luthra Dwellers Pvt. Ltd.
 - (b) issued to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels, with respect to land records from the date, going back 30 years.
 - (c) verified that adequate stamp duty has been paid in respect of the Agreement for Sale by which the said property is agreed to be sold in favour of Luthra Dwellers Pvt. Ltd and development rights of the said property has been granted and on the basis of the above, I have found that
3. The mutation records maintained at the Taluka and Tahsil's Office reflect the name of Ashok Padya Pali and others as the Owners of the Property as of the date of the certificate.
4. As per Mutation Entry No. Not available as per letter from Taluka.
5. As per Mutation Entry No. 228 dated 26/04/1982 on death of Ganpat Ganpat Pali accordingly years ago the names of his legal heirs and representatives, his son and daughter, were entered on 17/2 extract in respect of the said Property.

Dr. T. T. - 3
FILED 2009
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K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Sarve Road, Vishnu Nagar, Coimbatore (K)
☎ : 2497195 / Mobile : 9889997652

6. As per Mutation Entry No 247 the said Property was declared as fragment. As per Mutation Entry No 446 dated 21/08/1988, on death of Ganpat Ganpat ten years ago the names of his legal heir, his brother viz. Padya Ganpat was entered on 17/2 extract in respect of said Property.
7. As per Mutation Entry No 707 dated 14/08/1982, the name of Ashok Padya Pali was entered as Khatidar in respect of said Property in 17/2 Extract. However since the said Property is joint property of Ashok Padya Pali and (2) late Rama Pali (2) Pendurang Rama Pali (2) Tularam Rama Pali (4) Mayur Lahu Pali (4) Parvat Lahu Pali (4) Gajanan Lahu Pali (4) Baku Lahu Pali (4) Waman Handya Pali (2) Baku Handya Pali (2) Shantwar Handya Pali and (4) Rajubai Handya Pali (4) it is (4) being the heirs of deceased Padya Ganpat, the names of aforesaid have alongwith Ashok Padya were entered on 17/2 Extract in respect of said Property.
8. As per Mutation Entry No 707A dated 14/08/1982, on death of Padya Ganpat Pali 36886 years ago the names of his legal heirs and representatives (1) Ashok Padya Pali, his son and (2) Sarubai Tyga Pali, his married daughter were entered on 17/2 extract in respect of said Property. It is further recorded that the wife of deceased Padya Ganpat Pali Le Fashiba Padya had pre-deceased him.
9. As per Mutation Entry No 791 dated 26/07/2007, by Order bearing No. ULCALAMBT/58A-28/Cat, dated 07/05/2006, the Sub-District Commissioner and Competent Authority, Uthanasagar have declared the part of said Property measuring 170 sq mtrs as surplus land and therefore and therefore have ordered the part of Property measuring 170 sq mtrs to be acquired viz 120/1 of the Urban Land (Ceiling and Regulation) Act, 1976, in pursuance of such order the name of Maharashtra Government was mutated on 17/2 extract as Khatidar in respect of such property.
10. By Agreement for Sale dated 06/07/2007 made between M/s. Luthra Dwellers Pvt. Ltd. of One Part and the Ashok Padya Pali of the other and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KL44-2738-2007 on 06/07/2007, the said Ashok Padya Pali has agreed to sell the said property in favour of M/s. Luthra Dwellers Pvt. Ltd., and has further granted development rights in respect of the said property to M/s. Luthra Dwellers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.
11. In terms of the Agreement for Sale, while a total consideration of Rs. 2,00,000/- has been agreed to be paid by the M/s. Luthra Dwellers Pvt. Ltd. to the said Ashok Padya Pali in respect of said property, only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Sarve Road, Vishnu Nagar, Coimbatore (K)
☎ : 2497195 / Mobile : 9889997652

12. By a Power of Attorney bearing date 06/07/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KL44-2738-2007 on 06/07/2007 the said Ashok Padya Pali has granted to M/s. Luthra Dwellers Pvt. Ltd. rights to develop the said property and to carry out all such works in respect of the said property.
13. By a Power of Attorney for Construction dated 06/07/2007 executed and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KL44-2738-2007 on 06/07/2007 the said Ashok Padya Pali has granted unto (1) Ashok Mangayantwar, L.A. and (2) Anandwar Mangayantwar Luthra representatives of M/s. Luthra Dwellers Pvt. Ltd. rights to carry the said property.
14. By letter No. TMC-2702/2004/DR/14-L-2 dated 26/12/2007, the Competent Authority, Department of Revenue and Forests has granted permission under section 83 (1A) of Sub-section (1) under Rightway Transfer of Agricultural Land Act, 1948 as amended in 1974 under Rightway Transfer of Agricultural Land Act, 1948 as amended in 1974 to M/s. Luthra Dwellers Pvt. Ltd. for acquisition of Land in Taluka Kalyan, District Thane in order to use same for the purpose of development of the said property and to carry out same in the terms and conditions set out therein.
15. On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by Ashok Padya Pali and others who are entitled to the said property subject to the development rights granted in favour of Luthra Dwellers Pvt. Limited.
16. On the basis of the findings included in this report, I am of the opinion that, M/s Luthra Dwellers Pvt. Limited pursuant to the Agreement For Sale and the Powers of Attorney, executed by Ashok Padya Pali, have development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.
18	1

measuring 680 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

Dated the 17th day of June, 2009


K.P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
 M. : 2497129 / Mobile : 9869977322

REPORT ON TITLE

M/s Lotha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
11	11	144
11	4	144
7	24	144

In aggregate amounting to 432 sq mtrs or thereabouts situate at Village Karaj, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the records available namely 1712 extract and B13 extract issued by Talukhi and documents of Transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me, I observe as under.
- For the purpose of my title opinion, I have:
 - Reviewed certified true copies of the relevant documents viz. Development Agreement, Deed of Conveyance, Possession letter, Power of Attorney and other documents evidencing the rights or interests of M/s Lotha Dwellers Pvt. Ltd.
 - Issued to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date going back 30 years.
 - Verified that adequate stamp duty has been paid in respect of the Conveyance Deed transferring the rights or interest over the aforementioned property and in the books of the above, I have found that
- The mutation records maintained at the Talukhi and Talukdar's Office reflect the name of Shriharan Dattaraj Patil and others as the Owners of the said Property as of the date of the certificate.
- As per Mutation Entry No. 8, not available as per letter from Talukhi.
- As per Mutation Entry No. 168 dated 25/11/1961, by a Deed of Mortgage dated 04/08/1961 one Durayashankar Nalduji Mahajan mortgaged the property bearing S No. 10 in favour of Ganeshwar Harjivhar Vaidyan for the sum of Rs. 1500/-.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
 M. : 2497129 / Mobile : 9869977322

- As per Mutation Entry No. 102 by a Deed of Conveyance dated 19/02/1961 the said Ganeshwar Harjivhar Vaidyan sold, conveyed and transferred the property bearing S No. 10 with the confirmation of First Assistant Commissioner, Bombay High Court in favour of Shriharan Dattaraj Aggarwal for the consideration of sum of Rs. 1500/- and for the terms, covenants and conditions set out therein.
- As per Mutation Entry No. 216 is incorrect.
- As per Mutation Entry No. 219 dated 22/01/1962 Same Laxman Patil has purchased the said property from Shriharan Dattaraj Aggarwal.
- As per Mutation Entry No. 220 dated 22/01/1962 Beshaya Narayan through guardian Chandras Narayan Patil has purchased the said property from Shriharan Dattaraj Aggarwal.
- As per Mutation Entry No. 225 dated 22/01/1962, by a Deed of Conveyance dated 01/02/1961 the said Shriharan Dattaraj Aggarwal sold, conveyed and transferred the property bearing S No. 10 in favour of Durayashankar Patil for the consideration of sum of Rs. 1500/- for the terms, covenants and conditions set out therein.
- As per Mutation Entry No. 243 dated 01/09/1962, on death of Parodu Bai Patil seventeen years ago the name of his legal heir, his son Dattaraj Patil was entered on 1712 extract in respect of said property bearing S No. 104 and 1011.
- As per Mutation Entry No. 247 dated 01/02/1962 the said property was declared as Ragnant.
- As per Mutation Entry No. 281 dated 1962 the name of Parodu Bai was recorded as Protected Tenant in the property bearing S No. 102 since it was lawfully cultivating the said property belonging to Shriharan Dattaraj Aggarwal (Kalyan).
- As per Mutation Entry No. 408 dated 01/09/1965 the name of Beshaya Narayan Patil has purchased the said property from Shriharan Dattaraj Aggarwal was recorded as Kalyadar in respect of property bearing S No. 10 after paying penalty.
- The Mutation Entry No. 537 is not relevant to said Property.
- As per Mutation Entry No. 640 (correction)
- As per Mutation Entry No. 595 dated 21/12/1976, as per declaration of the Shriharan Patil, his name was deleted from 1712 extract of property bearing S No. 1017(a) as also per mutation.

क. ल. व. - ३
 दस्त क्र. २९७ / २०२०
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K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
 M. : 2497129 / Mobile : 9869977322

- Patil 6) Phulchand Krishna Patil 10) Rajkumar Bhatya Patil 11) Ravina Bhatya Patil 12) Rohini Bhatya Patil and 13) Tanuja Krishna Patil and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLH4-3688-2007 on 02/07/2007, the said Gajanan Jayward Patil and Others have granted development rights in respect of the said property to M/s. Lotha Dwellers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.
- By a Power of Attorney dated 02/07/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLH4-3690-2007 on 02/07/2007 the said Gajanan Jayward Patil and Others have granted M/s. Lotha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 02/07/2007 executed and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLH4-3690-2007 on 02/07/2007 the said Gajanan Jayward Patil and others have granted unto 1) Abhishek Mangalprabhat Lotha and 2) Adhmanand Mangalprabhat Lotha representatives of M/s. Lotha Dwellers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.
- By Deed of Confirmation dated 04/07/2007 made by 1) Dyaneshwar Sudam Patil 2) Nurusud Sudam Patil 3) Vilas Sudam Patil 4) Nilesh Sudam Patil 5) Rupesh Sudam Patil 6) Nira Sudam Patil 7) Rajiv Sudam Patil 8) Anurag Songya Patil 9) Shashikant Songya Patil 10) Meenabai Vaidya Patil 11) Chandras Vaidya Shendkar 12) Shriraj Krishna Patil and registered with Sub-Registrar of Assurances at Kalyan under Serial No. KLH4-3710-2007 dated 04/07/2007 in favour of M/s. Lotha Dwellers Pvt. Ltd. the said Dyaneshwar Sudam Patil and others confirmed the Development Agreement on the terms and conditions set out therein.
- By Deed of Confirmation dated 04/07/2007 made by 1) Namdeo Songya Patil and registered with Sub-Registrar of Assurances at Kalyan under Serial No. KLH4-3789-2007 dated 04/07/2007 in favour of M/s. Lotha Dwellers Pvt. Ltd. the said Namdeo Songya Patil confirmed the Development Agreement on the terms and conditions set out therein.
- By letter No. THC-2701/PRA/KR/3142-4 dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Lands Act, 1948 as amended in 1994 to M/s. Lotha Phacile Build Tech Ltd. for acquisition of Land in Talukas Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
 M. : 2497129 / Mobile : 9869977322

- By a Deed of Conveyance dated 27th April 2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under S. No. KLH4-3807-2008 dated 14/05/2008 by 1) Gajanan Jayward Patil 2) Shriharan Dattaraj Patil 3) Ajay Dattaraj Patil 4) Shriharan Dattaraj Patil 5) Kamalakar Vaidya Patil 6) Gajanan Vaidya Patil 7) Subhash Vaidya Patil 8) Shriharan Krishna Patil 9) Phulchand Krishna Patil 10) Rangana Bhatya Patil 11) Ravina Bhatya Patil 12) Rohini Bhatya Patil 13) Tanuja Krishna Patil 14) Dyaneshwar Sudam Patil 15) Nurusud Sudam Patil 16) Vilas Sudam Patil 17) Nilesh Sudam Patil 18) Rupesh Sudam Patil 19) Niralal Sudam Patil 20) Rajiv Sudam Patil 21) Anurag Sudam Patil 22) Shashikant Jayward Patil 23) Sangita Subhash Dore 24) Ansa Aidi Patil 25) Maha Rajesh Patil 26) Meenabai Vaidya Patil 27) Chandras Vaidya Shendkar 28) Indira Krishna Patil 29) Shriraj Krishna Patil 30) Namdeo Songya Patil 31) Chhannabai Songya Patil 32) Namdeo Songya Patil 33) Anurag Songya Patil 34) Shashikant Songya Patil 35) Namdeo Songya Patil as Vendors of the One Part in the said Deed of Conveyance and as Purchasers of the Other, the said Deed of Conveyance was executed in favour of Purchasers and as per the terms, covenants and conditions set out therein.
- On the basis of the findings of my title report, I am of the opinion that M/s. Lotha Dwellers Pvt. Ltd. has acquired the said Property through the said Deed of Conveyance executed by Gajanan Jayward Patil and others and the said Property is lawfully and bona fide acquired and also the said Property is not encumbered by any third party.

THE DOCUMENTS REFERRED TO

Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
11	11	144
11	4	144
7	24	144

In aggregate amounting to 432 sq mtrs or thereabouts situate at Village Karaj, Taluka Kalyan, District Thane.

Dated this 12th day of June, 2020.

K. P. MAHAJAN
 Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidya Nagar, Deemed (W)

☎ : 2497195 / Mobile : 9890007602

REPORT ON TITLE

M/s Lutha Dwellers Pvt Ltd

Re: Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
104	2	127

In aggregate admeasuring 127 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 512 extract and 512 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed / verified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents evidencing the rights or interests of Lutha Dwellers Pvt. Ltd.
 - visited to make enquiries at the concerned Land Revenue Office located at Village Katal, Taluka Kalyan, with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Talathi's Office reflect the name of 1) Kala Hira Patti, 2) Tulshiram Hira Patti, 3) Anandha Dhanaj Patti, 4) Niralal Dhanaj Patti, 5) Vithal Dhanaj Patti, 6) Janabai Dhanaj Patti, 7) Jantardan Changa Patti, 8) Shantaram Hira Patti, 9) Anandha Dhanaj Patti, 10) Niralal Dhanaj Patti, 11) Vithal Dhanaj Patti, 12) Shantaram Hira Patti, 13) Sumantlal Lathu Patti and 14) Dilo Lathu Patti as the Owner of the said Property as of the date of the certificate.
- As per Letter dated 14/12/1955 by Talathi, Village Katal, Taluka Kalyan, District Thane, Mutation Entry No. 521 is not available at the office of said Talathi.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidya Nagar, Deemed (W)

☎ : 2497195 / Mobile : 9890007602

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
103	2	127

In aggregate admeasuring 127 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane

Dated the 10th day of June, 2008

K. P. Mahajan
K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidya Nagar, Deemed (W)

☎ : 2497195 / Mobile : 9890007602

REPORT ON TITLE

M/s Lutha Dwellers Pvt Ltd

Re: Property bearing

Survey No.	Block No.
81	2

admeasuring 81 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane

- I have prepared this Title Opinion in respect of the "Said Property" on the basis of the revenue records namely 512 extract and 512 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed / verified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents evidencing the rights or interests of M/s Lutha Dwellers Pvt. Ltd.
 - visited to make enquiries at the concerned Land Revenue Office located at Village Katal, Taluka Kalyan, with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Talathi's Office reflect the name of Kala Bhandya Patti and others as the Owner of the said Property as of the date of the certificate.
- As per Mutation Entry No. 109 dated 20-05-1935 on death of Aha Changa Patti name of his legal heir Kama Changa was recorded in respect of the said property.

क. प. म. व. - ३
दस्त क्र. ११०८ / २००८
११९ / २१७

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidya Nagar, Deemed (W)

☎ : 2497195 / Mobile : 9890007602



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Deodoland (W)
☎ : 2437133 / Mobile : 980007633

- 6. As per Mutation Entry No 195 dated 15/03/1948 on death of Krishna Changa Pali four/five years ago, the names of his legal heirs and representatives (i) Bediya Krishna and (ii) Gopal Krishna was entered on T12 extract in respect of said property.
- 8. As per Mutation Entry No 198 dated 15/03/1948, by a Deed of Conveyance dated 15/03/1948 the said Bediya Krishna Chaudhari sold, conveyed and transferred the said property in favour of Shastri Shriraj Aggarwal.
- 7. As per Mutation Entry No 247 dated 01/07/1952 the said property was declared as fragment.
- 8. As per Mutation Entry No 258 dated 12/08/1952, the name of Govind Bajaj was recorded as Protected Tenant of the said Property belonging to landholder Shastri Shriraj Aggarwal, as he was cultivating the said property.
- 8. As per Mutation Entry No 424 dated 13/02/1974 by an Order passed by the Agricultural Land Tribunal, Kalyan via. 32 G of the Bombay Tenancy and Agricultural Lands Act, 1948, the said Govind Bajaj (tenant purchaser) purchased the said property bearing S. No. 3271 from original land holder Shastri Shriraj Aggarwal for the purchase price of Rs. 385/- subject to provisions of Section 42 of the said Act.
- 10. As per Mutation Entry No 619 dated 24/12/1980 the said Bediya Krishna Pali paid the full purchase price to original landowner Shastri Shriraj Aggarwal and therefore 32B Certificate was granted in favour of Bediya Krishna Pali and the name of Shastri Shriraj Aggarwal was deleted from other rights column of the T12 Extract of the property.
- 11. As per Mutation Entry No 624 dated 24/04/1980 on death of Bediya Krishna Pali four/five years ago, the names of his legal heirs (i) Gunabai Bediya Pali (ii) Kalya Bediya Pali (iii) Baburao Bediya Pali and (iv) Gopal Bediya Pali were entered on T12 extract in respect of property.
- 12. As per Mutation Entry No 628 dated 15/05/1980 on death of Gunabai Bediya Pali on 07/11/1959, the names of her legal heirs and representatives (i) Kalya Bediya Pali and (ii) Baburao Bediya Pali were entered on T12 extract in respect of property.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Deodoland (W)
☎ : 2437133 / Mobile : 980007633

- 13. By Agreement for Sale dated 25/05/2008 made between Mrs. Laxmi Dealers Pvt. Ltd. of One Part and (i) Kalya Bediya Pali (ii) Baburao Bediya Pali (iii) Hanumanthra Gopal Pali (iv) Atmaram Gopal Pali (v) Sankhal Gopal Pali (vi) Rajnar Gopal Pali (vii) Kalyan Gopal Pali (viii) Kishorlal Gopal Pali (ix) Anandlal Pali Pali (x) Kalyan Gopal Pali (xi) Venkatesh Anil Saurashtra of the second offer and Ramnath Rajan Pali of the first part and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. KL/24-28/2008 on 25/05/2008, the said Kalya Bediya Pali and others have agreed to sell the said property in favour of Mrs. Laxmi Dealers Pvt. Ltd., and have further granted development rights in respect of the said property to Mrs. Laxmi Dealers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.
- 14. By a Power of Attorney dated 25/05/2008 and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. KL/23-26/2008 on 25/05/2008 the said Ashok Palya Pali has granted Mrs. Laxmi Dealers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- 15. By a Power of Attorney for Conveyance dated 25/05/2008 executed and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. KL/23-29/2008 on 25/05/2008 the said Ashok Palya Pali has granted unto (i) Rajendra Laxmi (ii) Shastri Ramat and (iii) Sandeep Pali representatives of Mrs. Laxmi Dealers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.
- 16. By letter No. TMC-2170196A, KR.2146-9 dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 65 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1994 to Mrs. Laxmi Dealers Pvt. Ltd. for acquisition of Land in Taluka Kalyan, Ambemath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- 17. By a Deed of Conveyance dated 24/05/2008 and registered with the office of the Sub-Register of Assurances at Kalyan under Sr. No. KL/23-30/2008 on 25/05/2008 by Ashok Palya Pali as Vendor of the one part in favour of Mrs. Laxmi Dealers Pvt. Ltd. as Purchasers of the other Part, the said Vendor sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.

क. ल. नं. - ३
 दस्त क्र. ११०५ २०११
 १६२ ४०१

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Deodoland (W)
☎ : 2437133 / Mobile : 980007633

- 6. As per Mutation Entry No 195 dated 15/03/1948 on death of Krishna Changa Pali four/five years ago, the names of his legal heirs and representatives (i) Bediya Krishna and (ii) Gopal Krishna was entered on T12 extract in respect of said property.
- 8. As per Mutation Entry No 198 dated 15/03/1948, by a Deed of Conveyance dated 15/03/1948 the said Bediya Krishna Chaudhari sold, conveyed and transferred the said property in favour of Shastri Shriraj Aggarwal.
- 7. As per Mutation Entry No 247 dated 01/07/1952 the said property was declared as fragment.
- 8. As per Mutation Entry No 258 dated 12/08/1952, the name of Govind Bajaj was recorded as Protected Tenant of the said Property belonging to landholder Shastri Shriraj Aggarwal, as he was cultivating the said property.
- 8. As per Mutation Entry No 424 dated 13/02/1974 by an Order passed by the Agricultural Land Tribunal, Kalyan via. 32 G of the Bombay Tenancy and Agricultural Lands Act, 1948, the said Govind Bajaj (tenant purchaser) purchased the said property bearing S. No. 3271 from original land holder Shastri Shriraj Aggarwal for the purchase price of Rs. 385/- subject to provisions of Section 42 of the said Act.
- 10. As per Mutation Entry No 619 dated 24/12/1980 the said Bediya Krishna Pali paid the full purchase price to original landowner Shastri Shriraj Aggarwal and therefore 32B Certificate was granted in favour of Bediya Krishna Pali and the name of Shastri Shriraj Aggarwal was deleted from other rights column of the T12 Extract of the property.
- 11. As per Mutation Entry No 624 dated 24/04/1980 on death of Bediya Krishna Pali four/five years ago, the names of his legal heirs (i) Gunabai Bediya Pali (ii) Kalya Bediya Pali (iii) Baburao Bediya Pali and (iv) Gopal Bediya Pali were entered on T12 extract in respect of property.
- 12. As per Mutation Entry No 628 dated 15/05/1980 on death of Gunabai Bediya Pali on 07/11/1959, the names of her legal heirs and representatives (i) Kalya Bediya Pali and (ii) Baburao Bediya Pali were entered on T12 extract in respect of property.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Deodoland (W)
☎ : 2437133 / Mobile : 980007633

- 13. By Agreement for Sale dated 25/05/2008 made between Mrs. Laxmi Dealers Pvt. Ltd. of One Part and (i) Kalya Bediya Pali (ii) Baburao Bediya Pali (iii) Hanumanthra Gopal Pali (iv) Atmaram Gopal Pali (v) Sankhal Gopal Pali (vi) Rajnar Gopal Pali (vii) Kalyan Gopal Pali (viii) Kishorlal Gopal Pali (ix) Anandlal Pali Pali (x) Kalyan Gopal Pali (xi) Venkatesh Anil Saurashtra of the second offer and Ramnath Rajan Pali of the first part and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. KL/24-28/2008 on 25/05/2008, the said Kalya Bediya Pali and others have agreed to sell the said property in favour of Mrs. Laxmi Dealers Pvt. Ltd., and have further granted development rights in respect of the said property to Mrs. Laxmi Dealers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.
- 14. By a Power of Attorney dated 25/05/2008 and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. KL/23-26/2008 on 25/05/2008 the said Ashok Palya Pali has granted Mrs. Laxmi Dealers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- 15. By a Power of Attorney for Conveyance dated 25/05/2008 executed and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. KL/23-29/2008 on 25/05/2008 the said Ashok Palya Pali has granted unto (i) Rajendra Laxmi (ii) Shastri Ramat and (iii) Sandeep Pali representatives of Mrs. Laxmi Dealers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.
- 16. By letter No. TMC-2170196A, KR.2146-9 dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 65 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1994 to Mrs. Laxmi Dealers Pvt. Ltd. for acquisition of Land in Taluka Kalyan, Ambemath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- 17. By a Deed of Conveyance dated 24/05/2008 and registered with the office of the Sub-Register of Assurances at Kalyan under Sr. No. KL/23-30/2008 on 25/05/2008 by Ashok Palya Pali as Vendor of the one part in favour of Mrs. Laxmi Dealers Pvt. Ltd. as Purchasers of the other Part, the said Vendor sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vichitra Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809970552

- 18. On the basis of the findings included in this report, I am of the opinion that, M/s. Lotha Dwellers Pvt. Ltd pursuant to the Deed of Conveyance thereof, executed by Ashok Patya Patti, are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area No.
11	4

admeasuring 248 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

Dated this 12th day of June, 2008

K.P. Mahajan
K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vichitra Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809970552

REPORT ON TITLE

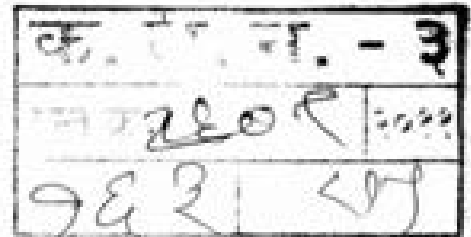
M/s Lotha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Area No.
11	4

admeasuring 212 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

- I have prepared this Title Certificate in respect of the above property (the "Said Property") on the basis of the revenue records namely 112 extract and 812 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under:
- For the purpose of my title opinion, I have:
 - reviewed certified true copies of the relevant documents viz. Agreement For Sale, Deed of Conveyance, Possession letter, Power of Attorney and other documents evidencing the rights or interests of M/s Lotha Dwellers Pvt. Ltd.;
 - visited to make enquiries of the concerned Land Revenue Officer located at Village and Taluka levels with respect to land records from the date going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed transferring title, rights or interest over the abovesaid property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of Ashok Patya Patti as the Owner of the said Property as of the date of this certificate.
- As per Mutation Entry No. 27 not available as per Letter from Talathi.
- As per Mutation Entry No. 228 dated 2004/1952 on death of Ganpat Patya Patti seventeenth years ago, the names of his legal heirs and representatives (i) Patya Ganpat and (ii) Jayra Ganpat were entered on 212 extract in respect of property.
- As per Mutation Entry No. 407 though relevant does not affect the title.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vichitra Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809970552

- 15. By a Power of Attorney for Conveyance dated 20/05/2008 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLNS-2010-2008 on 20/05/2008 the said Ashok Patya Patti has granted unto 1) Ramesh Lotha 2) Shekar Kamal and 3) Sanjeev Patti representatives of M/s. Lotha Dwellers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.
- 16. By letter No. TAC-2705/PRA/03,2145-9 dated 25/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 83 (1A) of Sub-Section (2) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1964 to M/s. Lotha Dwellers Pvt. Ltd., for acquisition of Land in Taluka Kalyan, Ambenath and Thane in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- 17. By a Deed of Conveyance dated 24/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLNS-3030/2008 on 05/06/2008 by Ashok Patya Patti as Vendor of the one part in favour of M/s. Lotha Dwellers Pvt. Ltd. as Purchasers of the other Part, the said Vendor sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- 18. On the basis of the findings included in this report, I am of the opinion that, M/s. Lotha Dwellers Pvt. Ltd pursuant to the Deed of Conveyance thereof, executed by Ashok Patya Patti, is entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERS TO:

Property bearing

Survey No.	Area No.
4	4

admeasuring 810 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

Dated this 12th day of June, 2008

K.P. Mahajan
K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vichitra Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809970552

REPORT ON TITLE

M/s Lotha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Area No.	Area (sq. mtrs)
11	-	-

In aggregate admeasuring 1100 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

- I have prepared this Title Certificate in respect of the above property (the "Said Property") on the basis of the revenue records namely 112 extract and 812 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under:
- For the purpose of my title opinion, I have:
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement For Sale and other documents evidencing the rights or interests of M/s. Lotha Dwellers Pvt. Ltd.;
 - visited to make enquiries of the concerned Revenue Officer located at Village and Taluka levels with respect to land records from the date going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the Conveyance deed or other documents transferring title, rights or interest over the abovesaid property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of 1) Kamta Hiru Patti, 2) Tushar Hiru Patti, 3) Shantaram Hiru Patti, 4) Jankar Changa Patti, 5) Shantaram Lotha Patti, 6) Santralal Lotha Patti, 7) Dilip Lotha Patti, 8) Vithal Changa Patti, 9) Anand Changa Patti, 10) Vinod Harshchandra Mathew, 11) Jankar Mahesh Hiru as the Owner of the said Property as of the date of this certificate.
- As per Mutation Entry No. 364, dated 09/1952 name of Hiru Kishor Patti has been deleted from the said property, Kishor Mahesh Patti through guardian Kaji A. Mahesh Patti has been recorded in the said property whose wife is in possession of the said property. The said mutation related as per Taluka Order No. 675/04552 dated 04/1952.



K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 177A, Varaha Apartments, Karve Road, Vashi Nagar, Dombivli (W)
 ☎ : 2497193 / Mobile : 9820079394

- As per Mutation Entry No. 801, dated 21/05/1977 on demise of Krishna Mahadev Patil names of his legal heirs 1) Chandra Changa Patil, 2) Jambhaji Changa Patil and 3) Kama Hirya Patil, 4) Tulashram Hirya Patil and 5) Shantaram Hirya Patil were same on revenue record of the said property.
- As per Mutation Entry No. 802, dated 1-05-1977, as per declaration given by 1) Kama Hirya Patil, 2) Tulashram Hirya Patil and 3) Shantaram Hirya Patil their names were removed as 1) Chandra Changa Patil, 2) Jambhaji Changa Patil with the possession of the said property therefore their names were recorded.
- As per Mutation Entry No. 803, not relevant to the said property.
- As per Mutation Entry No. 798 dated mutation entry no. 158 was challenged and as per order of SCD in RTI/34999-15/2005, dated 09-04-2005, names of 1) Hirya Krishna Patil, 2) Lakshaya Krishna Patil, 3) Changa Krishna Patil and 4) Shantaram Narayan Patil were recorded as the legal heirs of Krishna Ganu Patil in respect of the said property.
- As per mutation Entry No. 799 dated 26/06/2003 on demise of Late Sri Krishna Patil names of his legal heir 1) Shewantlal Laddu Patil, 2) Saundhralal Laddu Patil and 3) Dity Laddu Patil were same on revenue record of the said property.
- As per Mutation Entry No. 818 dated 01/04/2008 on demise of Chandra Changa Patil names of his legal heir 1) Vihabai (Shant) Patil, 2) Anandha (Shant) Patil came, 3) Revantlal Harishchandra Mathad and 4) Jambhaji Mahadev Kalam were same on revenue record of the said property.
- By Agreement for Sale dated 20/05/2008 made between 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, 4) Shewantlal Laddu Patil, 5) Saundhralal Laddu Patil, 6) Dity Laddu Patil, of the One Part and Mrs. Laddu Desaiers Pvt. Ltd. of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 43/63 - 22/08 - 2008 on 20/05/2008, the said 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, 4) Shewantlal Laddu Patil, 5) Saundhralal Laddu Patil, 6) Dity Laddu Patil, has granted development rights in respect of the said property to Mrs. Laddu Desaiers Pvt. Ltd. on the terms and conditions as mentioned therein.
- By a Power of Attorney dated 20/05/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 182 of 2008 on 20/05/2008 the said 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, 4) Shewantlal Laddu Patil, 5) Saundhralal Laddu Patil, 6) Dity Laddu Patil, has granted 1) Mr. Mangayadrath Laddu, 2) Mr. Rajendra Laddu of Mrs. Laddu Desaiers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 177A, Varaha Apartments, Karve Road, Vashi Nagar, Dombivli (W)
 ☎ : 2497193 / Mobile : 9820079394

- By a Power of Attorney dated 20/05/2008 for admitting signatures on Deed of Conveyance and registered with the office of the Sub Registrar of Assurances at Kalyan under Sr. No. 181/2008 dated 20/05/2008 the said 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, 4) Saundhralal Laddu Patil, 5) Dity Laddu Patil has granted unto 1) Mr. Rajendra Laddu, 2) Mr. Manoj Karam, 3) Mr. Kishorlal Patil representatives of Mrs. Laddu Desaiers Pvt. Ltd. the rights to admit their signatures on the Deed of Conveyance on the terms and conditions as mentioned therein.
- By Intention of Conveyance dated 10/05/2008 executed and registered under No. 43/63 - 22/08 - 2008 with Sub-Registrar Kalyan on 10/05/2008 by 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, 4) Anandha (Changa) Patil, 5) Shantaram Hirya Patil, 6) Vihabai (Shant) Patil, 7) Jambhaji Changa Patil, 8) Jambhaji Changa Patil, 9) Jambhaji Changa Patil, 10) Shewantlal Laddu Patil, 11) Dity Laddu Patil as Vendor of the First Part in favour of Mrs. Laddu Desaiers Pvt. Ltd. as Purchasers of the Second Part, the Vendor said, conveyed transferred and assigned to the said Purchasers the said Property for valuable consideration and on terms, conditions and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that Mrs. Laddu Desaiers Pvt. Ltd. pursuant to the Deed of Conveyance executed, executed by 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, 4) Anandha (Changa) Patil, 5) Shantaram Hirya Patil, 6) Vihabai (Shant) Patil, 7) Jambhaji Changa Patil, 8) Jambhaji Changa Patil, 9) Jambhaji Changa Patil, 10) Shewantlal Laddu Patil, 11) Dity Laddu Patil, have full and complete development rights as an absolute owner thereof and also complete development rights in respect of the said property.

THE BOUNDARIES ABOVE REFERRED TO:

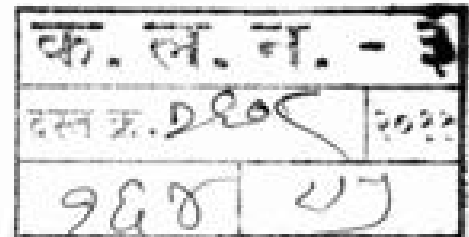
Property bearing

Survey No.	Village No.	Area
158	-	09.4096 J 1088

In aggregate measuring 1088 sq. mtrs or thereabouts situated at Village Karve, Taluka Kalyan, District Thane.

Dated the 10th day of June, 2008

Rajendra K.P. Mahajan
 Advocate High Court Bombay



K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 177A, Varaha Apartments, Karve Road, Vashi Nagar, Dombivli (W)
 ☎ : 2497193 / Mobile : 9820079394

REPORT ON TITLE

Mrs. Laddu Desaiers Pvt. Ltd.

No. Property bearing

Survey No.	Village No.	Area
158	-	09.4096 J 1088

In aggregate measuring 1088 sq. mtrs or thereabouts situated at Village Karve, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract and M/C extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under:
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents establishing the rights or interests of Mrs. Laddu Desaiers Pvt. Ltd.
 - issued to make enquiries at the concerned Land Revenue Office located at Village Karve and Taluka Karve with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the abovesaid property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office reflect the name of 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, 4) Changa Hirya Patil, 5) Jambhaji Changa Patil, as the Owner of the said Property as of the date of the certificate.
- As per Mutation Entry No. 143 dated 26/10/62 Kamthia Aranya Choudhari and Fandera Mahadev Choudhari have purchased the said property from Kulkarni Changa Patil.
- As per Mutation Entry No. 433 dated 10/10/1961 on demise of deceased Kamal A. Kamal succeeded in the year 1960/67 his legal heir Late Mrs. Kamla came on record of the said property. After his death Krishna Mahadev Patil came on revenue record of the said property.
- As per Mutation Entry No. 801 not relevant to the said property.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 177A, Varaha Apartments, Karve Road, Vashi Nagar, Dombivli (W)
 ☎ : 2497193 / Mobile : 9820079394

- Mutation Entry No. 247 though relevant does not affect the title of the said property.
- By Agreement for Sale dated 20/05/2008 made between 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, of the One Part and Mrs. Laddu Desaiers Pvt. Ltd. of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 43/63 - 22/08 - 2008 on 20/05/2008, the said 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, has granted development rights in respect of the said property to Mrs. Laddu Desaiers Pvt. Ltd. on the terms and conditions as mentioned therein.
- By a Power of Attorney dated 20/05/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 182 of 2008 on 20/05/2008 the said 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, has granted 1) Mr. Mangayadrath Laddu, 2) Mr. Rajendra Laddu of Mrs. Laddu Desaiers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney dated 20/05/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 181 of 2008 on 20/05/2008 the said 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, has granted unto 1) Mr. Rajendra Laddu, 2) Mr. Manoj Karam, 3) Mr. Kishorlal Patil representatives of Mrs. Laddu Desaiers Pvt. Ltd. the rights to admit their signatures on the Deed of Conveyance on the terms and conditions as mentioned therein.
- By order No. TAC-2197/MAL-1 dated 20/05/2007, the Competent Authority, Department of Revenue and Forest has notified under section 5d (1a) of Sub-Section (1) of Section 10 of the Land Acquisition Act, 1948 as amended in 1962, that the said property is required for the development of Special Township Project and the same and conditions are set out therein.
- By Intention of Conveyance dated 20/05/2008 executed and registered under No. 43/63 - 22/08 - 2008 with Sub-Registrar Kalyan on 20/05/2008 by 1) Kama Hirya Patil, 2) Tulashram Hirya Patil, 3) Shantaram Hirya Patil, 4) Anandha (Changa) Patil, 5) Shantaram Hirya Patil, 6) Vihabai (Shant) Patil, 7) Jambhaji Changa Patil, 8) Jambhaji Changa Patil, 9) Jambhaji Changa Patil, 10) Shewantlal Laddu Patil, 11) Dity Laddu Patil as Vendor of the First Part in favour of Mrs. Laddu Desaiers Pvt. Ltd. as Purchasers of the Second Part, the Vendor said, conveyed transferred and assigned to the said Purchasers the said Property for valuable consideration and on terms, conditions and conditions stated therein.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varsha Apartment, Karve Road, Vilepari Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9820997652

12. On the basis of the findings included in this report, I am of the opinion that M/s. Lodha Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance thereof, executed by 1) Karifa Hira Patti, 2) Tulshiram Hira Patti, 3) Shankaran Hira Patti, 4) Anurath Chhajaj Patti, 5) Niralal Chhajaj Patti 6) Niralal Harishchandra Mathani, 6) Vithal Chhajaj Patti, 7) Janabai Chhajaj Patti 8) Janabai Mahadev Katen, 9) Jnanendra Chhajaj Patti, have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	House No.	Area (sq. mtrs.)
84	1	120

In aggregate measuring 120 sq mtrs or thereabouts situate at Village Karel, Taluka Kalyan, District Thane.

Dated this 12th day of June, 2008.

K.P. Mahajan
K.P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varsha Apartment, Karve Road, Vilepari Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9820997652

REPORT ON TITLE

M/s. Lodha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	House No.	Area (sq. mtrs.)
84	1	120

In aggregate measuring 120 sq mtrs or thereabouts situate at Village Karel, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 sublet and 612 sublet issued by Tahsil and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me, I observe as under:
- For the purpose of my title opinion, I have:
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents evidencing the title in favour of M/s. Lodha Dwellers Pvt. Ltd.,
 - caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels, with respect to land records from the date going back 30 years,
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the above-mentioned property and on the basis of the aforesaid, I have found that
- The mutation records maintained at the Tahsil and Tahsilari's Office reflect the name of 1) Vishwanath Motiram Patti, 2) Vinayak Motiram Patti, 3) Vithal Motiram Patti, 4) Gorpe Laxman Mathani, 5) Chandrabai Jnanendra Sakurke, 6) Sampada Harishchandra Patti, 7) Late Harish Tendol, 8) Madhavrao Motiram Patti as the Owner of the said Property as of the date of the certificate.

क. ल. न. - ३
दस्तावेज क्र. २२०५ / २००८
१६५ / ८९

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varsha Apartment, Karve Road, Vilepari Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9820997652

- As per Mutation Entry No. 191, dated 15-08-1947 (Shankar Shingaj) AnganKar has purchased the said property from Karandias Jnanendra, Devkaver Mathandas for self & guardian for minor Kallidas Karandias.
- As per Mutation Entry No. 195, dated 25/9/1943 Dattayyaji Abdul Ali Mathani has taken the said property by mortgage deed from Karandias Harjivan and for himself and for Kallidas Karand, and devkaver Harjivan Vithan on 4/1/42 for Rs.5500/-.
- As per Mutation Entry No.206, the said property has been purchased by the Shankar Devu Patti from Shankar Shingaj Karangankar on 20/1/1948 for consideration of Rs. 100/-.
- Mutation Entry No.247, though relevant does not affect the title of the said property.
- As per Mutation Entry No.284 dated 12 June 1953 Mahadu Katalu has been recorded as protected tenant to the said property as per tenancy act. The said property belonged to Shankar Devu.
- As per Mutation Entry No. 454, 15/1/1955, by Taluka Order No. AL712 dated 15/12/1951 name of Motiram Shankar has been recorded in the said property and name of Sant Mahadu Choudhari has been deleted from the said property.
- As per Mutation Entry No.655, dated 19/1/2008 on demise of Motiram Shankar Patti, names of his legal heirs 1) Vishwanath Motiram Patti, 2) Vinayak Motiram Patti, 3) Vithal Shalk Patti, 4) Gorpe Laxman Mathani, 5) Chandrabai Jnanendra Sakurke, 6) Sampada Harishchandra Patti, 7) Late Harish Tendol, 8) Madhavrao Motiram Patti and 9) Yamunabai Motiram Patti were recorded in respect of the said property.
- By Agreement for Sale dated 27/05/2008 made between 1) Vishwanath Motiram Patti, 2) Vinayak Motiram Patti, 3) Vithal Motiram Patti, 4) Gorpe Laxman Mathani, 5) Chandrabai Jnanendra Sakurke, 6) Sampada Harishchandra Patti, 7) Late Harish Tendol, 8) Madhavrao Motiram Patti and 9) Yamunabai Motiram Patti of the One Part and M/s. Lodha Dwellers Pvt. Ltd. of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAH - 02766 - 2008 on 27/05/2008, the said 1) Vishwanath Motiram Patti, 2) Vinayak Motiram Patti, 3) Vithal Motiram Patti, 4) Gorpe Laxman Mathani, 5) Chandrabai Jnanendra Sakurke, 6) Sampada Harishchandra Patti, 7) Late Harish Tendol, 8) Madhavrao Motiram Patti has granted development rights in respect of the said property to M/s. Lodha Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varsha Apartment, Karve Road, Vilepari Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9820997652

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	House No.	Area
84	1	

In aggregate measuring situate at Village Karel, Taluka Kalyan, District Thane

Dated this 12th day of June, 2008.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (K)
☎ : 2437133 / Mobile : 9800977032

REPORT ON TITLE

Mrs. Latha Desaiers Pvt. Ltd

Re: Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
11	1	180
11	2	300

In aggregate admeasuring 480 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 3712 extract and B12 extract issued by Talathi and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents evidencing the rights or interests of Mrs. Latha Desaiers Pvt. Ltd;
 - deemed to make enquiries of the concerned Canal Revenue Officer located at Village and Taluka levels with respect to land records from the date going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of Mrs. Latha Desaiers Pvt. Ltd., as the Owner of the said Property as of the date of the certificate.
- As per Mutation Entry No. 15 dated 14/02/1925 name of Owner Ajuji Hendrya Padi was recorded as per Taluka Order and statement made by him.
- Mutation Entry No. 46 not relevant.
- Mutation Entry No. 247 though relevant does not affect the title of the property.
- As per Mutation Entry No. 368 dated 12/15/1962 as per statement given by Ajuji Hendrya his name has been deleted and name of parshuram Ajuji Padi has been recorded in the said property.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (K)
☎ : 2437133 / Mobile : 9800977032

- Mutation Entry No. 60 though relevant does not affect the title of the said property.
- As per Mutation Entry No. 112 dated 12/12/1995 on demise of Parshuram Ajuji Padi on 12/12/1994 his legal heirs 1) Shriwan Parshuram Padi, 2) Karbil Parshuram Padi, 3) Vishwanath Parshuram Padi, 4) Vimal Hanuman Gokar came on revenue records of the said property.
- As per Mutation Entry No. 123 not relevant.
- As per Mutation Entry No. 125 the above said 5. No. has been declared as inoperative by the revenue as per Order No. 44/CAL/AN/2008/106474/14/02/2008.
- As per Mutation Entry No. 814, dated 25/05/2008 on demise of Karbil Parshuram Padi on 25/05/2007 his legal heirs 1) Shriwan Parshuram Padi, 2) Karbil Parshuram Padi, 3) Vishwanath Parshuram Padi, 4) Vimal Hanuman Gokar came on revenue records of the said property.
- By Agreement for Sale dated 27/05/2008 made between 1) Shriwan Parshuram Padi, 2) Karbil Parshuram Padi, 3) Vishwanath Parshuram Padi, 4) Vimal Hanuman Gokar, of the One Part and Ramesh Katan Padi as confirming party of the One Part and Mrs. Latha Desaiers Pvt. Ltd. of the Other Part, registered with the office of the Sub-Registry of Assurances at Kalyan under Serial No. 4046 - 2787 of 2008 on 27/05/2008, the said 1) Shriwan Parshuram Padi, 2) Karbil Parshuram Padi, 3) Vishwanath Parshuram Padi, 4) Vimal Hanuman Gokar as Vendor and Ramesh Katan Padi as Confirming Party has granted development rights in respect of the said property to Mrs. Latha Desaiers Pvt. Ltd. on the terms and conditions as mentioned therein.
- By a Power of Attorney dated 27/05/2008 and registered with the office of the SA Registrar of Assurances at Kalyan under Serial No. 4046-150 of 2008 on 27/05/2008 the said 1) Shriwan Parshuram Padi, 2) Karbil Parshuram Padi, 3) Vishwanath Parshuram Padi, 4) Vimal Hanuman Gokar as Vendor and Ramesh Katan Padi as Confirming Party has granted 1) Mr. Mangalprasad Latha, 2) Mr. Rajendra Latha of Mrs. Latha Desaiers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By letter No. TNC-2707PMA/AN/1146/1 of dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 80 (1A) of Sub-Section (1) under Survey Tenancy and Agricultural Land Act, 1954 as amended in 1984 to Mrs. Latha Desaiers Pvt. Ltd. for acquisition of Land in Taluka Anandwadi in District Thane for the purpose of development of Special Tenancy Project subject to the terms and conditions set out therein.

क. ल. न. - ३
 दात ३०२६०५ २०११
 २६५ | ८१५

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (K)
☎ : 2437133 / Mobile : 9800977032

REPORT ON TITLE

Mrs. Latha Desaiers Pvt. Ltd.

Re: Property bearing

Survey No.	Block No.	Area
11	1	180
11	2	300

In aggregate admeasuring 480 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

- By a Power of Attorney dated 27/05/2008 for signing signatures on Deed of Conveyance and registered with the office of the Sub Registrar of Assurances at Mahanagar under No. 41/AN-153 of 2008 dated 27/05/2008 the said 1) Shriwan Parshuram Padi, 2) Karbil Parshuram Padi, 3) Vishwanath Parshuram Padi, 4) Vimal Hanuman Gokar as Vendor and Ramesh Katan Padi as Confirming Party has granted unto 1) Mr. Rajendra Latha, 2) Mr. Shankar Katan, 3) Mr. Dadas Mahadkar, representatives of Mrs. Latha Desaiers Pvt. Ltd. the rights to send their signatures on the Deed of Conveyance on the terms and conditions as mentioned therein.
- By intention of Conveyance dated 30/05/2008 executed and registered under No. 41/AN - 508 of 2008 with Sub-Registrar Kalyan on 30/05/2008 by 1) Shriwan Parshuram Padi, 2) Karbil Parshuram Padi, 3) Vishwanath Parshuram Padi, 4) Vimal Hanuman Gokar as Vendor of the First Part in favor of Mrs. Latha Desaiers Pvt. Ltd. as Purchasers of the Second Part, and confirmed by the said Ramesh Katan Padi as Confirming Party of the Third Part, the Vendor sale, conveyed transferred and assured to the said Purchasers the said Property with the confirmation of Confirming Party for requisite consideration and on terms, covenants and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that Mrs. Latha Desaiers Pvt. Ltd. pursuant to the Deed of Conveyance stated, executed by 1) Shriwan Parshuram Padi, 2) Karbil Parshuram Padi, 3) Vishwanath Parshuram Padi, 4) Vimal Hanuman Gokar, have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
11	1	180
11	2	300

In aggregate admeasuring 480 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

Dated this 17th day of June, 2008.

Rajendra
 K. P. Mahajan
 Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (K)
☎ : 2437133 / Mobile : 9800977032

REPORT ON TITLE

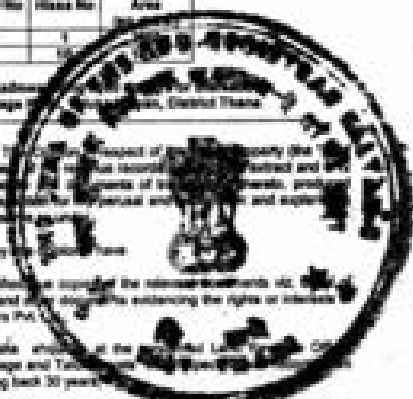
Mrs. Latha Desaiers Pvt. Ltd.

Re: Property bearing

Survey No.	Block No.	Area
11	1	180
11	2	300

In aggregate admeasuring 480 sq mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 3712 extract and B12 extract issued by Talathi and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance and other documents evidencing the rights or interests of Mrs. Latha Desaiers Pvt. Ltd.;
 - deemed to make enquiries of the concerned Canal Revenue Officer located at Village and Taluka levels with respect to land records from the date going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of 1) Desaiers Baburao Padi, 2) Anant Baburao Padi, 3) Jyotesh Baburao Padi, 4) Devdhar Baburao Padi, 5) Balhar Desaiers-Mahar, 6) Lalaji Kumbhar Padi, 7) Shriwan Baburao Padi and 8) Pustosh Baburao Padi as the Owner of the said Property as of the date of the certificate.
- As per Mutation Entry No. 47, not available as per letter from Talathi.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Vardha Apartments, Karna Road, Vidhaya Nagar, Chandernagore (M)
P. - 2027122 / Mobile - 9890007582

- 6. Mutation Entry No. 128 has been cancelled.
- 7. As per Mutation Entry No. 174, dated 12/4/1962 name of Devi Rajan has been recorded as tenant to the property bearing S. No. 1071 since he is cultivating the said property.
- 8. As per Mutation Entry No. 202, dated 22/1/1964 name of Devi Rajan has been recorded as tenant to the property bearing S. No. 1071 since he is cultivating the said property.
- 9. As per Mutation Entry No. 202, dated 12/4/1962 name of Devi Rajan has been deleted and name of Chandra Shiva Choudhary has been recorded as tenant to the property bearing S. No. 1071 since he is cultivating the said property.
- 10. As per Mutation Entry No. 282, dated 25/1/1968 as per the statement given by Shri. Deedar Shrivastava and Chandra Shiva Choudhary by Order No. 272/2002/2018 dated 25/1/2018 name of Subhadrani Takaram Patil has been recorded as occupant of the said property.
- 11. Mutation Entry No. 345, though returned does not affect the title of the said property.
- 12. As per Mutation Entry No. 375, dated 12/4/1962 on demise of Subhadrani Takaram Patil her legal heirs Dashrath Subhadrani Patil, Ananta Subhadrani Patil, Jayant Subhadrani Patil, Siddhar Dashrath Shrivastava, Lakshmi Kundan Patil, Manohar Subhadrani Patil, Purnima Subhadrani Patil and Devdatta Subhadrani Patil came on revenue records of the said property.
- 13. As per Mutation Entry No. 348, dated 12/4/1962 Mrs. Laxmi Doodhara Patil has purchased the said property from 1) Dashrath Subhadrani Patil, 2) Anant Subhadrani Patil, 3) Jayant Subhadrani Patil, 4) Siddhar Subhadrani Patil, 5) Siddhar Dashrath Shrivastava, 6) Lakshmi Kundan Patil, 7) Manohar Subhadrani Patil and 8) Purnima Subhadrani Patil.
- 14. By instrument of Conveyance dated 22/05/2008 executed and registered under No. 2542 - 2753 - 2008 with Sub-Registrar Kalyan on 22/05/2008 by 1) Dashrath Subhadrani Patil, 2) Anant Subhadrani Patil, 3) Jayant Subhadrani Patil, 4) Siddhar Subhadrani Patil, 5) Siddhar Dashrath Shrivastava, 6) Lakshmi Kundan Patil, 7) Manohar Subhadrani Patil and 8) Purnima Subhadrani Patil as Vendor of the First Part in favour of Mrs. Laxmi Doodhara Patil, as Purchaser of the Second Part, the Vendor sold, conveyed transferred and assured to the said Purchaser the said Property for valuable consideration and on terms, covenants and conditions stated therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Vardha Apartments, Karna Road, Vidhaya Nagar, Chandernagore (M)
P. - 2027122 / Mobile - 9890007582

- 14. By a Power of Attorney dated 22/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 1250008 on 22/05/2008 the said 1) Dashrath Subhadrani Patil, 2) Anant Subhadrani Patil, 3) Jayant Subhadrani Patil, 4) Siddhar Subhadrani Patil, 5) Siddhar Dashrath Shrivastava, 6) Lakshmi Kundan Patil, 7) Manohar Subhadrani Patil and 8) Purnima Subhadrani Patil as Vendor has granted 1) Mr. Shri Jagannathan Laxmi, 2) Mr. Rajendra Laxmi and 3) Mrs. Laxmi Doodhara Patil, L.I.R. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- 15. By letter No. TMO-2702/2014-2014-14 dated 28/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 53 (1a) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1954 to Mrs. Laxmi Doodhara Patil, L.I.R. for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- 16. On the basis of the findings included in this report, I am of the opinion that Mrs. Laxmi Doodhara Patil, L.I.R. pursuant to the Deed of Conveyance stated, executed by 1) Dashrath Subhadrani Patil, 2) Anant Subhadrani Patil, 3) Jayant Subhadrani Patil, 4) Siddhar Subhadrani Patil, 5) Siddhar Dashrath Shrivastava, 6) Lakshmi Kundan Patil, 7) Manohar Subhadrani Patil and 8) Purnima Subhadrani Patil have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

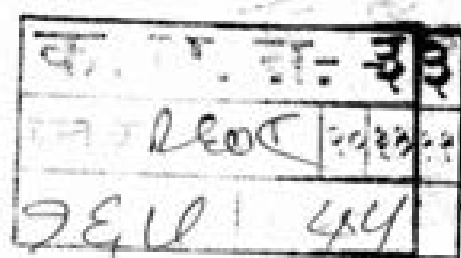
Property bearing

Survey No.	Area Sq.	Area Sq. (Hect.)
10	1	0.25
11	10	2.50

In aggregate amounting 2000 sq.mts or thereabouts situated at Village Kalyan, Taluka Kalyan, District Thane.

Dated this 12th day of June, 2018.

K.P. Mahajan
ADVOCATE
ADVOCATE HIGH COURT BOMBAY



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Vardha Apartments, Karna Road, Vidhaya Nagar, Chandernagore (M)
P. - 2027122 / Mobile - 9890007582

REPORT ON TITLE

Mrs. Laxmi Doodhara Patil, L.I.R.

Re: Property bearing

Survey No.	Area Sq.	Area Sq. (Hect.)
10	1	0.25
11	10	2.50

In aggregate amounting 2000 sq.mts or thereabouts situated at Village Kalyan, Taluka Kalyan, District Thane.

- 1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 772 extract and 872 extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me, I believe as under:
- 2. For the purpose of my title opinion, I have:
 - (a) collected certified true copies of the relevant documents viz. Deed of Conveyance and other documents evidencing the rights or interests of Laxmi Doodhara Patil, L.I.R.
 - (b) sought to make enquiries at the concerned Land Revenue Office located at Village Kalyan and Taluka Kalyan with respect to land records from the date going back 30 years.
 - (c) verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the above-mentioned property and on the basis of the above, I have found that
- 3. The mutation records maintained at the Taluka and Talukdar's Office reflect the name of Mrs. Laxmi Doodhara Patil, L.I.R. as the Owner of the said Property as at the date of this certificate.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Vardha Apartments, Karna Road, Vidhaya Nagar, Chandernagore (M)
P. - 2027122 / Mobile - 9890007582

- 6. As per Mutation Entry No. 107 dated 22/05/1958, on death of Parvati Devi Patil alias Choudhary, the name of her legal heir, Gauri (widow) was entered as 772 extract in respect of property.
- 7. As per Mutation Entry No. 211 dated 22/05/1958, on death of Gauri Parvati Choudhary, the name of her legal heir, Jagannathan Shriharaj Choudhary, widower of Gauri Choudhary was entered as 772 extract in respect of property.
- 8. As per Mutation Entry No. 246, dated 22/05/1958, on death of Gauri Parvati Choudhary, the name of her legal heir, Jagannathan Shriharaj Choudhary, widower of Gauri Choudhary was entered as 772 extract in respect of property.
- 9. By instrument of Conveyance dated 22/05/2008 executed and registered under No. 2542 - 2753 - 2008 with Sub-Registrar Kalyan on 22/05/2008 by 1) Dashrath Subhadrani Patil, 2) Anant Subhadrani Patil, 3) Jayant Subhadrani Patil, 4) Siddhar Subhadrani Patil, 5) Siddhar Dashrath Shrivastava, 6) Lakshmi Kundan Patil, 7) Manohar Subhadrani Patil and 8) Purnima Subhadrani Patil as Vendor of the First Part in favour of Mrs. Laxmi Doodhara Patil, as Purchaser of the Second Part, the Vendor sold, conveyed transferred and assured to the said Purchaser the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- 10. By a Power of Attorney dated 22/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 1250008 on 22/05/2008 the said 1) Dashrath Subhadrani Patil, 2) Anant Subhadrani Patil, 3) Jayant Subhadrani Patil, 4) Siddhar Subhadrani Patil, 5) Siddhar Dashrath Shrivastava, 6) Lakshmi Kundan Patil, 7) Manohar Subhadrani Patil and 8) Purnima Subhadrani Patil as Vendor has granted 1) Mr. Shri Jagannathan Laxmi, 2) Mr. Rajendra Laxmi and 3) Mrs. Laxmi Doodhara Patil, L.I.R. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- 11. By letter No. TMO-2702/2014-2014-14 dated 28/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 53 (1a) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1954 to Mrs. Laxmi Doodhara Patil, L.I.R. for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- 12. On the basis of the findings included in this report, I am of the opinion that Mrs. Laxmi Doodhara Patil, L.I.R. pursuant to the Deed of Conveyance stated, executed by 1) Dashrath Subhadrani Patil, 2) Anant Subhadrani Patil, 3) Jayant Subhadrani Patil, 4) Siddhar Subhadrani Patil, 5) Siddhar Dashrath Shrivastava, 6) Lakshmi Kundan Patil, 7) Manohar Subhadrani Patil and 8) Purnima Subhadrani Patil have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.



K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (K) W - 560 025 / Mobile : 9843997632

THE SCHEDULE ABOVE REFERRED TO:

For party bearing

Survey No.	Area (sq. mtrs.)
53	488

In aggregate measuring 488 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

D. and this 12th day of June 2008.

K.P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (K) W - 560 025 / Mobile : 9843997632

REPORT ON TITLE

Ms. Latha Dealers Pvt. Ltd.

For: Property bearing

Survey No.	Area in Sq. Mtrs.
53	488

In aggregate measuring 488 sq mtrs or thereabouts situate at Village Katal Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the various records namely 3712 extract and 6712 extract issued by Taluk and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I adhere as under.
- For the purpose of my title opinion, I have:
 - interviewed verified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents evidencing the rights in interests of Ms. Latha Dealers Pvt. Ltd.;
 - visited in person in person at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records for the date going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents in which development rights are granted in respect of the above mentioned Property and on the basis of the above, I have found that
- The mutation records maintained at the Taluk and Talukdar's Office reflect the names of 1) Jankar Kachra, 2) Anandlal Channa, 3) Chandrakant Namdar Patil, 4) Taluk Namdar Patil, 5) Pradhmash Namdar Patil, 6) Gurusath Namdar Patil, 7) Chitpa Namdar Patil, 8) Suran Namdar Patil, 9) Taralpa Datta Patil, 10) Pradhmash Datta Patil, 11) Ram Datta Patil, 12) Suran Datta Patil, 13) Sundarbal Shajagan Khankar, 14) Supantha Bhatnagar Khatri, 15) Shri Ram Shajagan Khatri as the Owners of the said Property as of the date of this report.

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K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (K) W - 560 025 / Mobile : 9843997632

- As per Mutation Entry No. 33 not available as per Letter from Taluk.
- As per Mutation Entry No. 150, not relevant.
- As per Mutation Entry No. 247, though relevant does not affect the title of the said property.
- As per Mutation Entry No. 321, dated 22/11/1980 on death of Kashrao Desaiya Patil the names of his legal heirs 1) Datta Kashrao Patil and 2) Jankar Kashrao Patil were entered on 3712 extract in respect of said Property.
- As per Mutation Entry No. 322, dated 22/11/1980 on death of Datta Kashrao Patil the names of his legal heirs 1) Namdar Sajan Patil and 2) Anandlal Channa Patil were entered on 3712 extract in respect of said Property.
- As per Mutation Entry No. 334, dated 12/09/1980 on death of Namdar Sajan Patil the names of his legal heirs 1) Chandrakant Namdar Patil, 2) Taluk Namdar Patil, 3) Pradhmash Namdar Patil, 4) Gurusath Namdar Patil, 5) Suran Namdar Patil, 6) Chitpa Namdar Patil, 7) Suran Namdar Patil and 8) Taralpa Namdar Patil were entered on 3712 extract in respect of said Property.
- As per Mutation Entry No. 338 dated 22/11/1980 on death of Suran Sajan Patil the names of his legal heirs 1) Chandrakant Suran Patil, 2) Mohan Suran Patil, 3) Vasa Suran Patil, 4) Mohan Suran Patil, 5) Rajendra Suran Patil, 6) Ramon Suran Patil, 7) Anandlal Suran Patil and 8) Ashokra Namdar Patil were entered on 3712 extract in respect of said Property.
- By Agreement for Sale dated 02/05/2008 made between 1) Taralpa Datta Patil, 2) Pradhmash Datta Patil, 3) Ram Datta Patil, 4) Suran Datta Patil, 5) Sundarbal Shajagan Khankar, 6) Supantha Bhatnagar Khatri, 7) Shri Ram Shajagan Khatri in Shri Ram Shajagan Khatri of the One Part and Ms. Latha Dealers Pvt. Ltd. of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 85/83 - 22187 - 2008 on 22/05/2008, the said 1) Taralpa Datta Patil, 2) Pradhmash Datta Patil, 3) Ram Datta Patil, 4) Suran Datta Patil, 5) Sundarbal Shajagan Khankar, 6) Supantha Bhatnagar Khatri, 7) Shri Ram Shajagan Khatri have granted development rights in respect of the said property to Ms. Latha Dealers Pvt. Ltd. on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (K) W - 560 025 / Mobile : 9843997632

- In terms of Agreement for Sale aforesaid, while a total consideration of Rs. 7.88,000/- has been agreed to be paid by Ms. Latha Dealers Pvt. Ltd. to the said 1) Taralpa Datta Patil, 2) Pradhmash Datta Patil, 3) Ram Datta Patil, 4) Suran Datta Patil, 5) Sundarbal Shajagan Khankar, 6) Supantha Bhatnagar Khatri, 7) Shri Ram Shajagan Khatri in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in installment as set out in the Development Agreement.
- By a Power of Attorney dated 02/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 85/83 - 22187 - 2008 on 02/05/2008 the said 1) Taralpa Datta Patil, 2) Pradhmash Datta Patil, 3) Ram Datta Patil, 4) Suran Datta Patil, 5) Sundarbal Shajagan Khankar, 6) Supantha Bhatnagar Khatri, 7) Shri Ram Shajagan Khatri, 8) Ms. Latha Dealers Pvt. Ltd. have granted to Ms. Latha Dealers Pvt. Ltd. all rights to develop the said property and other like development rights and things in respect of the said property.
- By a Power of Attorney dated 02/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 85/83 - 22187 - 2008 on 02/05/2008 the said 1) Taralpa Datta Patil, 2) Pradhmash Datta Patil, 3) Ram Datta Patil, 4) Suran Datta Patil, 5) Sundarbal Shajagan Khankar, 6) Supantha Bhatnagar Khatri, 7) Shri Ram Shajagan Khatri, 8) Ms. Latha Dealers Pvt. Ltd. have granted to Ms. Latha Dealers Pvt. Ltd. all rights to develop the said property and other like development rights and things in respect of the said property.
- On the basis of the findings recorded in this report, I am of the opinion that the said Property is lawfully owned by 1) Taralpa Datta Patil, 2) Pradhmash Datta Patil, 3) Ram Datta Patil, 4) Suran Datta Patil, 5) Sundarbal Shajagan Khankar, 6) Supantha Bhatnagar Khatri, 7) Shri Ram Shajagan Khatri who have the development rights in respect of the said property subject to the said development rights granted to Ms. Latha Dealers Pvt. Ltd.
- On the basis of the findings recorded in this report, I am of the opinion that, Ms. Latha Dealers Pvt. Ltd. pursuant to the Development Agreement and the Power of Attorney aforesaid by 1) Taralpa Datta Patil, 2) Pradhmash Datta Patil, 3) Ram Datta Patil, 4) Suran Datta Patil, 5) Sundarbal Shajagan Khankar, 6) Supantha Bhatnagar Khatri, 7) Shri Ram Shajagan Khatri in Shri Ram Shajagan Khatri have all the necessary, complete and complete development rights in respect of the said property, and the right in conveying the said property on the terms and conditions as mentioned therein.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore-68
☎ : 2827129 / Mobile : 9849997962

- In terms of Agreement for Sale executed, with a total consideration of Rs. 7,85,000/- has been agreed to be paid by M/s. Latha Desaiers Pvt. Ltd. to the said 1) Taralok Datta Patil, 2) Pradipkumar Datta Patil, 3) Ram Datta Patil, 4) Suresh Datta Patil, 5) Sundaratai Bhagawan Khavarekar, 6) Suparna Bai Sakin Mhatre, 7) Shantaram Rajesh Shendole in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Development Agreement.
- By a Power of Attorney dated 03/06/2008 and registered with the office of the Sub-Registrar of Assurances at Kolhapur under Serial No. 1000008 on 03/06/2008 the said 1) Taralok Datta Patil, 2) Pradipkumar Datta Patil, 3) Ram Datta Patil, 4) Suresh Datta Patil, 5) Sundaratai Bhagawan Khavarekar, 6) Suparna Bai Sakin Mhatre, 7) Shantaram Rajesh Shendole have granted 1) Mr. Mangayaprakash Lathia, 2) Mr. Rajendra Lathia of M/s. Latha Desaiers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney dated 03/06/2008 for admitting signatures on Deed of Conveyance and registered with the office of the Sub-Registrar of Assurances at Kolhapur under S. No. 1000008 dated 03/06/2008 the said 1) Taralok Datta Patil, 2) Pradipkumar Datta Patil, 3) Ram Datta Patil, 4) Suresh Datta Patil, 5) Sundaratai Bhagawan Khavarekar, 6) Suparna Bai Sakin Mhatre, 7) Shantaram Rajesh Shendole have granted unto 1) Mr. Rajendra Lathia, 2) Mr. Shantaram Rajesh Shendole, 3) Mr. Mangayaprakash Lathia, representatives of M/s. Latha Desaiers Pvt. Ltd. the rights to admit their signatures on the Deed of Conveyance on the terms and conditions as mentioned therein.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Taralok Datta Patil, 2) Pradipkumar Datta Patil, 3) Ram Datta Patil, 4) Suresh Datta Patil, 5) Sundaratai Bhagawan Khavarekar, 6) Suparna Bai Sakin Mhatre, 7) Shantaram Rajesh Shendole 8) Shantaram Rajesh Shendole who have been, unaccounted, and inalienable title to the said property subject to the development rights granted in favour of M/s. Latha Desaiers Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that, M/s. Latha Desaiers Pvt. Ltd., pursuant to the Development Agreement and the Power of Attorney executed by 1) Taralok Datta Patil, 2) Pradipkumar Datta Patil, 3) Ram Datta Patil, 4) Suresh Datta Patil, 5) Sundaratai Bhagawan Khavarekar, 6) Suparna Bai Sakin Mhatre, 7) Shantaram Rajesh Shendole 8) Shantaram Rajesh Shendole, have full clear, unaccounted, inalienable and complete development rights in respect of the said property and the right to carry the said property on the terms and conditions as mentioned herein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore-68
☎ : 2827129 / Mobile : 9849997962

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area in Sq. Mtrs.
1	1	100

In aggregate measuring 1000 sq.mtrs or thereabouts situated at Village Karat, Taluka Rajyan, District Thane.

Dated this 12th day of June 2009.

K. P. Mahajan
Advocate High Court Bombay

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K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore-68
☎ : 2827129 / Mobile : 9849997962

REPORT ON TITLE

M/s. Latha Desaiers Pvt. Ltd.

Re: Property bearing

Survey No.	Block No.	Area in Sq. Mtrs.
1	1	100

In aggregate measuring 1000 sq.mtrs or thereabouts situated at Village Karat, Taluka Rajyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the relevant records namely DT2 entries and SPD extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed/verified true copies of the relevant documents viz. Deed of Conveyance and other documents evidencing the rights or interests of Latha Desaiers Pvt. Ltd.,
 - visited to make enquiries at the concerned Land Revenue Office situated at Village Karat Taluka Karat with respect to land records from the date, going back 30 years,
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring the rights or interests over the abovesaid property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Tehsildar's Office reflect the name of M/s. Latha Desaiers Pvt. Ltd. as the Owner of the said Property as of the date of this certificate.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore-68
☎ : 2827129 / Mobile : 9849997962

- As recorded in Mutation Entry No. 158 dated 29/07/1943 Karavada Rajyan, the said 1) garden for Khatia Karavada (pvt) and Debrajkar Jagannathan have mortgaged the said property with Chaturbhai Akhat Ad Bhatia.
- As per Mutation Entry No. 247, though relevant does not affect the title of the said property.
- As recorded in Mutation Entry No. 407 dated 08/10/1977 on death of Bama Lakshman Patil, the names of his legal heirs, 1) Chandrabai Bama Patil, 2) Chandrabai Bama Patil, 3) Bhatia Jagan Desai, 4) Parvatibai Bhatia, and 5) Datta Jagannathan were recorded in respect of property.
- As per Mutation Entry No. 247, though relevant does not affect the title of the said property.
- As per Mutation Entry No. 1000008 on death of Bama Lakshman Patil the names of his legal heirs, 1) Chandrabai Bama Patil, 2) Chandrabai Bama Patil, 3) Bhatia Jagan Desai, 4) Parvatibai Bhatia, and 5) Datta Jagannathan were recorded in respect of said Property.
- As per Mutation Entry No. 1000008 on death of Bama Lakshman Patil, the names of his legal heirs, 1) Chandrabai Bama Patil, 2) Chandrabai Bama Patil, 3) Bhatia Jagan Desai, 4) Parvatibai Bhatia, and 5) Datta Jagannathan were recorded in respect of said Property.
- By Indenture of Conveyance dated 03/06/2008 executed and registered by M/s. Latha Desaiers Pvt. Ltd. with Sub-Registrar Karavada on 10/06/2008 by 1) Chandrabai Bama Patil, 2) Chandrabai Bama Patil, 3) Bhatia Jagan Desai, 4) Parvatibai Bhatia, and 5) Datta Jagannathan as Vendor of the First Part and M/s. Latha Desaiers Pvt. Ltd. as Purchasers of the Second Part, the said Property was conveyed to M/s. Latha Desaiers Pvt. Ltd. on the terms and conditions as mentioned therein and on the basis, contents and conditions of the said deed.
- By a Power of Attorney dated 10/06/2008 and registered with the office of the Sub-Registrar of Assurances at Kolhapur under Serial No. 2170008 on 10/06/2008 the said 1) Chandrabai Bama Patil, 2) Chandrabai Bama Patil, 3) Bhatia Jagan Desai, 4) Parvatibai Bhatia, and 5) Datta Jagannathan as Vendor of the First Part and M/s. Latha Desaiers Pvt. Ltd. as Purchasers of the Second Part, the said Property was conveyed to M/s. Latha Desaiers Pvt. Ltd. on the terms and conditions as mentioned therein and on the basis, contents and conditions of the said deed.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vilehara Nagar, Deonar (M)
☎ : 2497195 / Mobile : 9890972622

- 10. By letter No. TNC-2702PRA, KR.3145-8 dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 53 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1984 to M/s. Lotha Dwellers Pvt. Ltd. for acquisition of land in Taluka Kalyan in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- 11. On the basis of the findings included in this report, I am of the opinion that M/s. Lotha Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance thereof, executed by 1) Chandrakant Bama Pali, 2) Nareish Bama Pali, 3) Manohar Bama Pali, 4) Babhai Jairom Dora, 5) Parvatibai Hari Shor, 6) Droupadi Vasant Pawarke have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area (sq. mtrs.)
8	46
17	1348
7	1348
2	618

In aggregate measuring 3880 sq. mtrs. or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

Dated this 17th day of June, 2008.

K.P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vilehara Nagar, Deonar (M)
☎ : 2497195 / Mobile : 9890972622

REPORT ON TITLE

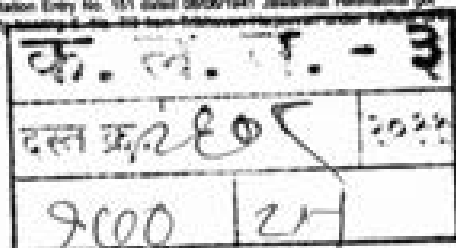
M/s. Lotha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Area (sq. mtrs.)
7	1348
17	1348

In aggregate measuring 2696 sq. mtrs. or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

- 1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 extract and 612 extract issued by Taluqa and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- 2. For the purpose of my title opinion, I have
 - (a) reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents evidencing the rights or interests of M/s. Lotha Dwellers Pvt. Ltd.;
 - (b) caused to make inquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date going back 30 years;
 - (c) verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring the rights or interest over the abovesaid property and on the basis of the above, I have found that
- 3. The mutation records maintained at the Taluqa and Tahsiladar's Office reflect the name of 1) Katuram Balu Pali, 2) Ganpat Balu Pali, as the Owner of the said Property as of the date of this certificate.
- 4. As per Mutation Entry No. 151 dated 06/05/1941 Javanshal Homestead got the property mortgaged.



K. P. MAHAJAN

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- 5. As per Mutation Entry No. 264 dated 12/05/1952 the name of Changa Pado is recorded as Tenant in respect of S. No. 53A, 5112B.
- 6. As per Mutation Entry No. 492 dated 01/05/1955 name of the tenant Changa Pado Pali was entered as Owner in the 712 Extract of the said property vide Order No. AL322, dated 05/07/1952.
- 7. As per Mutation Entry No. 636 dated 19/07/2002 on the death of Changa Pado Pali the names her legal heirs, 1) Balu Pado Pali (deceased), 2) Katuram Balu Pali, 3) Ganpat Balu Pali, were entered in the 712 extract of the said property.
- 8. An Agreement for Sale dated 11/05/2008 made between 1) Katuram Balu Pali, 2) Ganpat Balu Pali, of the One Part and M/s. Lotha Dwellers Pvt. Ltd. of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KL43 - 04568 - 2008 on 11/05/2008, the said 1) Katuram Balu Pali, 2) Ganpat Balu Pali, has granted development rights in respect of the said property to M/s. Lotha Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.
- 9. By a Power of Attorney dated 11/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 283 of 2008 on 11/05/2008 the said 1) Katuram Balu Pali, 2) Ganpat Balu Pali, has granted 1) Mr. Mangayachand Lotha, 2) Mr. Rajendra Lotha of M/s. Lotha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- 10. By letter No. TNC-2702PRA, KR.3145-8 dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 53 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1984 to M/s. Lotha Dwellers Pvt. Ltd. for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- 11. By indenture of Conveyance dated 04/05/2008 executed and registered under No. KL43 - 00201 - 2008 with Sub-Registrar Kalyan on 04/05/2008 by 1) Katuram Balu Pali, 2) Ganpat Balu Pali as Vendor of the First Part in favour of M/s. Lotha Dwellers Pvt. Ltd. as Purchasers of the Second Part, the Vendor said, conveyed transferred and assigned to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein.

K. P. MAHAJAN

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- 12. On the basis of the findings included in this report, I am of the opinion that M/s. Lotha Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance thereof, executed by 1) Katuram Balu Pali, 2) Ganpat Balu Pali, have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area (sq. mtrs.)

Dated this 17th day of June, 2008.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle Nagar, Deonaroli (W)
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REPORT ON TITLE

M/s. Lutha Quarters Pvt. Ltd.

Re: Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
11	1	2526

In aggregate measuring 2726 sq. mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

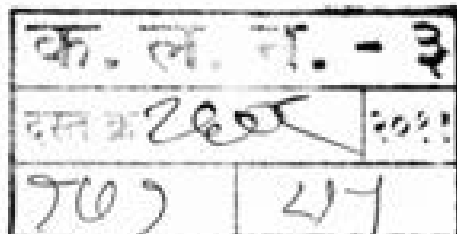
- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T12 extract and S12 extract issued by Tahsil and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me, I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance and other documents evidencing the rights or interests of Lutha Quarters Pvt. Ltd.,
 - caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from this date, going back 30 years,
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents evidencing the rights or interest over the abovesaid property and on the basis of the above, I have found that
- The mutation records maintained at the Tahsil and Talukdar's Office reflect the name of Desai Nath Sahasraji Patil and Others as the Owner of the said Property as of the date of this certificate.
- Mutation Entry No. 132 Bagayya Shamrao Patil has purchased the said property from Anjan Hemaditya Patil.
- Mutation Entry No. 221, 228, 268, 492 are not relevant to the said property.

K. P. MAHAJAN

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- As per Mutation Entry No. 502 dated 29/12/1985 Sahasraji Tukaram Patil being in possession of the said property, his name was entered in the T12 extract of the said property and the status of same has not changed.
- As per Mutation Entry No. 874 dated 21/04/1992, on the south of Sahasraji Tukaram Patil, the names of his legal heirs, 1) Desai Nath Sahasraji Patil, 2) Anant Sahasraji Patil, 3) Jayant Sahasraji Patil, 4) Desai Desai Nath Shastri, 5) Laxman Kumbhar Patil, 6) Hemant Sahasraji Patil, 7) Prasad Sahasraji Patil, 8) Desai Sahasraji Patil, were entered in the T12 extract of the said property.
- By Volume of Conveyance dated 11/03/2008 executed and registered under No. 8142 - 21607 - 2008 with Sub-Register Kalyan on 13/03/2008 by 1) Desai Nath Sahasraji Patil, 2) Anant Sahasraji Patil, 3) Jayant Sahasraji Patil, 4) Desai Sahasraji Patil, 5) Desai Desai Nath Shastri, 6) Laxman Kumbhar Patil, 7) Hemant Sahasraji Patil, 8) Prasad Sahasraji Patil as Vendor of the First Part in favour of M/s. Lutha Quarters Pvt. Ltd. as Purchasers of the Second Part, the Vendor sold, conveyed transferred and assured to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- By order No. THO-2701/PNA/KR/2144/S dated 20/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under Section 10 (1A) of Sub-section (1) under Section 109 and Agricultural Land Act, 1956 as amended in 1980 to M/s. Lutha Quarters Pvt. Ltd. for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Special Training Project subject to the terms and conditions as set therein.
- On the basis of the findings included in this report, I am of the opinion that M/s. Lutha Quarters Pvt. Ltd., pursuant to the Deed of Conveyance stated, executed by 1) Desai Nath Sahasraji Patil, 2) Anant Sahasraji Patil, 3) Jayant Sahasraji Patil, 4) Desai Sahasraji Patil, 5) Desai Desai Nath Shastri, 6) Laxman Kumbhar Patil, 7) Hemant Sahasraji Patil, 8) Prasad Sahasraji Patil have full legal, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.



K. P. MAHAJAN

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THE INDIVIDUAL ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
11	1	2726

In aggregate measuring 2726 sq. mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

Dated this 14th day of June, 2009

Rohit K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle Nagar, Deonaroli (W)
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REPORT ON TITLE

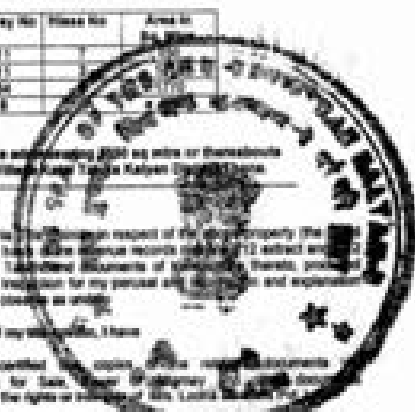
M/s. Lutha Quarters Pvt. Ltd.

Re: Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
11	1	2726

In aggregate measuring 2726 sq. mtrs or thereabouts situated at Village Katal, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T12 extract and S12 extract issued by Tahsil and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me, I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Agreement for Sale and other documents evidencing the rights or interests of M/s. Lutha Quarters Pvt. Ltd.,
 - caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from this date, going back 30 years,
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which development rights are granted in respect of the abovesaid Property and on the basis of the above, I have found that



K. P. MAHAJAN

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- 2. The mutation records maintained at the Tahsil and Talukdara's Office relate to the names of 1) Jaywant Durbur, 2) Shantaram Durbur, 3) Ajay Durbur, 4) Shantaram Durbur, 5) Kamalakar Durbur, 6) Ganesh, 7) Subhash, 8) Datta Rama, 9) Shantaram Durbur, 10) Kalyan Subbaram, 11) Shantaram Krishna Pillai, 12) Prabhakar Krishna Pillai, 13) Rajendra Krishna Pillai, 14) Sankar Krishna Pillai, 15) Mohan Krishna Pillai, 16) Anand Krishna Pillai, 17) Anand Krishna Pillai, 18) Prasad Krishna Pillai, 19) Prasad Krishna Pillai, 20) Vinod Rama Pillai, 21) Ratnavasini Shankar Mhatre, 22) Premji Shankar Karke, 23) Devenand Subbaram Pillai, 24) Kalyan Subbaram Pillai, 25) Chandrasekhar Pillai, 26) Shantaram Vaman Pillai, 27) Chandrasekhar Pillai, 28) Shantaram Vaman Pillai, 29) Anand Vaman Pillai, 30) Anand Vaman Pillai, 31) Anand Vaman Pillai, 32) Anand Vaman Pillai, 33) Yashwanth Mahadeo Pillai, 34) Devdas Desaiwadi, 35) Dhanrajwadi, 36) Mahadeo, 37) Prabhakar, 38) Mahadeo, 39) Mahadeo, 40) Mahadeo, 41) Mahadeo, 42) Mahadeo, 43) Mahadeo, 44) Mahadeo, 45) Mahadeo, 46) Mahadeo, 47) Mahadeo, 48) Mahadeo, 49) Mahadeo, 50) Mahadeo, 51) Mahadeo, 52) Mahadeo, 53) Mahadeo, 54) Mahadeo, 55) Mahadeo, 56) Mahadeo, 57) Mahadeo, 58) Mahadeo, 59) Mahadeo, 60) Mahadeo, 61) Mahadeo, 62) Mahadeo, 63) Mahadeo, 64) Mahadeo, 65) Mahadeo, 66) Mahadeo, 67) Mahadeo, 68) Mahadeo, 69) Mahadeo, 70) Mahadeo, 71) Mahadeo, 72) Mahadeo, 73) Mahadeo, 74) Mahadeo, 75) Mahadeo, 76) Mahadeo, 77) Mahadeo, 78) Mahadeo, 79) Mahadeo, 80) Mahadeo, 81) Mahadeo, 82) Mahadeo, 83) Mahadeo, 84) Mahadeo, 85) Mahadeo, 86) Mahadeo, 87) Mahadeo, 88) Mahadeo, 89) Mahadeo, 90) Mahadeo, 91) Mahadeo, 92) Mahadeo, 93) Mahadeo, 94) Mahadeo, 95) Mahadeo, 96) Mahadeo, 97) Mahadeo, 98) Mahadeo, 99) Mahadeo, 100) Mahadeo.
- 4. Mutation Entry No. 110, 810, 821 are not relevant to the said property.
- 5. As per Mutation Entry No. 128 dated 20/05/1984 Ramachandra Govind Sarwat purchased the above property bearing S. No. 117, 810 from Shri Govind Pillai and Ganpat Govind Pillai on the condition of co-ownership.
- 6. As per Mutation Entry No. 168 dated 24/05/1984 Ramachandra Govind Sarwat purchased the above property from Shri Govind Pillai and Ganpat Govind Pillai on the condition of co-ownership property bearing S. No. 117, 810.
- 7. As per Mutation Entry No. 163 dated 22/04/1984 on death of Govind Babu Pillai, the names of his legal heirs 1) Shri, 2) Ganpat, were entered in the 712 extract of the said property.
- 8. As per Mutation Entry No. 166 dated 26/03/1982 on the death of Ramachandra Govind Sarwat the names of his legal heirs 1) Govind Ramachandra, 2) Kishor Ramachandra, 3) Dattatray Ramachandra, 4) Shrikanth Ramachandra, were entered in the 712 extract of the property bearing S. No. 117, 810.
- 9. As per Mutation Entry No. 222 dated 22/01/1982 on the death of Shri Govind Pillai and Ganpat Govind Pillai purchased the property bearing S. No. 815, 117 from 1) Govind Ramachandra, 2) Kishor Ramachandra, 3) Dattatray Ramachandra, 4) Shrikanth Ramachandra entered on 15/01/1982.

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- 10. As per Mutation Entry No. 242 dated 21/05/1982 on the death of Partho Bal Pillai the names of his legal heirs Ganpat Bal Pillai, were entered in the 712 extract of the property bearing S. No. 844.
- 11. As per Mutation Entry No. 286 dated 22/05/1984 on the death of Ganu Rama Pillai the names of his legal heirs 1) Changa, 2) Nira, 3) Lakshu, 4) Shankar were entered in the 712 extract of the property bearing S. No. 103.
- 12. As per Mutation Entry No. 367 dated 11/02/1982 on partition the property bearing S. No. 810 went to the share of Ganpat Govind Pillai.
- 13. Mutation Entry No. 521 is not available as per the certificate provided by the Tahsil.
- 14. Mutation Entry No. 542 is not relevant.
- 15. As per Mutation Entry No. 642 dated 22/02/1973 on the death of Changa Ganu Pillai, the names of his legal heirs Changa Changa Pillai, Jawantkar Changa Pillai, Lakshu Changa Pillai, were entered in the 712 extract of the property bearing S. No. 110.
- 16. As per Mutation Entry No. 651 dated 22/12/1975 on the death of Rama Babu Pillai, the names of his legal heirs 1) Subbaram Rama, 2) Datta Rama, were entered in the 712 extract of the property bearing S. No. 844P.
- 17. As per Mutation Entry No. 628 dated 26/12/1982 on the death of Ganpat Govind Pillai, the names of his legal heirs 1) Mahan Ganpat Pillai, 2) Sanga Ganpat Pillai, 3) Subbaram Ganpat Pillai, 4) Mahadeo Ganpat Pillai. On the death of Subbaram Ganpat Pillai, the names of his legal heirs 1) Mahan Subbaram Pillai, 2) Devenand Subbaram Pillai, 3) Kalyan Subbaram Pillai, 4) Lakshu Subbaram Pillai, 5) Jawantkar Mahan Pillai, 6) Vinod Subbaram Pillai, 7) Anand Subbaram Pillai, 8) Rajendra Subbaram Pillai, 9) Chandrasekhar Subbaram Pillai. On the death of Mahadeo Ganpat Pillai, the names of his legal heirs 1) Kalyan Mahadeo Pillai, 2) Yashwanth Mahadeo Pillai, 3) Devdas Desaiwadi Pillai, were entered in the 712 extract of the property bearing S. No. 810P, 107.
- 18. As per Mutation Entry No. 681 dated 22/04/1980 on the death of Vinod Ganpat Pillai, the names of his legal heirs 1) Kamalakar Vinod, 2) Mahadeo Vinod Pillai, 3) Ganesh Vinod Pillai, 4) Subhash Vinod Pillai, 5) Mahadeo Vinod Pillai, were entered in the 712 extract of the property bearing S. No. 844.

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- 19. As per Mutation Entry No. 681 dated 20/08/1980 on the death of Subbaram Rama Pillai, the names of his legal heirs 1) Shrikanth Subbaram Pillai, 2) Dattatray Subbaram Pillai, 3) Mahadeo Subbaram Pillai, 4) Mahadeo Subbaram Pillai, were entered in the 712 extract of the property bearing S. No. 844.
- 20. As per Mutation Entry No. 702 dated 13/03/1981 on the death of Ramji Babu Pillai, the names of his legal heirs 1) Vinod Babu Pillai, 2) Rajendra Babu Pillai, were entered in the 712 extract of the property bearing S. No. 844.
- 21. As per Mutation Entry No. 727 dated 20/11/2000 on the death of Ratan Ganpat Pillai, the names of his legal heirs 1) Shantaram Ratan Pillai (deceased), 2) Ramesh Ratan Pillai, 3) Vijay Ratan Pillai, 4) Prasad Ratan Pillai, 5) Vinod Ratan Pillai, 6) Ratnavasini Shankar Mhatre, 7) Premji Shankar Karke, were entered in the 712 extract of the property bearing S. No. 117.
- 22. As per Mutation Entry No. 742 dated 20/11/2000 on the death of Kishore Durbur Pillai, the names of his legal heirs 1) Shantaram Kishore Pillai, 2) Prabhakar Kishore Pillai, 3) Sankar Kishore Pillai, 4) Rajendra Sankar Pillai, 5) Ravindra Sankar Pillai, 6) Mohan Sankar Pillai, 7) Chandrasekhar Shantaram, 8) Mahadeo Kishore Pillai, 9) Ganpat Kishore Pillai, 10) Ganpat Kishore Pillai, were entered in the 712 extract of the property bearing S. No. 844.
- 23. As per Mutation Entry No. 819 dated 21/04/2008 on the death of Mahadeo Vinod Pillai, the names of his legal heirs 1) Jayshree Mahadeo Vinod Pillai (deceased), 2) Prasad Mahadeo Vinod Pillai being minor, guardian Subhash Vinod Pillai, were entered in the 712 extract of the property bearing S. No. 844.
- 24. As per Mutation Entry No. 828 dated 18/07/2008 on the death of Ganpat Govind Pillai, the names of his legal heirs 1) Mahan Ganpat Pillai, 2) Sanga Ganpat Pillai, 3) Subbaram Ganpat Pillai, 4) Mahadeo Ganpat Pillai, were entered in the 712 extract of the property bearing S. No. 110, 844.
- 25. As per Mutation Entry No. 829 dated 18/07/2008 on the death of Ratan Ganpat Pillai, the names of his legal heirs 1) Shantaram Ratan Pillai (deceased), 2) Ramesh Ratan Pillai, 3) Vijay Ratan Pillai, 4) Prasad Ratan Pillai, 5) Vinod Ratan Pillai, 6) Ratnavasini Shankar Mhatre, 7) Premji Shankar Karke, were entered in the 712 extract of the property bearing S. No. 110, 844, 1107.
- 26. As per Mutation Entry No. 838 dated 18/07/2008 on the death of Ganpat Govind Pillai, the names of his legal heirs 1) Mahan Ganpat Pillai, 2) Sanga Ganpat Pillai, 3) Subbaram Ganpat Pillai, 4) Mahadeo Ganpat Pillai, were entered in the 712 extract of the property bearing S. No. 110, 844.
- 27. As per Mutation Entry No. 851 dated 18/07/2008 on the death of Mahan Subbaram Pillai, the names of his legal heirs 1) Shantaram Mahan Pillai, 2) Mahan Mahan Pillai, 3) Anand Mahan Pillai, 4) Anand Mahan Pillai, 5) Anand Mahan Pillai, were entered in the 712 extract of the property bearing S. No. 110, 844.
- 28. As per Mutation Entry No. 852 dated 18/07/2008 on the death of Shri Govind Pillai, the names of his legal heirs 1) Shantaram Shri Govind Pillai, 2) Mahan Shri Govind Pillai, 3) Sanga Shri Govind Pillai, 4) Mahadeo Shri Govind Pillai, were entered in the 712 extract of the property bearing S. No. 110, 844.
- 29. As per Mutation Entry No. 853 dated 18/07/2008 on the death of Ganpat Govind Pillai, the names of his legal heirs 1) Mahan Ganpat Pillai, 2) Sanga Ganpat Pillai, 3) Subbaram Ganpat Pillai, 4) Mahadeo Ganpat Pillai, were entered in the 712 extract of the property bearing S. No. 110, 844.
- 30. As per Mutation Entry No. 854 dated 18/07/2008 on the death of Vinod Ganpat Pillai, the names of his legal heirs 1) Kamalakar Vinod, 2) Mahadeo Vinod Pillai, 3) Ganesh Vinod Pillai, 4) Subhash Vinod Pillai, 5) Mahadeo Vinod Pillai, were entered in the 712 extract of the property bearing S. No. 110.

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- 31. As per Mutation Entry No. 851 dated 18/07/2008 on the death of Mahan Subbaram Pillai, the names of his legal heirs 1) Shantaram Mahan Pillai, 2) Mahan Mahan Pillai, 3) Anand Mahan Pillai, 4) Anand Mahan Pillai, 5) Anand Mahan Pillai, were entered in the 712 extract of the property bearing S. No. 110, 844.
- 32. As per Mutation Entry No. 852 dated 18/07/2008 on the death of Shri Govind Pillai, the names of his legal heirs 1) Shantaram Shri Govind Pillai, 2) Mahan Shri Govind Pillai, 3) Sanga Shri Govind Pillai, 4) Mahadeo Shri Govind Pillai, were entered in the 712 extract of the property bearing S. No. 110, 844.
- 33. As per Mutation Entry No. 853 dated 18/07/2008 on the death of Ganpat Govind Pillai, the names of his legal heirs 1) Mahan Ganpat Pillai, 2) Sanga Ganpat Pillai, 3) Subbaram Ganpat Pillai, 4) Mahadeo Ganpat Pillai, were entered in the 712 extract of the property bearing S. No. 110, 844.
- 34. As per Mutation Entry No. 854 dated 18/07/2008 on the death of Vinod Ganpat Pillai, the names of his legal heirs 1) Kamalakar Vinod, 2) Mahadeo Vinod Pillai, 3) Ganesh Vinod Pillai, 4) Subhash Vinod Pillai, 5) Mahadeo Vinod Pillai, were entered in the 712 extract of the property bearing S. No. 110.



K. P. MAHAJAN

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24. An Agreement for Sale dated 10/09/2008 made between 1) Ganesh Sengya Patil, 2) Sada Sengya Patil, 3) Devenand Sathram Patil, 4) Kales Sathram Patil, 5) Chaya Sathram Patil, 6) Sharada Varan Patil, 7) Anil Varan Patil, 8) Anil Varan Patil, 9) Anil Varan Patil, 10) Aparna Varan Patil, 11) Kalsab Kathod Patil, 12) Shevantsab Kathod Patil, 13) Prashant Kathod Patil, 14) Rajesh Kathod Patil, 15) Yashwant Mahesh Patil, 16) Devenkul Desai Patil, 17) Gungulal Zia Patil, 18) Kusum, 19) Lachand, 20) Dinesh, 21) Sushakar Zia Patil, 22) Nishal Gopnath Patil, 23) Anshay Gopnath Patil, 24) Ratnprabha Shashar Mahesh, 25) Preme Prashant Khargpe, 26) Ramesh Ratan Patil, 27) Vijay Ratan Patil, 28) Prasad Ratan Patil, 29) Vinod Ratan Patil, 30) Dilip Laha Patil, 31) Savantlal Lakshu Patil, 32) Soumitral Lakshu Patil, 33) Sameer Gopnath Patil, 34) Varsha Kathod Patil, 35) Nisha Kathod Patil, 36) Nisha Kathod Patil, 37) Purnima Kathod Patil, 38) Manisha Kathod Patil, 39) Rajesh Kathod Patil, 40) Rajesh Kathod Patil, 41) Geeta Mohan Shandor, 42) Sunita Kusumha Gokar, 43) Ranjana Eshash Falata, 44) Jaraman Changa Patil, 45) Lata Changa Patil, 46) Kama Hira Patil, 47) Tulasham Hira Patil, 48) Shrawan Hira Patil, 49) Vihabai, 50) Anandubha, 51) Nitesh, 52) Janshi, 53) Katuram Sahu Patil, 54) Gungul Sahu Patil of the One Part and M/s. Ludha Dwellers Pvt. Ltd. of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Karanj under Serial No. 65/40 - 62/48 - 2008 on 10/09/2008, the said 1) Ganesh Sengya Patil, 2) Sada Sengya Patil, 3) Devenand Sathram Patil, 4) Kales Sathram Patil, 5) Chaya Sathram Patil, 6) Sharada Varan Patil, 7) Anil Varan Patil, 8) Anil Varan Patil, 9) Anil Varan Patil, 10) Aparna Varan Patil, 11) Kalsab Kathod Patil, 12) Shevantsab Kathod Patil, 13) Prashant Kathod Patil, 14) Rajesh Kathod Patil, 15) Yashwant Mahesh Patil, 16) Devenkul Desai Patil, 17) Gungulal Zia Patil, 18) Kusum, 19) Lachand, 20) Dinesh, 21) Sushakar Zia Patil, 22) Nishal Gopnath Patil, 23) Anshay Gopnath Patil, 24) Ratnprabha Shashar Mahesh, 25) Preme Prashant Khargpe, 26) Ramesh Ratan Patil, 27) Vijay Ratan Patil, 28) Prasad Ratan Patil, 29) Vinod Ratan Patil, 30) Dilip Laha Patil, 31) Savantlal Lakshu Patil, 32) Soumitral Lakshu Patil, 33) Sameer Gopnath Patil, 34) Varsha Kathod Patil, 35) Nisha Kathod Patil, 36) Nisha Kathod Patil, 37) Purnima Kathod Patil, 38) Manisha Kathod Patil, 39) Rajesh Kathod Patil, 40) Rajesh Kathod Patil, 41) Geeta Mohan Shandor, 42) Sunita Kusumha Gokar, 43) Ranjana Eshash Falata, 44) Jaraman Changa Patil, 45) Lata Changa Patil, 46) Kama Hira Patil, 47) Tulasham Hira Patil, 48) Shrawan Hira Patil, 49) Vihabai, 50) Anandubha, 51) Nitesh, 52) Janshi, 53) Katuram Sahu Patil, 54) Gungul Sahu Patil have granted development rights in respect of the said property to M/s. Ludha Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle Nagar, Deonarivadi (M)
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25. In terms of Agreement for Sale entered, with a total consideration of Rs. 25,50,000/- has been agreed to be paid by M/s. Ludha Dwellers Pvt. Ltd. to the said 1) Ganesh Sengya Patil, 2) Sada Sengya Patil, 3) Devenand Sathram Patil, 4) Kales Sathram Patil, 5) Chaya Sathram Patil, 6) Sharada Varan Patil, 7) Anil Varan Patil, 8) Anil Varan Patil, 9) Anil Varan Patil, 10) Aparna Varan Patil, 11) Kalsab Kathod Patil, 12) Shevantsab Kathod Patil, 13) Prashant Kathod Patil, 14) Rajesh Kathod Patil, 15) Yashwant Mahesh Patil, 16) Devenkul Desai Patil, 17) Gungulal Zia Patil, 18) Kusum, 19) Lachand, 20) Dinesh, 21) Sushakar Zia Patil, 22) Nishal Gopnath Patil, 23) Anshay Gopnath Patil, 24) Ratnprabha Shashar Mahesh, 25) Preme Prashant Khargpe, 26) Ramesh Ratan Patil, 27) Vijay Ratan Patil, 28) Prasad Ratan Patil, 29) Vinod Ratan Patil, 30) Dilip Laha Patil, 31) Savantlal Lakshu Patil, 32) Soumitral Lakshu Patil, 33) Sameer Gopnath Patil, 34) Varsha Kathod Patil, 35) Nisha Kathod Patil, 36) Nisha Kathod Patil, 37) Purnima Kathod Patil, 38) Manisha Kathod Patil, 39) Rajesh Kathod Patil, 40) Rajesh Kathod Patil, 41) Geeta Mohan Shandor, 42) Sunita Kusumha Gokar, 43) Ranjana Eshash Falata, 44) Jaraman Changa Patil, 45) Lata Changa Patil, 46) Kama Hira Patil, 47) Tulasham Hira Patil, 48) Shrawan Hira Patil, 49) Vihabai, 50) Anandubha, 51) Nitesh, 52) Janshi, 53) Katuram Sahu Patil, 54) Gungul Sahu Patil in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.

26. By a Power of Attorney dated 10/09/2008 and registered with the office of the Sub-Registrar of Assurances at Karanj under Serial No. 65/40 - 62/48 - 2008 on 10/09/2008, the said 1) Ganesh Sengya Patil, 2) Sada Sengya Patil, 3) Devenand Sathram Patil, 4) Kales Sathram Patil, 5) Chaya Sathram Patil, 6) Sharada Varan Patil, 7) Anil Varan Patil, 8) Anil Varan Patil, 9) Anil Varan Patil, 10) Aparna Varan Patil, 11) Kalsab Kathod Patil, 12) Shevantsab Kathod Patil, 13) Prashant Kathod Patil, 14) Rajesh Kathod Patil, 15) Yashwant Mahesh Patil, 16) Devenkul Desai Patil, 17) Gungulal Zia Patil, 18) Kusum, 19) Lachand, 20) Dinesh, 21) Sushakar Zia Patil, 22) Nishal Gopnath Patil, 23) Anshay Gopnath Patil, 24) Ratnprabha Shashar Mahesh, 25) Preme Prashant Khargpe, 26) Ramesh Ratan Patil, 27) Vijay Ratan Patil, 28) Prasad Ratan Patil, 29) Vinod Ratan Patil, 30) Dilip Laha Patil, 31) Savantlal Lakshu Patil, 32) Soumitral Lakshu Patil, 33) Sameer Gopnath Patil, 34) Varsha Kathod Patil, 35) Nisha Kathod Patil, 36) Nisha Kathod Patil, 37) Purnima Kathod Patil, 38) Manisha Kathod Patil, 39) Rajesh Kathod Patil, 40) Rajesh Kathod Patil, 41) Geeta Mohan Shandor, 42) Sunita Kusumha Gokar, 43) Ranjana Eshash Falata, 44) Jaraman Changa Patil, 45) Lata Changa Patil, 46) Kama Hira Patil, 47) Tulasham Hira Patil, 48) Shrawan Hira Patil, 49) Vihabai, 50) Anandubha, 51) Nitesh, 52) Janshi, 53) Katuram Sahu Patil, 54) Gungul Sahu Patil have granted development rights in respect of the said property to M/s. Ludha Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.

क. ल. नं. - ३
रमेश खर्गे २०११
१०३ / २१

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle Nagar, Deonarivadi (M)
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27. On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Ganesh Sengya Patil, 2) Sada Sengya Patil, 3) Devenand Sathram Patil, 4) Kales Sathram Patil, 5) Chaya Sathram Patil, 6) Sharada Varan Patil, 7) Anil Varan Patil, 8) Anil Varan Patil, 9) Anil Varan Patil, 10) Aparna Varan Patil, 11) Kalsab Kathod Patil, 12) Shevantsab Kathod Patil, 13) Prashant Kathod Patil, 14) Rajesh Kathod Patil, 15) Yashwant Mahesh Patil, 16) Devenkul Desai Patil, 17) Gungulal Zia Patil, 18) Kusum, 19) Lachand, 20) Dinesh, 21) Sushakar Zia Patil, 22) Nishal Gopnath Patil, 23) Anshay Gopnath Patil, 24) Ratnprabha Shashar Mahesh, 25) Preme Prashant Khargpe, 26) Ramesh Ratan Patil, 27) Vijay Ratan Patil, 28) Prasad Ratan Patil, 29) Vinod Ratan Patil, 30) Dilip Laha Patil, 31) Savantlal Lakshu Patil, 32) Soumitral Lakshu Patil, 33) Sameer Gopnath Patil, 34) Varsha Kathod Patil, 35) Nisha Kathod Patil, 36) Nisha Kathod Patil, 37) Purnima Kathod Patil, 38) Manisha Kathod Patil, 39) Rajesh Kathod Patil, 40) Rajesh Kathod Patil, 41) Geeta Mohan Shandor, 42) Sunita Kusumha Gokar, 43) Ranjana Eshash Falata, 44) Jaraman Changa Patil, 45) Lata Changa Patil, 46) Kama Hira Patil, 47) Tulasham Hira Patil, 48) Shrawan Hira Patil, 49) Vihabai, 50) Anandubha, 51) Nitesh, 52) Janshi, 53) Katuram Sahu Patil, 54) Gungul Sahu Patil who have clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of M/s. Ludha Dwellers Pvt. Ltd.

28. On the basis of the findings included in this report, I am of the opinion that M/s. Ludha Dwellers Pvt. Ltd., pursuant to the Agreement for Sale and the Power of Attorney executed by 1) Ganesh Sengya Patil, 2) Sada Sengya Patil, 3) Devenand Sathram Patil, 4) Kales Sathram Patil, 5) Chaya Sathram Patil, 6) Sharada Varan Patil, 7) Anil Varan Patil, 8) Anil Varan Patil, 9) Anil Varan Patil, 10) Aparna Varan Patil, 11) Kalsab Kathod Patil, 12) Shevantsab Kathod Patil, 13) Prashant Kathod Patil, 14) Rajesh Kathod Patil, 15) Yashwant Mahesh Patil, 16) Devenkul Desai Patil, 17) Gungulal Zia Patil, 18) Kusum, 19) Lachand, 20) Dinesh, 21) Sushakar Zia Patil, 22) Nishal Gopnath Patil, 23) Anshay Gopnath Patil, 24) Ratnprabha Shashar Mahesh, 25) Preme Prashant Khargpe, 26) Ramesh Ratan Patil, 27) Vijay Ratan Patil, 28) Prasad Ratan Patil, 29) Vinod Ratan Patil, 30) Dilip Laha Patil, 31) Savantlal Lakshu Patil, 32) Soumitral Lakshu Patil, 33) Sameer Gopnath Patil, 34) Varsha Kathod Patil, 35) Nisha Kathod Patil, 36) Nisha Kathod Patil, 37) Purnima Kathod Patil, 38) Manisha Kathod Patil, 39) Rajesh Kathod Patil, 40) Rajesh Kathod Patil, 41) Geeta Mohan Shandor, 42) Sunita Kusumha Gokar, 43) Ranjana Eshash Falata, 44) Jaraman Changa Patil, 45) Lata Changa Patil, 46) Kama Hira Patil, 47) Tulasham Hira Patil, 48) Shrawan Hira Patil, 49) Vihabai, 50) Anandubha, 51) Nitesh, 52) Janshi, 53) Katuram Sahu Patil, 54) Gungul Sahu Patil, have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle Nagar, Deonarivadi (M)
☎ : 2227125 / Mobile : 9822972321

THE SCHEDULE ABOVE REFERRED TO

Property bearing

Survey No.	Area in Sq. Mtrs.
1	1
2	1
3	1
4	1
5	1

In appropriate circumstances, I am of the opinion that the said property is lawfully owned by the said 1) Ganesh Sengya Patil, 2) Sada Sengya Patil, 3) Devenand Sathram Patil, 4) Kales Sathram Patil, 5) Chaya Sathram Patil, 6) Sharada Varan Patil, 7) Anil Varan Patil, 8) Anil Varan Patil, 9) Anil Varan Patil, 10) Aparna Varan Patil, 11) Kalsab Kathod Patil, 12) Shevantsab Kathod Patil, 13) Prashant Kathod Patil, 14) Rajesh Kathod Patil, 15) Yashwant Mahesh Patil, 16) Devenkul Desai Patil, 17) Gungulal Zia Patil, 18) Kusum, 19) Lachand, 20) Dinesh, 21) Sushakar Zia Patil, 22) Nishal Gopnath Patil, 23) Anshay Gopnath Patil, 24) Ratnprabha Shashar Mahesh, 25) Preme Prashant Khargpe, 26) Ramesh Ratan Patil, 27) Vijay Ratan Patil, 28) Prasad Ratan Patil, 29) Vinod Ratan Patil, 30) Dilip Laha Patil, 31) Savantlal Lakshu Patil, 32) Soumitral Lakshu Patil, 33) Sameer Gopnath Patil, 34) Varsha Kathod Patil, 35) Nisha Kathod Patil, 36) Nisha Kathod Patil, 37) Purnima Kathod Patil, 38) Manisha Kathod Patil, 39) Rajesh Kathod Patil, 40) Rajesh Kathod Patil, 41) Geeta Mohan Shandor, 42) Sunita Kusumha Gokar, 43) Ranjana Eshash Falata, 44) Jaraman Changa Patil, 45) Lata Changa Patil, 46) Kama Hira Patil, 47) Tulasham Hira Patil, 48) Shrawan Hira Patil, 49) Vihabai, 50) Anandubha, 51) Nitesh, 52) Janshi, 53) Katuram Sahu Patil, 54) Gungul Sahu Patil who have clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of M/s. Ludha Dwellers Pvt. Ltd.

Dated this 17th day of 2011



K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (W)
☎ : 2427135 / Mobile : 9869971632**REPORT ON TITLE**

Mrs. Latha Prasad Buidt tech.

Property bearing

Survey No.	Block No.	Area in Sq. Mtrs.
188	1A	2520

In aggregate admeasuring 2520 sq mtrs or thereabouts situated at Village Nija, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T12 extract and S12 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me, I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents entrenching the rights or interests of Mrs. Latha Prasad Buidt tech.
 - issued to make enquiries of the concerned Land Revenue Officer located at Village and Taluka levels with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which development rights are granted in respect of the abovesaid Property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of 1) Purushottam Hari Pall, 2) Yaman Hari Pall, 3) Sankar Hari Pall, 4) Chandrabai Hari Pall, 5) Pandurang Shankar Pall, 6) Goutam Shankar Pall, 7) Avenbilal Shankar Pall, 8) Babul Shankar Pall as the Owners of the said Property as of the date of his certificate.

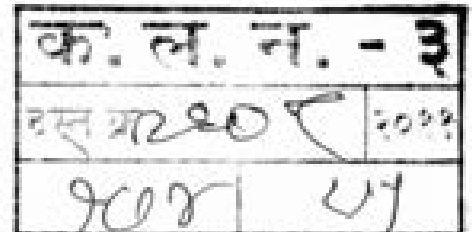
K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (W)
☎ : 2427135 / Mobile : 9869971632

- As per Mutation Entry No. 412 dated 08/07/1949 on death of Jenu Batu Pall five years ago the names of his legal heirs 1) Nathu Jenu Pall and 2) Hari Jenu Pall were entered in T12 extract of the said property.
- As per Mutation Entry No. 403, dated 15/08/1952 on death of Nathu Jenu Pall nine months ago the names of his legal heir Shankar Nathu Pall was entered in T12 extract of the said property.
- As per Mutation Entry no. 794, dated 25/08/1954, on death of Hari Jenu Pall in the year 1958 the names of his legal heirs 1) Purushottam Hari Pall, 2) Yaman Hari Pall, 3) Chandrabai Hari Pall and 4) Sankar Hari Pall were entered in T12 extract of the said property.
- As per Mutation Entry No. 1071, dated 08/12/1970, the Enforcement Act 1958 related enforcement of weights and measures, and Indian Cottage Act 1955 were made applicable to said land by District Inspector Land Record by issuing new Revenue Form No. 1. This mutation though relevant it does not affect the title.
- As per Mutation Entry No. 1091, dated 26/08/1973 on death of Shankar Nathu Pall seven years ago the names of his legal heirs 1) Pandurang Shankar Pall, 2) Goutam Shankar Pall, 3) Avenbilal Shankar Pall and 4) Babul Shankar Pall were entered in T12 extract of the said property.
- By Agreement for Sale dated 21/12/2007 made between Pandurang Shankar Pall of the One Part and Mrs. Latha Prasad Buidt tech of the Other Part, and confirmed by the said 1) Devanand Satharam Pall, 2) Nalin Yaman Pall as Confirming Party of the Third Part and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KL/44 - 05640 - 2007 on 01/11/2007, the said Pandurang Shankar Pall of the One Part and confirmed by the said 1) Devanand Satharam Pall, 2) Nalin Yaman Pall as Confirming Party of the Third Part have granted development rights in respect of the said property to Mrs. Latha Prasad Buidt tech on the terms and conditions as mentioned therein.
- In terms of Agreement for Sale aforesaid, with a total consideration of Rs. 10,54,750/- has been agreed to be paid by Mrs. Latha Prasad Buidt tech to the said Pandurang Shankar Pall of the One Part and confirmed by the said 1) Devanand Satharam Pall, 2) Nalin Yaman Pall as Confirming Party of the Third Part in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in installment as set out in the Agreement for Sale.

**K. P. MAHAJAN**

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (W)
☎ : 2427135 / Mobile : 9869971632

- By a Power of Attorney dated 01/11/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 832007 on 01/11/2007 the said Pandurang Shankar Pall of the One Part and confirmed by the said 1) Devanand Satharam Pall, 2) Nalin Yaman Pall as Confirming Party of the Third Part have granted 1) Mr. Mangalprabhat Latha, 2) Mr. Rajendra Latha of Mrs. Latha Prasad Buidt tech rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 01/11/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Sr. No. 840007 dated 01/11/2007 the said Pandurang Shankar Pall of the One Part and confirmed by the said 1) Devanand Satharam Pall, 2) Nalin Yaman Pall as Confirming Party of the Third Part have granted unto 1) Apolabha Mangalprabhat Latha and 2) Abhimandhan Mangalprabhat Latha, representatives of Mrs. Latha Prasad Buidt tech the rights to convey the said property on terms and conditions as mentioned therein.
- By Consent Deed dated 06/11/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KL/44 - 05640 - 2007 on 02/11/2007, executed by the said 1) Goutam Shankar Pall, 2) Avenbilal Dattu Mishra wherein they confirm the terms and conditions set out in the Agreement for Sale dated 01/11/2007.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by Pandurang Shankar Pall of the One Part and confirmed by the said 1) Devanand Satharam Pall, 2) Nalin Yaman Pall as Confirming Party of the Third Part and 1) Goutam Shankar Pall, 2) Avenbilal Dattu Mishra who have consented to the aforesaid Agreement for Sale, who have undivided, clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of Mrs. Latha Prasad Buidt tech.
- On the basis of the findings included in this report, I am of the opinion that, Mrs. Latha Prasad Buidt tech, pursuant to the Agreement for Sale and the Power of Attorney executed by Pandurang Shankar Pall of the One Part and confirmed by the said 1) Devanand Satharam Pall, 2) Nalin Yaman Pall as Confirming Party of the Third Part and Consent Deed executed by 1) Goutam Shankar Pall, 2) Avenbilal Dattu Mishra have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Coimbatore (W)
☎ : 2427135 / Mobile : 9869971632**THE SCHEDULE ABOVE REFERRED TO:**

Property bearing

Survey No.	Block No.	Area in Sq. Mtrs.
188	1A	2520

In aggregate admeasuring 2520 sq mtrs or thereabouts situated at Village Nija, Taluka Kalyan, District Thane.

Dated this 25th day of June, 2008.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vidhana Nagar, Deemed to be
University, Bangalore - 560075 / Mobile : 9880997552

REPORT ON TITLE

M/s. Luthra Dwellers Pvt. Ltd.

Property bearing

Survey No.	Block No.	Area in Sq. Mtrs.
148	1	100
149	1	100
150	1	100
151	1	100
152	1	100

In aggregate addressing 500 sq mts or thereabouts
situate at Village Hige, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 extract and 512 extract issued by Taluka and documents of transactions hereto, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - received certified true copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents evidencing the rights in interests of M/s. Luthra Dwellers Pvt. Ltd.
 - issued to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date, going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which development rights are granted in respect of the above-mentioned Property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of 1) Channay Raygo Kol, 2) Hanayn Raygo Kol, 3) Shaik Raygo Kol, 4) Satale Tukaram Kol, 5) Vitthal Raygo Kol, 6) Dhanraj Kol, 7) Laxman Kol, 8) Adharnan Datar Kol, 9) Ram Datar Kol, 10) Talab Maltram Shop, 11) Anjanlal Hanwar Dhone, as the Owners on 712 extracts of lands bearing Survey No. 148/14 and 149/14 and as tenants on 512 extracts of lands bearing Survey No. 148/14A and 149/14B, and name of 12) Subbavarna Ramchandra Dhor as owner on 712 extract of Survey No. 148/14 and 149/14B, and name of 13) Keshavnath Subbaram Dhor, as owner on 512 extract of land bearing Survey No. 148/14A, as of the date of this certificate.
- As per Mutation Entry No. 105, dated 14/02/1955, by Deed of Conveyance dated 23/07/1955 Keshavnath Jenu Kol sold, conveyed and transferred the property bearing S. No. 148/14B, 149/14B, 149/14 in favour of Subbavarna Ramchandra Dhor for the consideration of Rs. 100.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

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University, Bangalore - 560075 / Mobile : 9880997552

- As per Mutation Entry No. 235, dated 15/07/1955, by Deed of Conveyance dated 23/07/1955 Keshavnath Jenu Kol sold, conveyed and transferred the property bearing S. No. 148/14A in favour of Keshavnath Subbaram Dhor for the consideration of Rs. 100.
- Mutation Entry No. 452, dated 24/09/1952, according to Government Notification No. 886-45-7 dated 12/03/1950 Lands bearing S. No. 148/4, 149/14, 149/15 were declared as Freehold.
- As per Mutation Entry No. 477, dated 14/02/1952 not applicable to said property.
- As per Mutation Entry No. 1112, dated 01/12/1975, on death of Keshavnath Jenu Kol One year ago the names of his legal heirs 1) Channay Raygo Kol, 2) Hanayn Raygo Kol, 3) Shaik Raygo Kol, 4) Satale Tukaram Kol, 5) Vitthal Raygo Kol, 6) Dhanraj Keshavnath Kol and 7) Laxman Keshavnath Kol were entered in 712 extract of the lands bearing S. No. 148/14A, 149/14B, 149/14A said property.
- As per Mutation Entry No. 1584, dated 12/05/1994, on death of Keshavnath Jenu Kol in the year 1974, the names of his legal heirs 1) Adharnan Datar Kol, 2) Ram Datar Kol, 3) Talab Maltram Shop and 4) Anjanlal Hanwar Dhone were entered in 712 extract of the lands bearing S. No. 148/14B, 149/14, said property.
- It is represented that 1) Hanayn Raygo Kol, 2) Dhanraj Channay Kol, 3) Kales Channay Kol, 4) Hanraj Channay Kol, 5) Kalyana Shaik Kol (on behalf of self and as guardian of his 6), 6) Roshan Shaik Kol (minor), 7) Datta Tukaram Kol, 8) Talab Maltram Shop, 9) Anjanlal Hanwar Dhone, 10) Adharnan Datar Kol, 11) Ram Datar Kol, 12) Channay Raygo Kol, 13) Hanayn Raygo Kol, 14) Satale Tukaram Kol, 15) Vitthal Raygo Kol, are the only legal heirs Late Channay Raygo Kol, Shaik Raygo Kol, Satale Tukaram Kol, Dhanraj Keshavnath Kol and Laxman Keshavnath Kol and their rights in said property devolve upon aforesaid Hanayn Raygo Kol and 14 Others.
- By Development Agreement dated 12/04/2007 between M/s. Luthra Dwellers Pvt. Ltd., as the party of One Part and 1) Hanayn Raygo Kol, 2) Dhanraj Channay Kol (on behalf of self & as guardian of his 3 and 4), 3) Kales Channay Kol, 4) Hanraj Channay Kol, 5) Kalyana Shaik Kol (on behalf of self & as guardian of his 6), 6) Roshan Shaik Kol (minor), 7) Datta Tukaram Kol, as the party of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD - 02117 - 2007 on 12/04/2007, the said 1) Hanayn Raygo Kol, 2) Dhanraj Channay Kol, 3) Kales Channay Kol, 4) Hanraj Channay Kol, 5) Kalyana Shaik Kol (on behalf of self & minor), 6) Roshan Shaik Kol (minor), 7) Datta Tukaram Kol have granted development rights in respect of the said property to M/s. Luthra Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.
- In terms of Development Agreement aforesaid, with a total consideration of Rs. 22,55,800/- has been agreed to be paid by M/s. Luthra Dwellers Pvt. Ltd. to the said 1) Hanayn Raygo Kol, 2) Dhanraj Channay Kol, 3) Kales Channay Kol, 4) Hanraj Channay Kol, 5) Kalyana Shaik Kol (on behalf of self & minor), 6) Roshan Shaik Kol (minor), 7) Datta Tukaram Kol as per the said Development Agreement.

2007/04/12

2007/04/12

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vidhana Nagar, Deemed to be
University, Bangalore - 560075 / Mobile : 9880997552

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vidhana Nagar, Deemed to be
University, Bangalore - 560075 / Mobile : 9880997552

THE SCHEDULE ABOVE REFERRED TO.

Property bearing

Survey No.	Block No.	Area in Sq. Mtrs.
148	1	100
149	1	100
150	1	100
151	1	100
152	1	100

In aggregate addressing 500 sq mts or thereabouts
situate at Village Hige, Taluka Kalyan, District Thane.

Dated this 1st day of July,



- By a Power of Attorney dated 12/04/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 1420007 on 12/04/2007 the said 1) Hanayn Raygo Kol, 2) Dhanraj Channay Kol (on behalf of self & as guardian of his 3 and 4), 3) Kales Channay Kol, 4) Hanraj Channay Kol, 5) Kalyana Shaik Kol (on behalf of self & minor), 6) Roshan Shaik Kol (minor), 7) Datta Tukaram Kol have granted 1) Mr. Mangayyathal Luthra, 2) Mr. Rajendra Luthra of M/s. Luthra Dwellers Pvt. Ltd. the rights to develop the said property and to do other acts therein matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 12/04/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under S. No. 1420007 dated 12/04/2007 the said 1) Hanayn Raygo Kol, 2) Dhanraj Channay Kol (on behalf of self & as guardian of his 3 and 4), 3) Kales Channay Kol, 4) Hanraj Channay Kol, 5) Kalyana Shaik Kol (on behalf of self & minor), 6) Roshan Shaik Kol (minor), 7) Datta Tukaram Kol have granted unto 1) Adharnan Mangayyathal Luthra and 2) Adharnan Mangayyathal Luthra, representatives of M/s. Luthra Dwellers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- By Consent Deed dated 14/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD - 04872 - 2007 on 14/06/2007, executed by the said 1) Kales Channay Kol, 2) Hanraj Channay Kol wherein they confirm the terms and conditions set out in the Development Agreement dated 12/04/2007.
- By Consent Deed dated 11/04/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD - 01987 - 2007 on 11/04/2007, executed by the said 1) Talab Maltram Shop, 2) Anjanlal Hanwar Dhone, 3) Adharnan Datar Kol, 4) Ram Datar Kol, wherein they confirm the terms and conditions set out in the Development Agreement dated 12/04/2007.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Hanayn Raygo Kol, 2) Dhanraj Channay Kol, 3) Kales Channay Kol, 4) Hanraj Channay Kol, 5) Kalyana Shaik Kol (on behalf of self & minor), 6) Roshan Shaik Kol (minor), 7) Datta Tukaram Kol, 8) Talab Maltram Shop, 9) Anjanlal Hanwar Dhone, 10) Adharnan Datar Kol, 11) Ram Datar Kol, who have clear, unencumbered, vested and marketable title to the lands bearing S. No. 148/4 and 149/14 and they have Tenancy rights in S. No. 148/14A, 149/14B and 149/14A, subject to the development rights granted in favour of M/s. Luthra Dwellers Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that, M/s. Luthra Dwellers Pvt. Ltd., pursuant to the Development Agreement and the Power of Attorney executed by 1) Talab Maltram Shop, 2) Anjanlal Hanwar Dhone, 3) Adharnan Datar Kol, 4) Ram Datar Kol, have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Dombivli (W)
☎ : 2997195 / Mobile : 9899997652

REPORT ON TITLE

Mrs. Latha Prasad Sudd Tech Pvt. Ltd.

Property bearing

Survey No.	Phase No.	Area in Sq. Mtrs.
124	1	2602

In aggregate measuring 2602 sq. mtrs or thereabouts situated at Village Nijje, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T12 extract and S12 extract issued by Tahsil and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I obtain as under:
- For the purpose of my title opinion, I have:
 - reviewed certified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents evidencing the rights or interests of Mrs. Latha Prasad Sudd Tech Pvt. Ltd.;
 - checked to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date, going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which development rights are granted in respect of the abovementioned Property and on the basis of the above, I have found that
- The mutation records maintained at the Tahsil and Tahsilkar's Office reflect the name of 1) Pandurang Chandra, 2) Pandurang Shankar Patil, 3) Goudan Shankar Patil, 4) Awarat Shankar Patil 5) Sai Shankar Patil, as the Owners of the said Property as of the date of this certificate.
- Mutation Entry No. 75, not available at respective revenue office as per letter / certificate dated 05/10/2008 of Taluka Supt Nijje, Tal. Kalyan, Dist. Thane.
- As per Mutation Entry No. 403, dated 15/08/1982, not applicable to said property.
- Mutation Entry No. 517, not available at respective revenue office as per letter / certificate dated 02/02/2009 of Taluka Supt Nijje, Tal. Kalyan, Dist. Thane.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Dombivli (W)
☎ : 2997195 / Mobile : 9899997652

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Phase No.	Area in Sq. Mtrs.
124	1	2602

In aggregate measuring 2602 sq. mtrs or thereabouts situated at Village Nijje, Taluka Kalyan, District Thane.

Dated the 28th day of June, 2008.

K. P. Mahajan
Advocate High Court Bombay

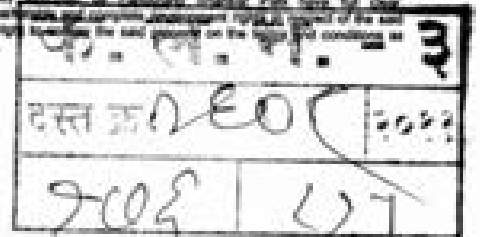
K. P. MAHAJAN

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- As per Mutation Entry No. 755, dated 01/01/1985, in pursuance of order No. AL7-55, dated 28/12/1983 issued by Additional Land Tribunal, Kalyan under the Banking Tenancy and Agricultural Lands Act, 1950, the name of Chabu Kalya Patil (deceased) was deleted from the S12 extract of the said property which was owned by Pandurang Chandra and Shankar Patil.
- As per Mutation Entry No. 1487, not applicable to said property.
- It is represented that Pandurang Shankar Patil, Goudan Shankar and Awarat Datta Patils are the legal heirs of Shankar Patil.
- By Agreement for Sale dated 01/11/2007 made Mrs. Latha Prasad Sudd Tech Pvt. Ltd. of One between and Pandurang Shankar Patil of the Other Part, and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. KLNS - 05842 - 2007 on 01/11/2007, the said Pandurang Shankar Patil have granted development rights in respect of the said property to Mrs. Latha Prasad Sudd Tech Pvt. Ltd. on the terms and conditions as mentioned therein.
- In terms of Agreement for Sale aforesaid, while a total consideration of Rs. 58,52,362/- has been agreed to be paid by Mrs. Latha Prasad Sudd Tech Pvt. Ltd. to the said Pandurang Shankar Patil in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable is mentioned as set out in the Agreement for Sale.
- By a Power of Attorney dated 01/11/2007 and registered with the office of the Sub Register of Assurances at Kalyan under Serial No. 870007 on 01/11/2007 the said Pandurang Shankar Patil have granted 1) Mr. Mangalprabhat Latha, 2) Mr. Rajendra Latha of Mrs. Latha Prasad Sudd Tech Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 01/11/2007 and registered with the office of the Sub Register of Assurances at Kalyan under Serial No. 860007 dated 01/11/2007 the said Pandurang Shankar Patil have granted unto 1) Abhinav Mangalprabhat Latha and 2) Abhinav Mangalprabhat Latha, representatives of Mrs. Latha Prasad Sudd Tech Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- By Consent Deed dated 06/11/2007 and registered with the office of the Sub Register of Assurances at Kalyan under Serial No. KLNS - 05847 - 2007 on 01/11/2007, executed by the said 1) Goudan Shankar Patil, 2) Awarat Datta Patils (Awarat Shankar Patil) wherein they confirm the terms and conditions set out in the Development Agreement dated 01/11/2007.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by Pandurang Shankar Patil, who have clear, unencumbered, undivided and exclusive title to the said property subject to the development rights granted in favour of Mrs. Latha Prasad Sudd Tech Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that Mrs. Latha Prasad Sudd Tech Pvt. Ltd. pursuant to the Agreement for Sale and the Power of Attorney executed by Pandurang Shankar Patil have all clear, unencumbered, exclusive and complete development rights in respect of the said property and the right to develop the said property on the terms and conditions as mentioned therein.



K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Dombivli (W)
☎ : 2997195 / Mobile : 9899997652

REPORT ON TITLE

Mrs. Latha Chaitan Pat. Ltd

Re: Property bearing

Survey No.	Phase No.	Area in Sq. Mtrs.
124	1	2642 Out of

In aggregate measuring 2642 sq. mtrs or thereabouts situated at Village Nijje.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T12 extract and S12 extract issued by Tahsil and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I obtain as under:
- For the purpose of my title opinion, I have:
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Development Agreement and other documents evidencing the rights or interests of Mrs. Latha Chaitan Pat. Ltd.;
 - checked to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date, going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the conveyance deed and other documents by which development rights or interest over the abovementioned property and/or the rights of the above, I have found that
- The mutation records maintained at the Tahsil and Tahsilkar's Office reflect the name of 1) Chabu Janu Mhatre, 2) Goudya Arjun Mhatre, 3) Shambhu Kashinath Mhatre, 4) Mahesh Kashinath Mhatre, 5) Sarjendra Kashinath Mhatre, 6) Ram Kashinath Mhatre, 7) Kusum Harndev Mhatre, 8) Manohar Harndev Mhatre, 9) Devchand Harndev Mhatre as the Owner of the said Property as of the date of this certificate.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

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☎ : 2497193 / Mobile : 9895997592

4. As per Mutation Entry No. 502, not available at respective revenue office as per letter / certificate dated 05/01/2009 of Taluk Saja Hills, Tal. Kalyan, Dist. Thane.
5. As per Mutation Entry No. 611, not available at respective revenue office as per letter / certificate dated 05/01/2009 of Taluk Saja Hills, Tal. Kalyan, Dist. Thane.
6. As per Mutation Entry No. 1071, dated 08/12/1970, the Enforcement Act 1908 related enforcement of weights and measures, and Indian Coinage Act 1908 were made applicable to said land by District Inspector Land Record by issuing new Revenue Form No. 1. This mutation though relevant in does not affect the title.
7. As per Mutation Entry No. 1776, dated 01/11/2007, on death of Chhatu Bahu Mishra 45 years ago the names of his legal heirs 1) Janu Bahu Mishra and 2) Anjan Bahu Mishra were entered in 712 extract of the said property.
8. As per Mutation Entry No. 1777, dated 01/11/2007, on death of Janu Bahu Mishra 45 years ago the names of his legal heirs 1) Kashinath Janu Mishra and 2) Chhatu Janu Mishra were entered in 712 extract of the said property.
9. As per Mutation Entry No. 1778, dated 01/11/2007, on death of Anjan Bahu Mishra 45 years ago the names of his legal heirs 1) Gourya Anjan Mishra and 2) Manohar Anjan Mishra were entered in 712 extract of the said property.
10. As per Mutation Entry No. 1779, dated 01/11/2007, on death of Kashinath Janu Mishra on 17/02/2005, the names of his legal heirs 1) Shrinath Kashinath Mishra, 2) Mohan Kashinath Mishra, 3) Satyawan Kashinath Mishra and 4) Ram Kashinath Mishra were entered in 712 extract of the said property.
11. As per Mutation Entry No. 1780, dated 01/11/2007, on death of Manohar Anjan Mishra on 05/02/2004, the names of his legal heirs 1) Kusun Nandev Mishra, 2) Manohar Nandev Mishra and 3) Devanand Nandev Mishra were entered in 712 extract of the said property.
12. By Development Agreement dated 03/05/2007 made between Mrs. Lodia Dwellers Pvt. Ltd. of the One Part and 1) Chhatu Janu Mishra, 2) Shrinath Kashinath Mishra, 3) Mohan Kashinath Mishra, 4) Gourya Anjan Mishra, 5) Kusun Nandev Mishra, of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLNT - 02173 - 2007 on 03/05/2007, the said 1) Chhatu Janu Mishra, 2) Shrinath Kashinath Mishra, 3) Mohan Kashinath Mishra, 4) Gourya Anjan Mishra, 5) Kusun Nandev Mishra, have granted development rights in respect of the said property to Mrs. Lodia Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Cochin-68 (K)
☎ : 2497193 / Mobile : 9895997592

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	House No.	Area (sq. mtrs.)
178	1	5682 Out of 4780

In aggregate measuring 5682 sq. mtrs. or thereabouts situated at Village Nija, Taluka Kalyan, District Thane.

Dated this 26th day of June, 2009

K.P. Mahajan
K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Cochin-68 (K)
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13. By a Power of Attorney dated 03/05/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLNT - 02173 - 2007 on 03/05/2007 the said 1) Chhatu Janu Mishra, 2) Shrinath Kashinath Mishra, 3) Mohan Kashinath Mishra, 4) Gourya Anjan Mishra, 5) Kusun Nandev Mishra has granted 1) Mr. Mangalprabhat Lodia, 2) Mr. Rajendra Lodia of Mrs. Lodia Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
14. By a Power of Attorney for Conveyance dated 03/05/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under St. No. KLNT - 02173 - 2007 dated 03/05/2007 the said 1) Chhatu Janu Mishra, 2) Shrinath Kashinath Mishra, 3) Mohan Kashinath Mishra, 4) Gourya Anjan Mishra, 5) Kusun Nandev Mishra, have granted unto 1) Adinath Mangalprabhat Lodia and 2) Adinandan Mangalprabhat Lodia, representatives of Mrs. Lodia Dwellers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
15. By letter No. TNC-2707/PRA.KR.3145-0 dated 28/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 33 (7A) of Sub-section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1994 to Mrs. Lodia Dwellers Pvt. Ltd. for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
16. By Intention of Conveyance dated 22/04/2008 executed and registered under No. KLNT - 02173 - 2008 with Sub-Registrar Kalyan on 22/04/2008 by 1) Chhatu Janu Mishra, 2) Gourya Anjan Mishra, 3) Shrinath Kashinath Mishra, 4) Mohan Kashinath Mishra, 5) Satyawan Kashinath Mishra, 6) Ram Kashinath Mishra, 7) Kusun Nandev Mishra, 8) Manohar Nandev Mishra, 9) Devanand Nandev Mishra as Vendor of the First Part in favour of Mrs. Lodia Dwellers Pvt. Ltd. as Purchasers of the Second Part, the Vendor sold, conveyed transferred and assured to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein.
17. On the basis of the findings included in this report, I am of the opinion that Mrs. Lodia Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance thereof, executed by 1) Chhatu Janu Mishra, 2) Gourya Anjan Mishra, 3) Shrinath Kashinath Mishra, 4) Mohan Kashinath Mishra, 5) Satyawan Kashinath Mishra, 6) Ram Kashinath Mishra, 7) Kusun Nandev Mishra, 8) Manohar Nandev Mishra, 9) Devanand Nandev Mishra have full clear, unencumbered marketable title as an absolute owner thereof and the complete development rights in respect of the said property.

क. ल. न. - ३
दस्तावेज संख्या: १०००/०७
१०००/०७

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Cochin-68 (K)
☎ : 2497193 / Mobile : 9895997592

REPORT ON TITLE

Mrs. Lodia Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	House No.	Area (sq. mtrs.)
178	1	5682 Out of 4780

In aggregate measuring 5682 sq. mtrs. or thereabouts situated at Village Nija, Taluka Kalyan, District Thane

1. I have perused the title documents of the said property (the 'said Property') and the revenue records thereof and extract and 712 extract thereof and other documents of transaction, and found before me for my report the material and information and explained to me by Mrs. Lodia Dwellers Pvt. Ltd. as follows:
2. I have perused the title documents of the said property and the Deed of Conveyance, Development Agreement and other documents concerning the purchase of the said property by Mrs. Lodia Dwellers Pvt. Ltd.
3. I have perused the title documents of the said property and the Deed of Conveyance, Development Agreement and other documents concerning the purchase of the said property by Mrs. Lodia Dwellers Pvt. Ltd. and I have found that the said property is situated in the village of Nija, Taluka Kalyan, District Thane, and the area of the said property is 5682 sq. mtrs. or thereabouts, the said area, being more or less as above.
4. I have perused the title documents of the said property and the Deed of Conveyance, Development Agreement and other documents concerning the purchase of the said property by Mrs. Lodia Dwellers Pvt. Ltd. and I have found that the said property is situated in the village of Nija, Taluka Kalyan, District Thane, and the area of the said property is 5682 sq. mtrs. or thereabouts, the said area, being more or less as above.
5. The mutation entries registered at the Taluk Saja Hills Registrar's Office reflect the names of 1) Kashinath Janu Mishra, 2) Chhatu Janu Mishra, 3) Adinath Mangalprabhat Lodia, 4) Adinandan Mangalprabhat Lodia, 5) Shrinath Kashinath Mishra, 6) Mohan Kashinath Mishra, 7) Manohar Nandev Mishra, 8) Devanand Nandev Mishra, 9) Kusun Nandev Mishra, 10) Bahu Nandev Mishra as the Owner of the said Property as of the date of the certificate.
6. Mutation Entry No. 452, not applicable to said property.
7. As per Mutation Entry No. 542, not available at respective revenue office as per letter/certificate dated 05/01/2009 of Taluk Saja Hills, Tal. Kalyan, Dist. Thane.
8. Mutation Entry No. 582, on the death of Mahadu Patil, the names of his legal heirs 1) Rajendra Mahadu Patil and 2) Subya Mahadu Patil, were entered in 712 extract of land bearing Survey Number 1028.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vidhana Nagar, Dombivli (W)
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- As per Mutation Entry No. 814 dated 17/04/1958, by Deed of Conveyance dated 16/11/1954 Shrihari Saha Patil sold, conveyed and transferred the property bearing S. No. 1867 in favour of Shrihari Prasad Acharya for the consideration of Rs. 200.
- As per Mutation Entry No. 827, not applicable to said property.
- As per Mutation Entry No. 730 dated 25/10/1955, by an Order No. ALT - 31 dated 24/11/1955 passed by the Agricultural Lands Tribunal, Kalyan vide S.O. 12 of the Bombay Tenancy and Agricultural Lands Act, 1948, the said Rajaram Mahadev Patil and Subhya Mahadev Patil (joint purchasers) purchased the said property bearing S. No. 1825 from original and holder Vinayak Krishnaji Shinde for the purchase price of Rs. 1000/- subject to provisions of Section 45 of the said Act.
- As per Mutation Entry No. 847, dated 16/05/1958 in pursuance of Order No. TMC-39 passed by Additional Land Tribunal, Kalyan under Section 203 of the Bombay Tenancy and Agricultural Lands Act, 1948, the legal heirs of said Rajaram Mahadev and Subhya Mahadev (joint purchasers) paid the full purchase price of Rs. 400/- to original land holder Vinayak Krishnaji Shinde and therefore the name of Rajaram Mahadev and Subhya Mahadev was entered as Khatidar on the 112 extract of the land bearing S. No. 1825.
- As per Mutation Entry No. 1071, dated 28/12/1973, the Enforcement Act 1958 related enforcement of weights and measures, and Indian Coinage Act 1955 were made applicable to said land by District Inspector Land Record by issuing new Revenue Form No. 1. This mutation though relevant it does not affect the title.
- As per Mutation Entry No. 1428, dated 25/05/1984 on death of Rajaram Mahadev Patil and Subhya Mahadev Patil the names of his legal heirs 1) Krishnaji Rajaram Patil, 2) Dharmaji Rajaram Patil, 3) Adinarayan Rajaram Patil, 4) Chandraji Rajaram Patil, 5) Chandraji Rajaram Patil, 6) Subhashji Rajaram Patil, 7) Manohar Rajaram Patil, 8) Shantaram Rajaram Patil, 9) Sridhar Rajaram Patil, 10) Gudi Rajaram Patil were entered in 112 extract of the said property.
- As per Mutation Entry No. 1825, dated 20/10/2004 on death of Rajaram Mahadev Patil and Subhya Mahadev Patil the names of his legal heirs 1) Krishnaji Rajaram Patil, 2) Dharmaji Rajaram Patil, 3) Adinarayan Rajaram Patil, 4) Chandraji Rajaram Patil, 5) Chandraji Rajaram Patil, 6) Subhashji Rajaram Patil, 7) Manohar Rajaram Patil, 8) Shantaram Rajaram Patil, 9) Sridhar Rajaram Patil, 10) Gudi Rajaram Patil were entered in 112 extract of the land bearing S. No. 1825.
- By Development Agreement dated 18/05/2007 made between M/s. Laxtha Dealers Pvt. Ltd. of the One Part and 1) Dharmaji Rajaram Patil, 2) Krishnaji Rajaram Patil, 3) Chandraji Rajaram Patil, 4) Chandraji Rajaram Patil, 5) Manohar Rajaram Patil, 6) Manohar Rajaram Patil, 7) Subhashji Rajaram Patil, of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLJH-02718-2007 as 1825/2007, the said 1) Dharmaji Rajaram Patil, 2) Krishnaji Rajaram Patil, 3) Chandraji Rajaram Patil, 4) Chandraji Rajaram Patil, 5) Manohar Rajaram Patil, 6) Manohar Rajaram Patil, 7) Subhashji Rajaram Patil, 8) Adinarayan Rajaram Patil, 9) Sridhar Rajaram Patil, 10) Gudi Rajaram Patil, have granted development rights in respect of the said property to M/s. Laxtha Dealers Pvt. Ltd. on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

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- By a Power of Attorney for Conveyance dated 13/10/2008, 1) Adinarayan Rajaram Patil, 2) Sridhar Rajaram Patil and 3) Gudi Rajaram Patil have granted unto 1) Adinarayan Mangalprabhat Laxtha and 2) Adinarayan Mangalprabhat Laxtha, representatives of M/s. Laxtha Dealers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- By a Power of Attorney dated 18/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLJH-02718-2007 (the said 1) Dharmaji Rajaram Patil, 2) Krishnaji Rajaram Patil, 3) Chandraji Rajaram Patil, 4) Chandraji Rajaram Patil, 5) Manohar Rajaram Patil, 6) Manohar Rajaram Patil, 7) Subhashji Rajaram Patil, 8) Adinarayan Rajaram Patil, 9) Sridhar Rajaram Patil, 10) Gudi Rajaram Patil, have granted unto 1) Adinarayan Mangalprabhat Laxtha and 2) Adinarayan Mangalprabhat Laxtha, representatives of M/s. Laxtha Dealers Pvt. Ltd. the rights to convey the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 18/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLJH-02718-2007 (the said 1) Dharmaji Rajaram Patil, 2) Krishnaji Rajaram Patil, 3) Chandraji Rajaram Patil, 4) Chandraji Rajaram Patil, 5) Manohar Rajaram Patil, 6) Manohar Rajaram Patil, 7) Subhashji Rajaram Patil, 8) Adinarayan Rajaram Patil, 9) Sridhar Rajaram Patil, 10) Gudi Rajaram Patil, have granted unto 1) Adinarayan Mangalprabhat Laxtha, representatives of M/s. Laxtha Dealers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- By letter No. TMC-270295A,JK,3468-8 dated 26/10/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (2A) of Sub-section (1) under Bombay Tenancy and Agricultural Lands Act, 1948 as amended in 1984 to M/s. Laxtha Dealers Pvt. Ltd. for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- By Intention of Conveyance dated 25/10/2008 executed and registered under No. ALT-1-10008-2008 with Sub-Registrar Kalyan on 25/10/2008 by 1) Dharmaji Rajaram Patil, 2) Krishnaji Rajaram Patil, 3) Chandraji Rajaram Patil, 4) Chandraji Rajaram Patil, 5) Manohar Rajaram Patil, 6) Manohar Rajaram Patil, 7) Subhashji Rajaram Patil, 8) Adinarayan Rajaram Patil, 9) Sridhar Rajaram Patil, 10) Gudi Rajaram Patil as Vendor of the One Part in favour of M/s. Laxtha Dealers Pvt. Ltd. as Purchasers of the Second Part, the Vendor sold, conveyed transferred and assured to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that M/s. Laxtha Dealers Pvt. Ltd. pursuant to the Deed of Conveyance thereof, executed by 1) Dharmaji Rajaram Patil, 2) Krishnaji Rajaram Patil, 3) Chandraji Rajaram Patil, 4) Chandraji Rajaram Patil, 5) Manohar Rajaram Patil, 6) Manohar Rajaram Patil, 7) Subhashji Rajaram Patil, 8) Adinarayan Rajaram Patil, 9) Sridhar Rajaram Patil, 10) Gudi Rajaram Patil, have full clear, unobstructed marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

क.ल.न. - ३
दस्त क्र. २६० / २०११
१०/११/११

K. P. MAHAJAN

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THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area in Sq. Mtrs.
1825	1000
1826	1000
1827	1000
1828	1000
1829	1000
1830	1000
1831	1000
1832	1000
1833	1000
1834	1000
1835	1000
1836	1000
1837	1000
1838	1000
1839	1000
1840	1000

In aggregate measuring 2248 sq mtrs or thereabouts situated at Village Wajga, Taluka Kalyan, District Thane.

Dated this 29th day of June, 2008.

K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vidhana Nagar, Dombivli (W)
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REPORT ON TITLE

Ms. Laxtha Dealers Pvt. Ltd.

Property bearing

Survey No.	Area in Sq. Mtrs.
1825	1000
1826	1000
1827	1000
1828	1000
1829	1000
1830	1000
1831	1000
1832	1000
1833	1000
1834	1000
1835	1000
1836	1000
1837	1000
1838	1000
1839	1000
1840	1000

In aggregate measuring 2248 sq mtrs or thereabouts situated at Village Wajga, Taluka Kalyan, District Thane.



- I have prepared this Report in respect of the said Property (as mentioned in the above) on the basis of the revenue records available and all other records and documents issued by Taluka and District authorities and also before me for my inspection for my personal use and explication prepared by the applicant as aforesaid.
- For the purpose of my title search, I have
 - inspected and verified that copies of the Deed of Conveyance, Development Agreement, Power of Attorney for Conveyance and other documents and rights in relation to Ms. Laxtha Dealers Pvt. Ltd.
 - attempted to make enquiries of the concerned Land Revenue Officer (located at Village and Taluka levels) with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which development rights are granted in respect of the above-mentioned Property and on the basis of the above, I have found that

K. P. MAHAJAN

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- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of 1) Duntur Shree, 2) Gogale Janyee, 3) Pandurang Dhama Patil, 4) Yamsulata Bhatu Patil, 5) Shankar Chenu Patil, 6) Balabhai Chenu Patil, 7) Durgabai Chenu Patil, 8) Hrishikandha Zee Patil, 9) Chandranohan Zee Patil, 10) Shantaram Jaydev Gadhwal, 11) Lalabai Sajan Shree, 12) Vithalji Zee Patil, on 3/12 extracts of lands bearing survey nos. 1821 and 1821A, 13) Tuktaram Vitlu Patil, on 3/12 extracts of lands bearing survey nos. 1825R and 1825A, 14) Vitlu Kamya, 15) Ramesh A. Pate, 16) Hathi Jenu, 17) Hathi Jenu, on 3/12 extracts of lands bearing survey nos. 1828, 1827A and 1794, 18) Shankar Nattu Patil, on 3/12 extracts of land bearing survey nos. 1835, 19) Parvashobhan Mali, 20) Waman Mali, 21) Somnath Mali Patil, 22) Chandrabai Mali, 23) Pandurang Shankar Patil, 24) Goutam Shankar Patil, 24) Awaraj Shankar Patil, 25) Bai Shankar Patil, on 3/12 extracts of land bearing survey nos. 1837R, and 26) Shyam Mali Patil, on 3/12 extracts of land bearing survey nos. 1837A, as the Owners of the said Property, however one Gurusath Chahu Mishra has purchased said property from respective land owners by several Sale Deeds mentioned below, but the names of Gurusath Chahu Mishra is not reflected in the Revenue Records of said property, as the said Sale Deeds have not been recorded in the Revenue Records of said property, as of the date of the certificate.
- By Sale Deed dated 27/07/1994 and registered with the Sub - Registrar of Assurances, Kalyan at No. KLN / 121-1.2 / 1994, Tuktaram Vitlu Patil and Shankar Nattu Patil sold, conveyed and transferred the Land bearing S. No. 1865B, 171A, 1832 in favour of Gopal Dhama Mishra for the consideration of Rs.300.
- By Sale Deed dated 14/04/1995, and registered with the Sub - Registrar of Assurances, Kalyan at No. KLN / 372 - 74 / 1995, Jitendra Narayan Patil, Chenu Narayan Patil, Duntur Shree Patil and Gogale Janyee Patil sold, conveyed and transferred the land bearing S. No. 1871 in favour of Gopal Dhama Mishra for the consideration of Rs.175.
- By Sale Deed dated 25/07/1998 and registered with the Sub - Registrar of Assurances, Kalyan at No. KLN / 458-25 / 1998, Shankar Nattu Patil, Hathi Jenu Patil, Tuktaram Vitlu Patil and Rajaram Mahadev Patil, sold, conveyed and transferred the Land bearing S. No. 1827A, 1827B, 1828 in favour of Gopal Dhama Mishra for the consideration of Rs.507.
- By Sale Deed dated 27/04/1999 and registered with the Sub - Registrar of Assurances, Kalyan at No. KLN / 121-1.2 / 1999, Janyee Narayan Patil, Chenu Narayan Patil, Duntur Shree Patil, Gogale Janyee Patil and Dhama Lakshman Patil sold, conveyed and transferred the Land bearing S. No. 1801 in favour of Gopal Dhama Mishra for the consideration of Rs.200.
- It is represented by Gurusath Chahu Mishra and Aarishad Dattu Mishra are the only legal heir to Gopal Dhama Mishra and the said Property has devolved upon them after death of Gopal Dhama Mishra.

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- By Development Agreement dated 18/05/2007 made between M/s. Lotha Dealers Pvt. Ltd. of the One Part and Gurusath Chahu Mishra of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD - 0288 - 2007 on 18/05/2007, the said Gurusath Chahu Mishra have granted development rights in respect of the said property to M/s. Lotha Dealers Pvt. Ltd. on the terms and conditions as mentioned therein.
- In terms of Development Agreement aforesaid, while a total consideration of Rs. 26,73,130/- has been agreed to be paid by M/s. Lotha Dealers Pvt. Ltd. to the said Gurusath Chahu Mishra in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in installment as set out in the Development Agreement.
- By a Power of Attorney dated 18/05/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 204/2007 on 18/05/2007 the said Gurusath Chahu Mishra has granted to M/s. Mangalprabhat Lotha, S. No. Rajendra Lotha of M/s. Lotha Dealers Pvt. Ltd. rights to develop the said property and to do other acts, deeds, matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 18/05/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under S. No. 203/2007 dated 18/05/2007 the said Gurusath Chahu Mishra has granted unto to Rajashri Mangalprabhat Lotha and S. Rajashree Mangalprabhat Lotha, representatives of M/s. Lotha Dealers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- By Consent Deed dated 14/09/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLAD - 0489 - 2007 on 14/09/2007, executed by the said Aarishad Dattu Mishra wherein she has confirmed the terms and conditions set out in the Development Agreement dated 18/05/2007.
- On the basis of the findings included in the report, I am of the opinion that the said Property is lawfully owned by Gurusath Chahu Mishra and Aarishad Dattu Mishra who have clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of M/s. Lotha Dealers Pvt. Ltd.
- On the basis of the findings included in the report, I am of the opinion that, M/s. Lotha Dealers Pvt. Ltd., pursuant to the Development Agreement and the Power of Attorney executed by Gurusath Chahu Mishra have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

क. ल. नं. - ३

दस्तावेज 2007/1999

गुरु लोथा

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REPORT ON TITLE

M/s. Lotha Dealers Pvt. Ltd.

Property bearing

Survey No.	Area Sq. Mtrs.
196	1712
196A	200
196B	200
196C	200
196D	200

In aggregate amounting 3300 sq mtrs or thereabouts situated at Village Nija, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 3/12 extract and 6/12 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed/verified true copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents extending the rights or interests of M/s. Lotha Dealers Pvt. Ltd.,
 - caused to make enquiries of the concerned Land Revenue Officer located at Village and Taluka levels with respect to land records from the date, going back 30 years,
 - verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which development rights are granted in respect of the abovementioned Property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of 1) Kanhoo Jenu Kol on 3/12 extract of S. No. 1821C2 and 1821C2, 2) Narayan Rama Kol on 3/12 extract of S. No. 1865 and 186A, as the tenants and names of 1) Balabhai Ramchandra Kol on 3/12 extract of S. No. 1821C2 and 1821C2 and 2) Ramesh A. Rama Kol on 3/12 extract of S. No. 1865 and 186A, as Owners of the said Property as of the date of the certificate.

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- As per Mutation Entry No. 196, dated 21/02/1928, by Deed of Conveyance dated 22/01/1928 Kanhoo Jenu Kol sold, conveyed and transferred the property bearing S. No. 1821C2, 1821C2 in favour of Balabhai Ramchandra Shree for the consideration of Rs.100/-.
- Mutation Entry No. 482, dated 24/09/1963, according to Government Notification No. 589-43-7 dated 17/09/1960 Lands bearing S. No. 1821C2, 1825, 1824 were declared as Fractions.
- As per Mutation Entry No. 477, dated 20/02/1965 and applicable to said property.
- It is represented that the said Property, bearing S. No. 196, 196A, 196B, 196C, 196D, 2) Shantabai Dharmaji Kol (on behalf of self & Minor No. 3), 3) Rajendra Lotha (Minor) and the other parties of the said Property (Minor) and property devolved upon the said Narayan Rama Kol and S. Chenu.
- As per Mutation Entry No. 482, dated 24/09/1963, according to Government Notification No. 589-43-7 dated 17/09/1960 Lands bearing S. No. 1821C2, 1825, 1824 were declared as Fractions.
- By Development Agreement dated 21/02/1928 made between M/s. Lotha Dealers Pvt. Ltd. of the One Part and 1) Kanhoo Jenu Kol (on behalf of self & Minor No. 3 & 4), 2) Shantabai Dharmaji Kol (Minor), 3) Kalyan Shree Kol (Minor), 4) Narayana Dharmaji Kol (Minor), 5) Rajendra Lotha (Minor), 6) Ramesh A. Rama Kol (Minor), 7) Narayan Rama Kol (Minor), 8) Narayan Rama Kol (Minor), 9) Narayan Rama Kol (Minor), 10) Narayan Rama Kol (Minor), 11) Narayan Rama Kol (Minor), 12) Narayan Rama Kol (Minor), 13) Narayan Rama Kol (Minor), 14) Narayan Rama Kol (Minor), 15) Narayan Rama Kol (Minor), 16) Narayan Rama Kol (Minor), 17) Narayan Rama Kol (Minor), 18) Narayan Rama Kol (Minor), 19) Narayan Rama Kol (Minor), 20) Narayan Rama Kol (Minor), 21) Narayan Rama Kol (Minor), 22) Narayan Rama Kol (Minor), 23) Narayan Rama Kol (Minor), 24) Narayan Rama Kol (Minor), 25) Narayan Rama Kol (Minor), 26) Narayan Rama Kol (Minor), 27) Narayan Rama Kol (Minor), 28) Narayan Rama Kol (Minor), 29) Narayan Rama Kol (Minor), 30) Narayan Rama Kol (Minor), 31) Narayan Rama Kol (Minor), 32) Narayan Rama Kol (Minor), 33) Narayan Rama Kol (Minor), 34) Narayan Rama Kol (Minor), 35) Narayan Rama Kol (Minor), 36) Narayan Rama Kol (Minor), 37) Narayan Rama Kol (Minor), 38) Narayan Rama Kol (Minor), 39) Narayan Rama Kol (Minor), 40) Narayan Rama Kol (Minor), 41) Narayan Rama Kol (Minor), 42) Narayan Rama Kol (Minor), 43) Narayan Rama Kol (Minor), 44) Narayan Rama Kol (Minor), 45) Narayan Rama Kol (Minor), 46) Narayan Rama Kol (Minor), 47) Narayan Rama Kol (Minor), 48) Narayan Rama Kol (Minor), 49) Narayan Rama Kol (Minor), 50) Narayan Rama Kol (Minor), 51) Narayan Rama Kol (Minor), 52) Narayan Rama Kol (Minor), 53) Narayan Rama Kol (Minor), 54) Narayan Rama Kol (Minor), 55) Narayan Rama Kol (Minor), 56) Narayan Rama Kol (Minor), 57) Narayan Rama Kol (Minor), 58) Narayan Rama Kol (Minor), 59) Narayan Rama Kol (Minor), 60) Narayan Rama Kol (Minor), 61) Narayan Rama Kol (Minor), 62) Narayan Rama Kol (Minor), 63) Narayan Rama Kol (Minor), 64) Narayan Rama Kol (Minor), 65) Narayan Rama Kol (Minor), 66) Narayan Rama Kol (Minor), 67) Narayan Rama Kol (Minor), 68) Narayan Rama Kol (Minor), 69) Narayan Rama Kol (Minor), 70) Narayan Rama Kol (Minor), 71) Narayan Rama Kol (Minor), 72) Narayan Rama Kol (Minor), 73) Narayan Rama Kol (Minor), 74) Narayan Rama Kol (Minor), 75) Narayan Rama Kol (Minor), 76) Narayan Rama Kol (Minor), 77) Narayan Rama Kol (Minor), 78) Narayan Rama Kol (Minor), 79) Narayan Rama Kol (Minor), 80) Narayan Rama Kol (Minor), 81) Narayan Rama Kol (Minor), 82) Narayan Rama Kol (Minor), 83) Narayan Rama Kol (Minor), 84) Narayan Rama Kol (Minor), 85) Narayan Rama Kol (Minor), 86) Narayan Rama Kol (Minor), 87) Narayan Rama Kol (Minor), 88) Narayan Rama Kol (Minor), 89) Narayan Rama Kol (Minor), 90) Narayan Rama Kol (Minor), 91) Narayan Rama Kol (Minor), 92) Narayan Rama Kol (Minor), 93) Narayan Rama Kol (Minor), 94) Narayan Rama Kol (Minor), 95) Narayan Rama Kol (Minor), 96) Narayan Rama Kol (Minor), 97) Narayan Rama Kol (Minor), 98) Narayan Rama Kol (Minor), 99) Narayan Rama Kol (Minor), 100) Narayan Rama Kol (Minor).
- In terms of Development Agreement aforesaid, while a total consideration of Rs. 17,82,800/- has been agreed to be paid by M/s. Lotha Dealers Pvt. Ltd. to the said 1) Narayan Rama Kol, 2) Shantabai Dharmaji Kol (on behalf of self & Minor 3 & 4), 3) Kalyan Dharmaji Kol (Minor), 4) Narayana Dharmaji Kol (Minor), 5) Rajendra Lotha Kol (Minor) in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in installment as set out in the Development Agreement.



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- By a Power of Attorney dated 07/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under KL54 - 03211 - 2007 on 07/06/2007 the said 1) Narayan Raghu Kol, 2) Shantabai Charming Kol (on behalf of self & Minor 3 & 4), 3) Kales Charming Kol (Minor), 4) Namath Charming Kol (Minor), 5) Kajjasa Shakti Kol (on behalf of self & Minor No. 6), 6) Roshan Shakti Kol (Minor) have granted 1) Mr. Mangayprabhat Lotha, 2) Mr. Rajendra Lotha of Mrs. Lotha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 07/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Sr. No. KL54 - 03212 - 2007 dated 07/06/2007 the said 1) Narayan Raghu Kol, 2) Shantabai Charming Kol (on behalf of self & Minor 3 & 4), 3) Kales Charming Kol (Minor), 4) Namath Charming Kol (Minor), 5) Kajjasa Shakti Kol (on behalf of self & Minor No. 6), 6) Roshan Shakti Kol (Minor) have granted unto 1) Ajitkesh Mangayprabhat Lotha and 2) Atmanandan Mangayprabhat Lotha, representatives of Mrs. Lotha Dwellers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- By Consent Deed dated 16/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KL54 - 4473 - 2007 on 16/06/2007, executed by the said 1) Kales Charming Kol, 2) Namath Charming Kol whereas they confirm the terms and conditions set out in the Development Agreement dated 07/06/2007.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Narayan Raghu Kol, 2) Shantabai Charming Kol (on behalf of self & Minor 3 & 4), 3) Kales Charming Kol (Minor), 4) Namath Charming Kol (Minor), 5) Kajjasa Shakti Kol (on behalf of self & Minor No. 6), 6) Roshan Shakti Kol (Minor) who have clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of Mrs. Lotha Dwellers Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that, Mrs. Lotha Dwellers Pvt. Ltd., pursuant to the Development Agreement and the Power of Attorney executed by 1) Narayan Raghu Kol, 2) Shantabai Charming Kol (on behalf of self & Minor 3 & 4), 3) Kales Charming Kol (Minor), 4) Namath Charming Kol (Minor), 5) Kajjasa Shakti Kol (on behalf of self & Minor No. 6), 6) Roshan Shakti Kol (Minor) have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

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REPORT ON TITLE

Mrs. Lotha Dwellers Pvt. Ltd.

Property bearing

Survey No.	Area Sq. Ft.	Area in Sq. Mtrs.
108	141	1302

In aggregate measuring 8400 sq. mtrs. or thereabouts situated at Village Wga, Taluka Kalyan, District Thane

- I have prepared this Title Report in respect of the above property (the "Said Property") on the basis of the revenue records namely D12 extract and D12 extract issued by Taluka and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me. I assume no other.
- For the purpose of my title opinion, I have:
 - reviewed certified true copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents evidencing the rights or interests of Mrs. Lotha Dwellers Pvt. Ltd.
 - traced to make enquiries of the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date, going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which development rights are granted in respect of the above-mentioned Property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Tahsil's Office reflect the name of Ram A. Pate Patil as the Owners of the said Property as of the date of the certificate.
- As per Mutation Entry No. 426 dated 08/07/1981, on death of Pate Patil the names of her legal heirs 1) Ram A. Pate Patil was entered in 1/12 column of the said Property.
- It is mentioned that Vendors are legal heirs of said Ram A. Pate Patil and said property has devolved upon the 1) Ananta Tukaram Patil, 2) Ajitkesh Tukaram Patil, 3) Parshurang Shankar Patil, 4) Gaudan Shankar Patil, 5) Haridas Puroshottam Patil, 6) Ganpat Puroshottam Patil of the Other Part, and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KL52-0304-2007 on 16/06/07, the said 1) Ananta Tukaram Patil, 2) Ajitkesh Tukaram Patil, 3) Parshurang Shankar Patil, 4) Gaudan Shankar Patil, 5) Haridas Puroshottam Patil, 6) Ganpat Puroshottam Patil have granted development rights in respect of the said property to Mrs. Lotha Dwellers Pvt. Ltd. on terms and conditions as mentioned therein.

फ. ल. नं. - ३
१७/०६/०७
१०८ / १४१

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vashi Nagar, Dist. Thane (W)
☎ : 2497195 / Mobile : 9869997632

- In terms of Development Agreement aforesaid, while a total consideration of Rs. 25,18,871/- has been agreed to be paid by Mrs. Lotha Dwellers Pvt. Ltd. to the said 1) Ananta Tukaram Patil, 2) Ajitkesh Tukaram Patil, 3) Parshurang Shankar Patil, 4) Gaudan Shankar Patil, 5) Haridas Puroshottam Patil, 6) Ganpat Puroshottam Patil in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Development Agreement.
- By a Power of Attorney dated 15/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 2470207 on 15/06/2007 the said 1) Ananta Tukaram Patil, 2) Ajitkesh Tukaram Patil, 3) Parshurang Shankar Patil, 4) Gaudan Shankar Patil, 5) Haridas Puroshottam Patil have granted 1) Mr. Mangayprabhat Lotha, 2) Mr. Rajendra Lotha of Mrs. Lotha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 15/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Sr. No. 2470207 dated 15/06/2007 the said 1) Ananta Tukaram Patil, 2) Ajitkesh Tukaram Patil, 3) Parshurang Shankar Patil, 4) Gaudan Shankar Patil, 5) Haridas Puroshottam Patil and 6) Atmanandan Mangayprabhat Lotha, representatives of Mrs. Lotha Dwellers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- By Consent Deed dated 15/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KL52 - 04828 - 2007 on 14/06/2007, executed by the said 1) Meena Mohan Patil, 2) Kiran Mohan Patil, 3) Raju Mohan Patil whereas they confirm the terms and conditions set out in the Development Agreement dated 15/06/2007.
- By Consent Deed dated 14/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KL52 - 04829 - 2007 on 14/06/2007, executed by the said Anantkesh Datto Mhatre whereas they confirm the terms and conditions set out in the Development Agreement dated 15/06/2007.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Ananta Tukaram Patil, 2) Ajitkesh Tukaram Patil, 3) Parshurang Shankar Patil, 4) Gaudan Shankar Patil, 5) Haridas Puroshottam Patil, 6) Ganpat Puroshottam Patil, 7) Meena Mohan Patil, 8) Kiran Mohan Patil, 9) Raju Mohan Patil and 10) Anantkesh Datto Mhatre who have clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of Mrs. Lotha Dwellers Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that, Mrs. Lotha Dwellers Pvt. Ltd., pursuant to the Development Agreement and the Power of Attorney executed by 1) Ananta Tukaram Patil, 2) Ajitkesh Tukaram Patil, 3) Parshurang Shankar Patil, 4) Gaudan Shankar Patil, 5) Haridas Puroshottam Patil, 6) Ganpat Puroshottam Patil, 7) Meena Mohan Patil, 8) Kiran Mohan Patil, 9) Raju Mohan Patil and 10) Anantkesh Datto Mhatre have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vashi Nagar, Dist. Thane (W)
☎ : 2497195 / Mobile : 9869997632

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area Sq. Ft.	Area in Sq. Mtrs.
108	141	1302

In aggregate measuring 8400 sq. mtrs. or thereabouts situated at Village Wga, Taluka Kalyan, District Thane

Dated the 25th day of June, 2008.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle (West), Mumbai (W)
☎ : 2497195 / Mobile : 9820970302

REPORT ON TITLE

Mrs. Lootha Dwellers Pvt. Ltd.

Property bearing

Survey No.	House No.	Area in Sq. Mtrs.
178	4	4052

In aggregate addressing 4052 sq.mtrs or thereabouts situated at Village Nijga, Taluka Kalyan, District Thane.

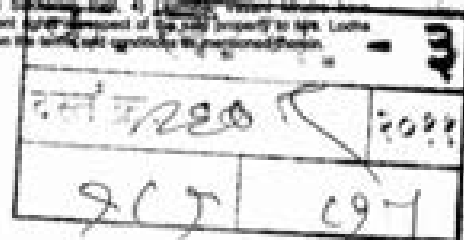
- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 extract and A72 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents evidencing the rights or interests of Mrs. Lootha Dwellers Pvt. Ltd.;
 - issued to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from this date going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which development rights are granted in respect of the abovementioned Property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsil's Office reflect the name 1) Vishwanath Duntur Mhatre, 2) Niralal Gulab Sante, 3) Tarabai Satharam Patil, 4) Laxmibai Vasant Mhatre, as the Owners of the said Property as of the date of this certificate.
- As per Mutation Entry No. 194, not applicable to said property.
- As per Mutation Entry No. 340 dated 20/05/1944, by Deed of Conveyance dated 11/05/1944 Rama Chahu Mhatre sold, conveyed and transferred the said property in favour of Jansardan Keshavnagji Shinde for the consideration of Rs.4000/-.
- As per Mutation Entry No. 547, dated 18/05/1961, the name of Duntur Rama Mhatre was recorded as Single Tenant on the 712 extract of the said property as he was cultivating the said land since year 1952.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle (West), Mumbai (W)
☎ : 2497195 / Mobile : 9820970302

- As per Mutation Entry No. 734, dated 26/10/1963, by an Order No. AL-39 dated 20/11/1961 passed by the Agricultural Land Tribunal, Kalyan vide 32 C of the Bombay Tenancy and Agricultural Lands Act, 1948, the said Duntur Rama Mhatre (tenant purchaser) purchased the said property bearing S. No. 1764 from original land holder Jansardan Keshavnagji Shinde for the purchase price of Rs.850/- subject to provisions of Section 43 of the said Act.
- As per Mutation Entry No. 1071, dated 09/12/1970, the Enforcement Act 1958 related endorsement of weights and measures, and Indian Cottage Act 1955 were made applicable to said land by District Inspector Land Record by issuing new Revenue Form No. 1. This mutation though relevant it does not affect the title.
- As per Mutation Entry No. 1407, dated 12/05/1968, on death of Duntur Rama Mhatre five years ago the names of his legal heirs 1) Rajubhai Duntur Mhatre, 2) Vishwanath Duntur Mhatre, 3) Niralal Gulab Sante, 4) Tarabai Satharam Patil and 5) Laxmibai Vasant Mhatre were entered in 712 extract of the said property.
- As per Mutation Entry No. 1491, dated 27/11/1996 in pursuance of order No. 17195/97 passed by Additional Land Tribunal, Kalyan under Section 203 of the Bombay Tenancy and Agricultural Lands Act, 1948, the legal heirs of said Duntur Rama Mhatre (tenant purchaser) paid the full purchase price of Rs.850/- to original land holder Jansardan Keshavnagji Shinde and therefore the name of Duntur Rama Mhatre was entered as Khatyidar on the 712 extract of the said property.
- It is representative that Rajubhai Duntur Mhatre was a heir of Duntur Rama Mhatre.
- As per Mutation Entry No. 1620, dated 01/03/2008 on death of Rajubhai Duntur Mhatre on 15/01/2008 the names of his legal heirs 1) Vishwanath Duntur Mhatre, 2) Niralal Gulab Sante, 3) Tarabai Satharam Patil and 4) Laxmibai Vasant Sante were entered in 712 extract of the said property.
- By Agreement for Sale dated 29/05/2008 made between Mrs. Lootha Dwellers Pvt. Ltd. of the One Part and 1) Vishwanath Duntur Mhatre, 2) Niralal Gulab Sante, 3) Tarabai Satharam Patil, 4) Laxmibai Vasant Mhatre of the Others Part and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLND - 00388 - 2008 on 30/05/2008, the said Vishwanath Duntur Mhatre, 2) Niralal Gulab Sante, 3) Tarabai Satharam Patil, 4) Laxmibai Vasant Mhatre have granted development rights in respect of the said property to Mrs. Lootha Dwellers Pvt. Ltd. on the said 712 extract of the said property.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle (West), Mumbai (W)
☎ : 2497195 / Mobile : 9820970302

- In terms of Agreement for Sale aforesaid, while a total consideration of Rs. 21,75,000/- has been agreed to be paid by Mrs. Lootha Dwellers Pvt. Ltd. to the said 1) Vishwanath Duntur Mhatre, 2) Niralal Gulab Sante, 3) Tarabai Satharam Patil, 4) Laxmibai Vasant Mhatre in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.
- By a Power of Attorney dated 30/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 205/2008 on 30/05/2008 the said Vishwanath Duntur Mhatre have granted 1) Mr. Mangayprabhat Lootha, 2) Mr. Rajendra Lootha of Mrs. Lootha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney dated 30/05/2008 for admitting signatures on Deed of Conveyance and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. 206/2008 dated 30/05/2008 the said Vishwanath Duntur Mhatre has granted unto 1) Mr. Rajendra Lootha, 2) Mr. Sheshkar Karwal, 3) Oprel Mhashilkar, representatives of Mrs. Lootha Dwellers Pvt. Ltd. the rights to admit their signatures on the Deed of Conveyance on the terms and conditions as mentioned therein.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Vishwanath Duntur Mhatre, 2) Niralal Gulab Sante, 3) Tarabai Satharam Patil, 4) Laxmibai Vasant Mhatre, who have clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of Mrs. Lootha Dwellers Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that, Mrs. Lootha Dwellers Pvt. Ltd., pursuant to the Agreement for Sale and the Power of Attorney executed by 1) Vishwanath Duntur Mhatre, 2) Niralal Gulab Sante, 3) Tarabai Satharam Patil, 4) Laxmibai Vasant Mhatre have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vileparle (West), Mumbai (W)
☎ : 2497195 / Mobile : 9820970302

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	House No.	Area in Sq. Mtrs.
178	4	

In aggregate addressing 4052 sq.mtrs or thereabouts situated at Village Nijga.

Dated this 29th day of June.



K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhaya Nagar, Deemed to be University, Mumbai - 400002

REPORT ON TITLE

Mrs. Latha Deshpande Pvt. Ltd.

Property bearing

Survey No.	Block No.	Area in Sq. Mtrs. (Acre)
181	2C	1.28

In aggregate admeasuring 1.28 sq mtrs or thereabouts situated at Village Wajpe, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 3112 extract and 6712 extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz Agreement for Sale, Power of Attorney and other documents evidencing the rights or interests of Mrs. Latha Deshpande Pvt. Ltd.
 - caused to make enquiries at the concerned Land Revenue Office located at Village Wajpe and Taluka Wajpe with respect to land records from the date, going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which development rights are granted in respect of the above-mentioned Property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office reflect the names of 1) Rama Changa Koli, 2) Kanchha Changa Koli, 3) Ganpath Kanchha Koli, 4) Baburao Kanchha Koli as the Owners of the said Property as of the date of this certificate.
- As per Mutation Entry No. 237, dated 12/12/1928, on death of Jagan Govind Thakur on 20/06/1928 the names of his legal heirs 1) Purushottam, 2) Ramnarayan and 3) Laxmanarayan were entered in 3112 extract of the said property.
- As per Mutation Entry No. 248, dated 10/02/1948 not applicable to said property.
- Mutation Entry No. 452, dated 24/09/1952, according to Government Notification No. 5088-45-7 dated 17/05/1950 Lands said property were declared as Fraction.

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhaya Nagar, Deemed to be University, Mumbai - 400002

- As per Mutation Entry No. 466, dated 14/05/1953, the name of Changa Chaha Koli was entered as Protected Tenant on the 3112 extract of said property, under the Bombay Tenancy and Agricultural Lands Act.
- As per Mutation Entry No. 891, dated 12/12/1967, on death of Purushottam Jagan Thakur Thirteen years ago the names of his legal heirs 1) Murugopal Ramnarayan Thakur and 2) Laxmanarayan Jagan Thakur were entered in 3112 extract of the said property.
- As per Mutation Entry No. 911, dated 10/04/1956, not applicable to said property.
- As per Mutation Entry No. 924, dated 21/02/1951 by an Order No. 1282, dated 24/12/1950 passed by the Agricultural Land Tribunal, Kalyan vide 32 G of the Bombay Tenancy and Agricultural Lands Act, 1948, the said Changa Chaha (tenant purchaser) purchased the said property from original land holder Murugopal Ramnarayan Thakur for the purchase price of Rs.300/- subject to provisions of Section 43 of the said Act.
- As per Mutation Entry No. 717, dated 20/12/1952, on death of Changa Chaha Koli the names of his legal heirs 1) Rama Changa Koli, 2) Rama Changa Koli and 3) Kanchha Changa Koli were entered in 3112 extract of the said property.
- As per Mutation Entry No. 942, dated 21/02/1956, not applicable to said property.
- As per Mutation Entry No. 924 dated 19/02/1956 in pursuance of order passed by Additional Land Tribunal, Kalyan under Section 32(i) of the Bombay Tenancy and Agricultural Lands Act, 1948, the legal heirs of said Changa Chaha (tenant purchaser) paid the full purchase price of Rs.625/- to original land holder Murugopal Ramnarayan Thakur and therefore the name of Changa Chaha was entered as Koli in the 3112 extract of the said property.
- As per Mutation Entry No. 1071, dated 08/12/1975, the Enforcement Act 1950 related enforcement of weights and measures, and Indian Contract Act 1930 were made applicable to said land by District Inspector Land Revenue by issuing new Revenue Form No. 1. This mutation though relevant is deemed not to affect the title.
- As per Mutation Entry No. 1756, dated 28/06/2007, on death of Rama Changa Koli on 21/06/2007 the names of his legal heirs 1) Ganpath Kanchha Koli and 2) Baburao Kanchha Koli were entered in 3112 extract of the said property.

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K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhaya Nagar, Deemed to be University, Mumbai - 400002

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area in Sq. Mtrs. (Acre)
181	2C	1.28

In aggregate admeasuring 1.28 sq mtrs or thereabouts situated at Village Wajpe, Taluka Kalyan, District Thane.

Dated this 1st day of July, 2008.



- By Agreement for Sale dated 21/02/2008 made between Mrs. Latha Deshpande Pvt. Ltd. (of the One Part) and 1) Anilshil Kanchha Koli, 2) Kanchha Kanchha Koli, 3) Madhendra Kanchha Koli, 4) Shanturao Kanchha Koli of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 8643 - 2477 - 2008 on 22/07/2008, the said 1) Anilshil Kanchha Koli, 2) Kanchha Kanchha Koli, 3) Madhendra Kanchha Koli, 4) Shanturao Kanchha Koli have granted development rights in respect of the said property to Mrs. Latha Deshpande Pvt. Ltd. on the terms and conditions as mentioned herein.
- In terms of Agreement for Sale aforesaid, write a total consideration of Rs. 12,75,750/- has been agreed to be paid by Mrs. Latha Deshpande Pvt. Ltd. in the said 1) Anilshil Kanchha Koli, 2) Kanchha Kanchha Koli, 3) Madhendra Kanchha Koli, 4) Shanturao Kanchha Koli in respect of the said property into a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.
- By a Power of Attorney dated 22/07/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 2560/2008 on 22/07/2008 the said 1) Anilshil Kanchha Koli, 2) Kanchha Kanchha Koli, 3) Madhendra Kanchha Koli, 4) Shanturao Kanchha Koli have granted 1) Mr. Mangayaprakash Lathia, 2) Mr. Dipak Madhendra representatives of Mrs. Latha Deshpande Pvt. Ltd. the rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 22/07/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 2560/2008 dated 22/07/2008 the said 1) Anilshil Kanchha Koli, 2) Kanchha Kanchha Koli, 3) Madhendra Kanchha Koli, 4) Shanturao Kanchha Koli have granted 1) Mr. Mangayaprakash Lathia, 2) Mr. Dipak Madhendra representatives of Mrs. Latha Deshpande Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned herein.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Anilshil Kanchha Koli, 2) Kanchha Kanchha Koli, 3) Madhendra Kanchha Koli, 4) Shanturao Kanchha Koli who have clear, unencumbered, marketable title to the said property subject to the development rights granted in favour of Mrs. Latha Deshpande Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that Mrs. Latha Deshpande Pvt. Ltd., pursuant to the Agreement for Sale and the Power of Attorney executed by 1) Anilshil Kanchha Koli, 2) Kanchha Kanchha Koli, 3) Madhendra Kanchha Koli, 4) Shanturao Kanchha Koli have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned herein.

K. P. MAHAJAN

B.A.L.L.B. ADVOCATE HIGH COURT Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore (K) P. 2401100 / Mobile : 9880097042

REPORT ON TITLE

M/s. Latha Dwellers Pvt. Ltd.

Property bearing

Table with 3 columns: Survey No., Village No., Area in Sq. Mtrs. Values: 1, 7, 60

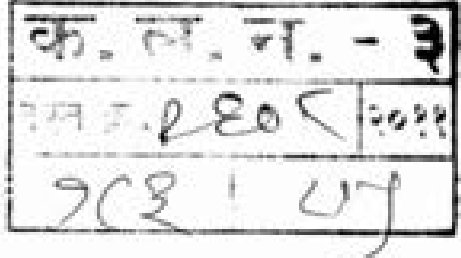
In aggregate addressing 660 sq. mtrs. or thereabouts situate at Village Nijje, Taluka Kalyan, District Thane.

- 1. I have prepared this Title Opinion in respect of the above property (the 'Said Property') on the basis of the revenue records namely 512 extract and 512 extract issued by Tahsil and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under:
2. For the purpose of my title opinion, I have:
(a) reviewed/verified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents evidencing the rights or interests of M/s. Latha Dwellers Pvt. Ltd.;
(b) caused to make enquiries of the concerned Land Revenue Officer located at Village and Taluka levels with respect to land records from the date going back 30 years;
(c) verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which development rights are granted in respect of the abovesaid Property and on the basis of the above, I have found that:
3. The mutation records maintained at the Tahsil and Tahsil's Office reflect the name of 1) Datta Bagya Pall (deat of Hindu Undivided Family), 2) Thakur Vahru Pall, 3) Sudi Vahru Pall, 4) Sati Vahru Pall, 5) Jadhav Vahru Pall, 6) Rajappa Vahru Pall, 7) Sanyas Sutan Pall, 8) Ramdas Sutan Pall, 9) Hanuman Ansum Pall, 10) Vandana Madhukar Pall, as the Owners of the said Property as of the date of the certificate.
4. As per Mutation Entry No. 275, dated 17/11/1940 on death of Parsho Shao Pall on 23/10/1939 the names of his legal heirs, 1) Sanyas Parsho Pall and 2) Bagya Parsho Pall were entered in 512 extract of the said property.

K. P. MAHAJAN

B.A.L.L.B. ADVOCATE HIGH COURT Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore (K) P. 2401100 / Mobile : 9880097042

- 5. Mutation Entry No. 462, dated 24/09/1952, according to Government Notification No. 5955-40-7 dated 17/05/1950 Lands said property were declared as Freehold.
6. As per Mutation Entry No. 548, dated 26/02/1954, on death of Bagya Parsho Pall in the year 1952 the names of his legal heirs 1) Datta Bagya and 2) Vahru Bagya were entered in 512 extract of the said property.
7. As per Mutation Entry No. 1427, dated 13/02/1958, on death of Sanyas Parsho Pall and Vahru Bagya Pall, the names of his legal heirs 1) Sutan Sanyas Pall, 2) Thakur Vahru Pall, 3) Sudi Vahru Pall, 4) Sati Vahru Pall, 5) Jadhav Vahru Pall and 6) Rajappa Vahru Pall were entered in 512 extract of the said property.
8. As per Mutation Entry No. 1703, dated 13/07/2000, on death of Sutan Sanyas Pall on 21/10/2000 the names of his legal heirs 1) Sanyas Sutan Pall, 2) Ramdas Sutan Pall, 3) Hanuman Ansum Pall and 4) Vandana Madhukar Pall were entered in 512 extract of the said property.
9. By Agreement for Sale dated 23/10/2000 made between M/s. Latha Dwellers Pvt. Ltd. of the One Part and 1) Datta Bagya Pall, 2) Kati Datta Pall of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KL/62 - 54002 - 2008 on 23/10/2000, the said 1) Datta Bagya Pall, 2) Kati Datta Pall have granted development rights in respect of the said property to M/s. Latha Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.
10. In terms of Agreement for Sale aforesaid, with a total consideration of Rs. 7,20,000/- has been agreed to be paid by M/s. Latha Dwellers Pvt. Ltd. to the said 1) Datta Bagya Pall, 2) Kati Datta Pall in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.
11. On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Datta Bagya Pall, 2) Kati Datta Pall, who have clear, unencumbered, unexpired and marketable title in the said property subject to the development rights granted in favour of M/s. Latha Dwellers Pvt. Ltd.
12. On the basis of the findings included in this report, I am of the opinion that M/s. Latha Dwellers Pvt. Ltd. pursuant to the Agreement for Sale and the Power of Attorney executed by 1) Datta Bagya Pall, 2) Kati Datta Pall have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.



K. P. MAHAJAN

B.A.L.L.B. ADVOCATE HIGH COURT Office : 17/A, Varaha Apartments, Karve Road, Victoria Nagar, Coimbatore (K) P. 2401100 / Mobile : 9880097042

REPORT ON TITLE

M/s. Latha Dwellers Pvt. Ltd.

Property bearing

Table with 3 columns: Survey No., Village No., Area in Sq. Mtrs. Values: 120, 1, 60; 120, 3, 60

In aggregate addressing 1820 sq. mtrs. or thereabouts situate at Village Nijje, Taluka Kalyan, District Thane.

- 1. I have prepared this Title Opinion in respect of the above property (the 'Said Property') on the basis of the revenue records namely 512 extract and 512 extract issued by Tahsil and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under:
2. For the purpose of my title opinion, I have:
(a) reviewed/verified true copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents evidencing the rights or interests of M/s. Latha Dwellers Pvt. Ltd.;
(b) caused to make enquiries of the concerned Land Revenue Officer located at Village and Taluka levels with respect to land records from the date going back 30 years;
(c) verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which development rights are granted in respect of the abovesaid Property and on the basis of the above, I have found that:
3. The mutation records maintained at the Tahsil and Tahsil's Office reflect the name of 1) Satsathi Choru Pall, 2) Chandrahara Choru Pall, 3) Hanumanchandra Zipa Pall, 4) Chandrahara Zipa Pall, 5) Ramdas Jaydev Gondhal, 6) Lalabai Sujan Shor, 7) Vitthalur Zipa Pall, as the Owners of the said Property as of the date of the certificate.
4. Mutation Entry No. 150, is not applicable to said property.
5. Mutation Entry No. 452, dated 24/09/1952, is not applicable to said property.
6. Mutation Entry No. 466, dated 10/05/1953, is not applicable to said property.
7. As per Mutation Entry No. 691, dated 3/05/1965 on death of Chama Laxman Pall two years ago the names of his legal heirs 1) Parshurang Dharma Pall and 2) Yamunabai Sati Pall were entered in 512 extract of the said property.

K. P. MAHAJAN

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- 8. As per Mutation Entry No. 603, dated 01/02/1966, on the basis of partition done 25-26 years ago and admission given by Sanyas Narayan Pall, Choru Narayan Pall, Durkar Shree Pall, Datta Zanya Pall, Parshurang Dharma Pall and Yamunabai Sati Pall the name of Sanyas Narayan Pall and Choru Narayan Pall were entered on the 512 extracts of said property.
9. As per Mutation Entry No. 1671, dated 08/12/1975, the Enforcement Act 1966 stated enforcement of weights and measures, and Indian Coinage Act 1906 were made application in said land by District Collector. The same was effected by issuing new Revenue Form No. 1, The said 512 extract was not affected by this.
10. As per Mutation Entry No. Narayan Pall on 01/02/1966 the names of his legal heirs 1) Sanyas Narayan Pall, 2) Satsathi Choru Pall, 3) Hanumanchandra Choru Pall were entered in 512 extract of the said property.
11. As per Mutation Entry No. 10007/2014 the names of his legal heirs 1) Sanyas Narayan Pall and 2) Chandrahara Choru Pall were entered in 512 extract of the said property.
12. As per Mutation Entry No. 1444 dated 04/03/2002 on death of Chama Narayan Pall on 16/05/2002 the names of his legal heirs 1) Sanyas Narayan Pall, 2) Chandrahara Zipa Pall, 3) Hanumanchandra Zipa Pall, 4) Lalabai Sujan Shor and 5) Vitthalur Zipa Pall were entered in 512 extract of the said property.
13. It is representation that, 1) Sanyas Narayan Pall and 2) Chandrahara Choru Pall (deat without leaving any other heirs) 3) Hanumanchandra Zipa Pall, 4) Chandrahara Zipa Pall, 5) Hanumanchandra Zipa Pall, 6) Ramdas Jaydev Gondhal, 7) Vitthalur Zipa Pall, 8) Lalabai Sujan Shor, 9) Vitthalur Zipa Pall, 10) Hanumanchandra Zipa Pall, 11) Hanumanchandra Zipa Pall, 12) Hanumanchandra Zipa Pall, 13) Hanumanchandra Zipa Pall, 14) Hanumanchandra Zipa Pall, 15) Hanumanchandra Zipa Pall, 16) Hanumanchandra Zipa Pall, 17) Hanumanchandra Zipa Pall, 18) Hanumanchandra Zipa Pall, 19) Hanumanchandra Zipa Pall, 20) Hanumanchandra Zipa Pall, 21) Hanumanchandra Zipa Pall, 22) Hanumanchandra Zipa Pall, 23) Hanumanchandra Zipa Pall, 24) Hanumanchandra Zipa Pall, 25) Hanumanchandra Zipa Pall, 26) Hanumanchandra Zipa Pall, 27) Hanumanchandra Zipa Pall, 28) Hanumanchandra Zipa Pall, 29) Hanumanchandra Zipa Pall, 30) Hanumanchandra Zipa Pall, 31) Hanumanchandra Zipa Pall, 32) Hanumanchandra Zipa Pall, 33) Hanumanchandra Zipa Pall, 34) Hanumanchandra Zipa Pall, 35) Hanumanchandra Zipa Pall, 36) Hanumanchandra Zipa Pall, 37) Hanumanchandra Zipa Pall, 38) Hanumanchandra Zipa Pall, 39) Hanumanchandra Zipa Pall, 40) Hanumanchandra Zipa Pall, 41) Hanumanchandra Zipa Pall, 42) Hanumanchandra Zipa Pall, 43) Hanumanchandra Zipa Pall, 44) Hanumanchandra Zipa Pall, 45) Hanumanchandra Zipa Pall, 46) Hanumanchandra Zipa Pall, 47) Hanumanchandra Zipa Pall, 48) Hanumanchandra Zipa Pall, 49) Hanumanchandra Zipa Pall, 50) Hanumanchandra Zipa Pall, 51) Hanumanchandra Zipa Pall, 52) Hanumanchandra Zipa Pall, 53) Hanumanchandra Zipa Pall, 54) Hanumanchandra Zipa Pall, 55) Hanumanchandra Zipa Pall, 56) Hanumanchandra Zipa Pall, 57) Hanumanchandra Zipa Pall, 58) Hanumanchandra Zipa Pall, 59) Hanumanchandra Zipa Pall, 60) Hanumanchandra Zipa Pall, 61) Hanumanchandra Zipa Pall, 62) Hanumanchandra Zipa Pall, 63) Hanumanchandra Zipa Pall, 64) Hanumanchandra Zipa Pall, 65) Hanumanchandra Zipa Pall, 66) Hanumanchandra Zipa Pall, 67) Hanumanchandra Zipa Pall, 68) Hanumanchandra Zipa Pall, 69) Hanumanchandra Zipa Pall, 70) Hanumanchandra Zipa Pall, 71) Hanumanchandra Zipa Pall, 72) Hanumanchandra Zipa Pall, 73) Hanumanchandra Zipa Pall, 74) Hanumanchandra Zipa Pall, 75) Hanumanchandra Zipa Pall, 76) Hanumanchandra Zipa Pall, 77) Hanumanchandra Zipa Pall, 78) Hanumanchandra Zipa Pall, 79) Hanumanchandra Zipa Pall, 80) Hanumanchandra Zipa Pall, 81) Hanumanchandra Zipa Pall, 82) Hanumanchandra Zipa Pall, 83) Hanumanchandra Zipa Pall, 84) Hanumanchandra Zipa Pall, 85) Hanumanchandra Zipa Pall, 86) Hanumanchandra Zipa Pall, 87) Hanumanchandra Zipa Pall, 88) Hanumanchandra Zipa Pall, 89) Hanumanchandra Zipa Pall, 90) Hanumanchandra Zipa Pall, 91) Hanumanchandra Zipa Pall, 92) Hanumanchandra Zipa Pall, 93) Hanumanchandra Zipa Pall, 94) Hanumanchandra Zipa Pall, 95) Hanumanchandra Zipa Pall, 96) Hanumanchandra Zipa Pall, 97) Hanumanchandra Zipa Pall, 98) Hanumanchandra Zipa Pall, 99) Hanumanchandra Zipa Pall, 100) Hanumanchandra Zipa Pall.
14. By Development Agreement dated 20/11/2000 made between M/s. Latha Dwellers Pvt. Ltd. of the One Part and 1) Hanumanchandra Zipa Pall, 2) Chandrahara Zipa Pall, 3) Hanumanchandra Zipa Pall, 4) Lalabai Sujan Shor, 5) Vitthalur Zipa Pall of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KL/62-54125-2008 on 20/11/2000, the said 1) Hanumanchandra Zipa Pall, 2) Chandrahara Zipa Pall, 3) Hanumanchandra Zipa Pall, 4) Lalabai Sujan Shor, 5) Vitthalur Zipa Pall have granted development rights in respect of the said property to M/s. Latha Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.



K. P. MAHAJAN

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- In terms of Development Agreement aforesaid, while a total consideration of Rs. 11,27,715/- has been agreed to be paid by Mrs. Latha Dwellers Pvt. Ltd. to the said 1) Hanishchandra Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor, 5) Vithalal Zips Patti in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Development Agreement.
- By a Power of Attorney dated 22/11/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 1962008 on 22/11/2008 the said 1) Hanishchandra Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor, 5) Vithalal Zips Patti have granted 1) Mr. Mangalprakash Lathia, 2) Mr. Rajendra Lathia of Mrs. Latha Dwellers Pvt. Ltd. rights to develop the said property and to do other site development matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 22/11/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Sr. No. 1962008 dated 22/11/2008 the said 1) Hanishchandra Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor, 5) Vithalal Zips Patti have granted unto 1) Anurag Mangalprakash Lathia and 2) Anurag Mangalprakash Lathia, representatives of Mrs. Latha Dwellers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Hanishchandra Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor, 5) Vithalal Zips Patti who have clear, unencumbered, and marketable title to the said property subject to the development rights granted in favour of Mrs. Latha Dwellers Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that, Mrs. Latha Dwellers Pvt. Ltd., pursuant to the Development Agreement and the Power of Attorney executed by 1) Hanishchandra Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor, 5) Vithalal Zips Patti have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

K. P. MAHAJAN

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ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhana Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9869997652**THE SCHEDULE ABOVE REFERRED TO:**

Property bearing

Survey No.	House No.	Area in Sq. Mtrs.
101	1	1112
101	2	1112

In aggregate measuring 2224 sq. meters or thereabouts situated at Village Nijje, Taluka Kalyan, District Thane.

Dated this 29th day of June, 2009.

Rudraj
K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhana Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9869997652**REPORT ON TITLE**

Mrs. Latha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	House No.	Area (sq. mtrs.)
1	1	1112

In aggregate measuring 1162 sq. meters or thereabouts situated at Village Nijje, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract and 8/12 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Development Agreement and other documents evidencing the rights or interests of Mrs. Latha Dwellers Pvt. Ltd.;
 - caused to make enquiries at the concerned Land Revenue Officer located at Village and Taluka levels, with respect to land records from this date, going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsilde's Office reflect the name of 1) Hanishchandra Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor and 5) Vithalal Zips Patti as the Owner of the said Property as of the date of the certificate.

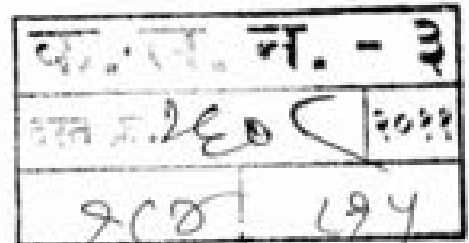
K. P. MAHAJAN

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- As per Mutation Entry No. 823, dated 01/03/1966, on the basis of partition about 15-20 years ago and admission given by Zoraya Narayan Patti, Charu Narayan Patti, Durkur Shriya Patti, Dnyesha Zoraya Patti, Pandurang Dharma Patti and Yamunabai Babu Patti the name of Zoraya Narayan Patti and Charu Narayan Patti were entered on the 7/12 extracts of said property.
- As per Mutation Entry No. 1763, dated 01/11/2007, the name of Zoraya Narayan Patti on 01/11/2007 the name of Zoraya Narayan Patti, Chandramohan Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor and 5) Vithalal Zips Patti were entered in 7/12 extract of the said property.
- By letter No. TNC-2701/PRA/2009-1148 dt. dated 26/11/2007, the Competent Authority, Department of Revenue and Forests granted permission under section 83 (1) of Sub-section (1) of the Bombay Tenancy and Agricultural Land Act, 1948 dt. amended to Mrs. Latha Dwellers Pvt. Ltd. for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Social Welfare Project subject to the terms and conditions set out therein.
- By indenture of Conveyance dated 22/11/2008 and registered under No. RLND - 5233 - 2008 dt. Sub-Registrar Kalyan on 19/09/2008 by 1) Hanishchandra Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor and 5) Vithalal Zips Patti, as Vendor of the First Part and Mrs. Latha Dwellers Pvt. Ltd., as Purchaser of the Second Part, the said Property conveyed, transferred and assured to the said Purchaser and the Property for valuable consideration and on terms, covenants and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that Mrs. Latha Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance thereof, executed by 1) Hanishchandra Zips Patti, 2) Chandramohan Zips Patti, 3) Kantabal Jaydev Gondhale, 4) Lalatal Sopan Shor and 5) Vithalal Zips Patti have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vileparle Nagar, District (W)
☎ : 2497195 / Mobile : 9800927632

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	House No	Area (sq. mtrs.)
4	7	1110

In aggregate admeasuring 6360 sq mtrs or thereabouts situate at Village Nijje, Taluka Kalyan, District Thane.

Dated this 1st day of July, 2006

K.P. Mahajan
K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vileparle Nagar, District (W)
☎ : 2497195 / Mobile : 9800927632

REPORT ON TITLE

Ms. Latha Prasad Sule Trust Pvt. Ltd.

Re: Property bearing

Survey No	House No	Area (sq. mtrs.)
14	1	1010
14	2	1010
14	3	400
14	4	1010
14	5	1010
14	6	1010
14	7	1110

In aggregate admeasuring 10140 sq mtrs or thereabouts situate at Village Ghanghar, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 1712 extract and 1713 extract issued by Taluka and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me. I obtained no other.
- For the purpose of my title opinion, I have:
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents concerning the rights in interests of Ms. Latha Prasad Sule Trust Pvt. Ltd.
 - attempted to make enquiries of the concerned Local Revenue Officer located at Village and Taluka levels with respect to land records from the date, going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the conveyance deed of other documents transferring the rights or interest over the immovable property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office reflect the name of Ms. Latha Prasad Sule Trust Pvt. Ltd. as the Owner of the said Property as on the date of this certificate.
- As per Mutation Entry No. 118, dated 26/01/1977, on basis of addresses given by Janta Sabha Mahadad and Order No. 875 - 88 - 319 dated 25/07/1977 the name of Mahadev Varaha Sule was entered 1712 extract of lands bearing S. No. 745, 746 and 747.
- As per Mutation Entry No. 119, dated 26/01/1977, on basis of addresses given by

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K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vileparle Nagar, District (W)
☎ : 2497195 / Mobile : 9800927632

- As per Mutation Entry No. 271, dated 01/03/1952, on death of Janta Sabha Mahadad on 05/01/1952, the names of his legal heirs Changa Janta Mahadad were entered in 1712 extracts of lands bearing S. No. 1271, 1272 and 743.
- Mutation Entry No. 274, dated 19/01/1952, according to Government Notification No. 3004-43-7 dated 15/05/1951 Lands bearing S. No. 7410, 7411, 12658, 12711 were declared as Freehold.
- As per Mutation Entry No. 426, dated 18/02/1971, the Enforcement Act 1950 related enforcement of weights and measures, and Indian Contract Act 1957 were made applicable to said land by District Inspector Land Record by issuing new Revenue Form No. 1. The mutation though relevant does not affect the title.
- As per Mutation Entry No. 517, dated 05/02/1962, on death of Changa Janta Mahadad on 15/07/1957, the names of his legal heirs 1) Mahadev Changa Mahadad, 2) Ananta Changa Mahadad, 3) Tulashram Changa Mahadad, 4) Datta Changa Mahadad, 5) Somesh Mahadad, 6) Ganesh Jagannath Sarda, and 7) Lakshmi Mahadad were entered in 1712 extracts of lands bearing S. No. 742, 743, 745, 12371, 12372.
- As per Mutation Entry No. 576, dated 18/12/1959, on death of Mahadev Changa Mahadad five years ago, the names of his legal heirs 1) Ananta Changa Mahadad, 2) Tulashram Changa Mahadad, 3) Datta Changa Mahadad, 4) Somesh Mahadad, 5) Ganesh Jagannath Sarda, and 6) Lakshmi / Rajal Mahadad were entered in 1712 extracts of lands bearing S. No. 742, 743, 745, 12371, 12372.
- As per Mutation Entry No. 595, dated 05/12/1959 is applicable but not relevant to the title of said property.
- As per Mutation Entry No. 595, not applicable to said property.
- As per Mutation Entry No. 622, dated 12/11/1957, on death of Ganesh Vithu Mahadad about 20 years back, the names of his legal heirs 1) Ratan / Rajan Ganesh Mahadad, 2) Balaram Ganesh Mahadad, 3) Bhagwan Ganesh Mahadad, 4) Yashwantrao Mahadad and 5) Rajkumar Bhagwan Prasad were entered in 1712 extracts of lands bearing S. No. 12588.
- As per Mutation Entry No. 625, dated 01/11/1957, on death of Bhagwan Ganesh Mahadad on 22/01/1954 the names of his legal heirs 1) Prasad Bhagwan Mahadad, 2) Suresh Anand Path, 3) Kalyani Bhagwan Mahadad and 4) Ajitlal Bhagwan Mahadad were entered in 1712 extracts of lands bearing S. No. 12588.
- As per Mutation Entry No. 647, dated 18/02/1958 by Deed of Conveyance dated 05/02/1958 1) Ananta Changa Mahadad, 2) Tulashram Changa Mahadad, 3) Datta Changa Mahadad, 4) Somesh Mahadad, 5) Ganesh Jagannath Sarda, 6) Janta Sabha Mahadad, 7) Janta Sabha Mahadad through and constituted Power of Attorney holder Mr. Ganesh Sarda of constituted Power of Attorney holder Mr. Anantlal Mangalprasad Luthra and 8) Ratan Ganesh Mahadad 9) Balaram Ganesh Mahadad, 10) Yashwantrao Mahadad, 11) Rajkumar Bhagwan Prasad, 12) Prasad Bhagwan Mahadad, 13) Suresh Anand Path of Suresh Bhagwan Mahadad, 14) Kalyani Bhagwan Mahadad through Constituted Power of Attorney holder Mr. Kalyanprasad Path, read, conveyed and transferred the said property in favor of Ms. Latha Prasad Sule Trust Pvt. Ltd. through Constituted Power of Attorney holder Harshadkumar Shivram Ganade for the consideration of Rs. 42, 88,000.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vileparle Nagar, District (W)
☎ : 2497195 / Mobile : 9800927632

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	House No	Area (sq. mtrs.)
14	1	1010
14	2	1010
14	3	400
14	4	1010
14	5	1010
14	6	1010
14	7	1110

In aggregate admeasuring 10140 sq mtrs or thereabouts situate at Village Ghanghar, Taluka Kalyan, District Thane.

Dated this 2nd day of June, 2006



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vadgaon Nagar, Dombivli (W)
☎ : 2972195 / Mobile : 9800979332

REPORT ON TITLE

M/s. Lodha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Area Sq. mtrs.	Area (Sq. mtrs.)
199	34	328

In aggregate measuring 328 sq mtrs or thereabouts situated at Village Nijje, Taluka Kalyan, District Thane.

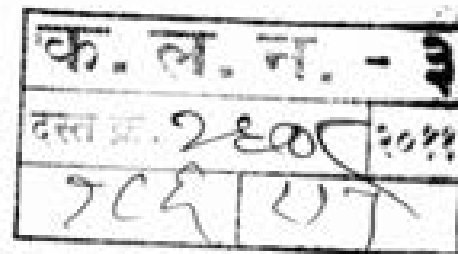
- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 1712 extract and 512 extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me, I obtain as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents evidencing the rights or interests of M/s. Lodha Dwellers Pvt. Ltd.
 - caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels, with respect to land records from the date going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Tahsil's Office reflect the name of 1) Krushna Batu Pall, 2) Shantaram Batu Pall, 3) Dhanna Batu Pall, 4) Tukaram Batu Pall, 5) Motiram Batu Pall, 6) Dhanna Batu Pall, as the Owner of the said Property and names of 1) Parasai Pandharinath Munde and 2) Droupadiba in other rights column, as of the date of this certificate.
- As per Mutation Entry No. 297 dated 05/09/1948, by Deed of Conveyance dated 05/09/1948 1) Kachya Sindhya Choudhary and 2) Balu Deva Gauri sold, conveyed and transferred the said property in favour of Khandu Batu Gauri for the consideration of Rs. 200/-.

K. P. MAHAJAN

B.A.L.L.B.
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Office : 17/A, Varaha Apartment, Karve Road, Vadgaon Nagar, Dombivli (W)
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- As per Mutation Entry No. 442, dated 15/09/1951, by Deed of Conveyance dated 05/09/1951 Khandu Batu Gauri sold, conveyed and transferred the said property in favour of Batu Deva Pall for the consideration of Rs. 200/-.
- As per Mutation Entry No. 877, dated 01/09/1955, on death of Batu Deva Pall on 28/12/1954 the names of his legal heirs 1) Krushna Batu Pall, 2) Shantaram Batu Pall, 3) Dhanna Batu Pall, 4) Tukaram Batu Pall, 5) Motiram Batu Pall and 6) Dhanna Batu Pall, 7) Parasai Pandharinath Munde and 8) Droupadiba Anna Pall were entered in 1712 extract of the said property.
- As per Mutation Entry No. 1095, dated 02/09/1955, on the basis of partition and admission given by 1) Dhanna Batu Pall, 2) Shantaram Batu Pall, 3) Krushna Batu Pall, 4) Tukaram Batu Pall, 5) Motiram Batu Pall, the name of Motiram Batu Pall were entered on the 1712 extract of said property.
- As per Mutation Entry No. 1187, dated 15/11/1957, on death of Motiram Batu Pall on 25/09/1956 the names of the legal heirs 1) Shantaram Motiram Pall, 2) Manisha Motiram Pall, 3) Gaganan Motiram Pall, 4) Sandeep Motiram Pall and 5) Sudhi Motiram Pall were entered in 1712 extract of the said property.
- By Agreement for Sale dated 21/09/2008 made between 1) Krushna Batu Pall, 2) Shantaram Batu Pall, 3) Dhanna Batu Pall, 4) Tukaram Batu Pall, 5) Parasai Pandharinath Munde, 6) Droupadiba Anna Pall No. 3 to 7 through their POA holder Krushna Batu Pall and M/s. Lodha Dwellers Pvt. Ltd. of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLK-1687/2008 on 02/09/2008, the said 1) Krushna Batu Pall, 2) Shantaram Batu Pall, 3) Dhanna Batu Pall, 4) Dhanna Batu Pall, 5) Tukaram Batu Pall, 6) Parasai Pandharinath Munde, 7) Droupadiba Anna Pall No. 3 to 7 through their POA holder Krushna Batu Pall have granted development rights in respect of the said property to M/s. Lodha Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.
- By a Power of Attorney dated 02/09/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 321/2008 on 02/09/2008 the said 1) Krushna Batu Pall, 2) Shantaram Batu Pall, 3) Shantaram Batu Pall, 4) Dhanna Batu Pall, 5) Tukaram Batu Pall, 6) Parasai Pandharinath Munde, 7) Droupadiba Anna Pall No. 3 to 7 through their POA holder Krushna Batu Pall have granted 1) Mr. Manojprasad Lodha, 2) Mr. Rajendra Lodha to do other acts deeds matters and things in respect of the said property.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vadgaon Nagar, Dombivli (W)
☎ : 2972195 / Mobile : 9800979332

- By a Power of Attorney dated 02/09/2008 for admitting signatures on Deed of Conveyance and registered with the office of the Sub-Registrar of Assurances at Uphaanager under Sr. No. 322/2008 on 02/09/2008 the said 1) Krushna Batu Pall, 2) Shantaram Batu Pall, 3) Shantaram Batu Pall, 4) Dhanna Batu Pall, 5) Tukaram Batu Pall, 6) Parasai Pandharinath Munde, 7) Droupadiba Anna Pall No. 3 to 7 through their POA holder Krushna Batu Pall have granted unto 1) Mr. Rajendra Lodha, 2) Mr. Shashar Kamat, 3) Mr. Deepak Lodha, representatives of M/s. Lodha Dwellers Pvt. Ltd. the rights to admit their signatures on the Deed of Conveyance on the terms and conditions as mentioned therein.
- By letter No. TMC-270199A/KR.2145-B dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 83 (1A) of Sub-Section (7) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1954 to M/s. Lodha Dwellers Pvt. Ltd. for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- By Indenture of Conveyance dated 11/09/2008 executed and registered under No. KLK-1 - 05093 - 2008 with Sub-Registrar Kalyan on 11/09/2008 by 1) Krushna Batu Pall, 2) Shantaram Batu Pall, 3) Dhanna Batu Pall, 4) Tukaram Batu Pall, 5) Parasai Pandharinath Munde, 6) Droupadiba, 7) Gaganan Motiram Pall, 8) Sandeep Motiram Pall, 9) Sudhi Motiram Pall, 10) Manisha Motiram Pall as Vendor of the First Part in favour of M/s. Lodha Dwellers Pvt. Ltd. as Purchasers of the Second Part, and confirmed by the said Shreyan Panturang Pall as Confirming Party of the Third Part, the Vendor sold, conveyed transferred and assured to the said Purchasers the said Property with the confirmation of Confirming Party for valuable consideration and on terms, conditions and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that M/s. Lodha Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance stated, executed by 1) Krushna Batu Pall, 2) Shantaram Batu Pall, 3) Dhanna Batu Pall, 4) Tukaram Batu Pall, 5) Parasai Pandharinath Munde, 6) Droupadiba, 7) Gaganan Motiram Pall, 8) Sandeep Motiram Pall, 9) Sudhi Motiram Pall, 10) Manisha Motiram Pall, and confirmed by the said Shreyan Panturang Pall as Confirming Party have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vadgaon Nagar, Dombivli (W)
☎ : 2972195 / Mobile : 9800979332

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area Sq. mtrs.	Area (Sq. mtrs.)
199	34	328

In aggregate measuring 328 sq mtrs or thereabouts situated at Village Nijje, Taluka Kalyan, District Thane.

Dated this ____ day of June, 2008.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varsha Apartments, Karve Road, Vidhana Nagar, Dombivli (W)
W : 2807130 / Mobile : 9820997600

REPORT ON TITLE

M/s. Lotha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	House No.	Area (sq. mtrs.)
188	3	1130

In aggregate measuring 1130 sq. mtrs. or thereabouts situate at Village Kotel, Taluka Kalyan, District Thane

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T12 extract and S12 extract issued by Talathi and documents of transactions therein, produced before me for my inspection for my perusal and information and explanation gathered by me. I observe as under
- For the purpose of my title opinion, I have
 - interviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement for Sale and other documents evidencing the rights or interests of M/s. Lotha Dwellers Pvt. Ltd.
 - issued to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from this date, going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the above-mentioned property and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of 1) Poojya Pooha Putane, 2) Bhagubai Sama Patil, 3) Lakshmi Madhukar Putane, 4) Harshad, 5) Manisha Ganesh Mhatre, 6) Manisha Gajanan Mhatre, 7) Shivkangni, 8) Rajarajkumar, 9) Gurusath Sudam Munde, 10) Balasa Sudam Munde, 11) Ravindra Sudam Munde, 12) Chandrabai Sudam Munde, 13) Indira Bai Sudam Munde, as the Owner of the said Property as of the date of this certificate.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varsha Apartments, Karve Road, Vidhana Nagar, Dombivli (W)
W : 2807130 / Mobile : 9820997600

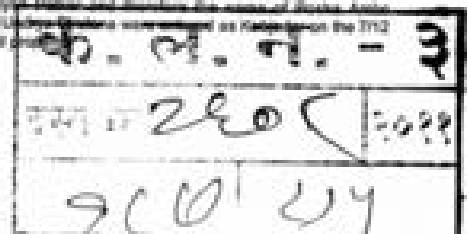
- As per Mutation Entry no. 1716, on death of Poojya Ambar Phutane about 20-40 years ago the names of his legal heirs 1) Sudhya Pooja Phutane, 2) Madhukar Poojya Phutane, 3) Nagubai Sama Patil and 4) Sali Sudam Munde were entered in T12 extract of the said property.
- As per Mutation Entry No. 1828, dated 21/07/2006, on death of Sukhdev Sudam Munde on 23/11/1998 the names of his legal heirs 1) Gurusath Sudam Munde, 2) Balasa Sudam Munde, 3) Ravindra Sudam Munde, 4) Chandrabai Sudam Munde and 5) Indira Bai Sudam Munde were entered in T12 extract of the said property.
- As per representation made by Vendors they are the legal heirs of late Madhukar / Munga Poojya Phutane, Sali Poojya Phutane alias Sali Sudam Munde and Sudhya Pooja Phutane and their shares in said property has devolved upon them.
- By Agreement for Sale dated 19/07/2007 made between M/s. Lotha Dwellers Pvt. Ltd. as Party of the One Part and 1) Premnath Vitthal Phutane, 2) Deepak Vitthal Phutane, as Party of the Other Part, registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. RLN-4 - 02891 of 2007 on 19/07/2007, the said 1) Premnath Vitthal Phutane, 2) Deepak Vitthal Phutane, have agreed to sell the said property and granted development rights in respect of the said property to M/s. Lotha Dwellers Pvt. Ltd. on the terms and conditions as mentioned therein.
- By a Power of Attorney dated 19/07/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 02892 of 2007 on 19/07/2007 the said 1) Premnath Vitthal Phutane, 2) Deepak Vitthal Phutane, have granted 1) Mr. Mangajirnarath Lotha, 2) Mr. Rajendra Lotha of M/s. Lotha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 19/07/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. 02893 of 2007 dated 19/07/2007 the said 1) Premnath Vitthal Phutane, 2) Deepak Vitthal Phutane, has granted unto 7) Anandkumar Mangajirnarath Lotha and 2) Ashwinchandra Mangajirnarath Lotha, representatives of M/s. Lotha Dwellers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varsha Apartments, Karve Road, Vidhana Nagar, Dombivli (W)
W : 2807130 / Mobile : 9820997600

- As per Mutation Entry No. 316, dated 15/05/1944, by Deed of Conveyance dated 06/05/1942 one Ratan Narayan Patkar sold, conveyed and transferred the said property in favour of Ganesh Satashiv Patil for the consideration of Rs. 1000.
- As per Mutation Entry No. 447, dated 24/01/1952, on basis of arbitration award, by Deed of Conveyance dated 13/08/1951 Gangadhar Vasudev Shinde, Shamrao Vinayak Raju and Rajkumath Yashward Gupis sold, conveyed and transferred the said property in favour of Shrikrishna Narayan Patkar for the consideration of Rs.48,000/-.
- As per Mutation Entry No. 201, not available at respective revenue office as per letter / certificate of Talathi Saja Nija, Tal. Kalyan, Dist. Thane.
- As per Mutation Entry No. 742, dated 01/11/1963, by an Order No. ALT-50, dated 31/12/1961 passed by the Agricultural Land Tribunal, Kalyan vide 22 G of the Bombay Tenancy and Agricultural Lands Act, 1948, the said Poojya Ambar Phutane (senior purchaser) purchased the said property from original land holder Shrikrishna Narayan Patkar for the purchase price of Rs.1575/- subject to provisions of Section 43 of the said Act.
- As per Mutation Entry No. 1071, dated 09/12/1970, the Enforcement Act 1956 related enforcement of weights and measures, and Indian Coinage Act 1955 were made applicable to said land by District Inspector Land Record by issuing new Revenue Form No. 1. This mutation though relevant it does not affect the title.
- As per Mutation Entry No. 1714, dated 07/12/2006, in pursuance of order No. 132006 passed by Additional Land Tribunal, Kalyan under Section 303 of the Bombay Tenancy and Agricultural Lands Act, 1948, Poojya Ambar Phutane & Nago Undiya Phutane (senior purchasers) paid the full purchase price of Rs.1575/- to original land holder Shrikrishna Narayan Patkar and directed the mutation of the said land to Phutane & Nago Undiya Phutane as mentioned on the T12 extract of the said property.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varsha Apartments, Karve Road, Vidhana Nagar, Dombivli (W)
W : 2807130 / Mobile : 9820997600

- By Deed of Declaration dated 26/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. RLN-4-02894 of 2007 on 26/11/2007 the said 1) Ganesh Mung Phutane, 2) Aravinda Sudha Phutane, 3) Chandrabai Sudha Phutane, 4) Soma Prashad Patil wherein they confirm the terms and conditions set out in the Agreement for Sale dated 19/07/2007.
- By a Power of Attorney for Declaration dated 26/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. RLN-4-02895 of 2007 dated 26/11/2007 the said 1) Ganesh Mung Phutane, 2) Aravinda Sudha Phutane, 3) Chandrabai Sudha Phutane, 4) Soma Prashad Patil has granted unto Mr. Rajendra Lotha representing M/s. Lotha Dwellers Pvt. Ltd. the rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By Deed of Declaration dated 26/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. RLN-4-02896 of 2007 on 26/11/2007 the said 1) Ganesh Mung Phutane, 2) Aravinda Sudha Phutane, 3) Chandrabai Sudha Phutane, 4) Soma Prashad Patil have granted unto Mr. Rajendra Lotha representing M/s. Lotha Dwellers Pvt. Ltd. the rights to convey the said property on terms and conditions set out in the By Agreement for Sale dated 19/07/2007.
- By a Power of Attorney for Declaration dated 10/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. RLN-4-120 of 2007 dated 10/11/2007 the said 1) Ganesh Mung Phutane, 2) Aravinda Sudha Phutane, 3) Chandrabai Sudha Phutane, 4) Soma Prashad Patil have granted unto 1) Mr. Mangajirnarath Lotha, 2) Mr. Rajendra Lotha, representatives of M/s. Lotha Dwellers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhaya Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 982097532

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhaya Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 982097532

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

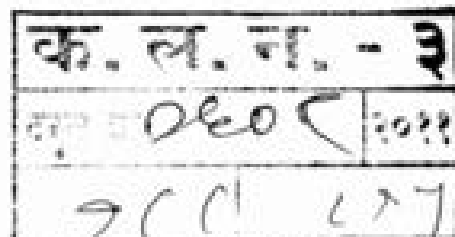
Survey No.	House No.	Area (Sq. mtrs.)
100	2	11130

In aggregate admeasuring 11130 sq mtrs or thereabouts situate at Village Katal, Taluka Kalyan, District Thane.

Dated this 1st day of July, 2008.

K.P. Mahajan
(K. P. Mahajan)
Advocate High Court Bombay

- By Indenture of Conveyance dated 24/03/2008 executed and registered under No. KLN1 - 1928 of 2008 with Sub-Registrar Kalyan on 24/03/2008 by 1) Pravinath Vitthal Futane, 2) Deepika Vitthal Futane, 3) Sagun Munga Futane, 4) Latchand Munga Futane, 5) Naresh Munga Futane, 6) Shivangi Munga Futane, 7) Nagubai Bama Patti alias Nagubai Potha Futane, 8) Ganesh Nago Futane, 9) Gunabai Kisan Jutar, 10) Gangabai Bhudya Futane, 11) Kantabai Sudhya Futane alias Kantabai Dasharath Shor, 12) Shantabai Mohan Shor, 13) Ananta Sudha Futane, 14) Chandrakant Sudha Futane, 15) Manisha Munga Futane, 16) Manisha Munga Futane, 17) Gurunath Sutham Mundhe, 18) Balan Sutham Mundhe, 19) Ravindra Sutham Mundhe, 20) Chandrabai Sutham Mundhe, 21) Indrabai Sutham Mundhe, 22) Jitabai Vitthal Futane, 23) Geetabai Vitthal Futane, 24) Sarababai Vitthal Futane, 25) Sumta Prithvi Patti, 26) Shivchandra Sudha Futane and 27) Gangabai Datta Patti as Vendor of the First Part in favour of M/s. Lodha Dwellers Pvt. Ltd. as Purchasers of the Second Part, the Vendor sold, conveyed transferred and assured to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that M/s. Lodha Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance aforesaid, executed by 1) Pravinath Vitthal Futane, 2) Deepika Vitthal Futane, 3) Sagun Munga Futane, 4) Latchand Munga Futane, 5) Naresh Munga Futane, 6) Shivangi Munga Futane, 7) Nagubai Bama Patti alias Nagubai Potha Futane, 8) Ganesh Nago Futane, 9) Gunabai Kisan Jutar, 10) Gangabai Bhudya Futane, 11) Kantabai Sudhya Futane alias Kantabai Dasharath Shor, 12) Shantabai Mohan Shor, 13) Shantabai Mohan Shor, 14) Ananta Sudha Futane, 15) Chandrakant Sudha Futane, 16) Chandrakant Sudha Futane, 17) Manisha Munga Futane, 18) Gurunath Sutham Mundhe, 19) Balan Sutham Mundhe, 20) Ravindra Sutham Mundhe, 21) Indrabai Sutham Mundhe, 22) Chandrabai Sutham Mundhe, 23) Indrabai Sutham Mundhe, 24) Jitabai Vitthal Futane, 25) Geetabai Vitthal Futane, 26) Sarababai Vitthal Futane, have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhaya Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 982097532

REPORT ON TITLE

M/s. Lodha Private Build Tech Pvt. Ltd.

Property bearing

Survey No.	House No.	Area in Sq. Mtrs.
12	12A	400
12A	B	100
12B	30	100
12C	30	100

In aggregate admeasuring 4700 sq mtrs or thereabouts situate at Village Umarghar, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 5712 and 6142 entered issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under:
- For the purpose of my title opinion, I have:
 - reviewed certified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents evidencing the rights or interests of M/s. Lodha Private Build Tech Pvt. Ltd.
 - checked to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date, going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which development rights are granted in respect of the above-mentioned Property and on the basis of the above, I have found that:
- The mutation records maintained at the Taluka and Tahsil's Office reflect the name of 1) Dhanubhai Ashvi Shigal, 2) Mahadevi Shashi Patti, 3) Jivan Jayram Patti, 4) Suresh Jayram Patti, 5) Sumta Vinayachand Shigal, 6) Venka Jaganath Patti, 7) Anita Anwaran (Shor), 8) Jeevan Jayram Patti alias Sante, 9) Neeravth Parthivharath Patti alias Sante, 10) Pramod Parthivharath Sante, 11) Sangeeta Jayashri Shinde, 12) Preme Anura Patti, 13) Kantabai Parthivharath Patti alias Sante, as the Owners of the said Property as of the date of the certificate.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vidhaya Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 982097532

- As per Mutation Entry No. 374, dated 1957/1962, according to Government Notification No. 5889-45-F dated 17/05/1955 said property were declared as Fractions.
- Mutation Entry No. 426, dated 1962/1971, the Enforcement Act 1958 related enforcement of weights and measures, and Indian Coinage Act 1957 were made applicable to said land by District Inspector Land Record by issuing new Revenue Form No. 1. This mutation though incorrect it does not affect the title.
- As per Mutation Entry No. 722 dated 1959/1965, on death of Sushree Sati land bearing Survey No. 1271 was divided into 1271A, 1271B, 1271C, 1271D, 1271E, 1271F, 1271G, 1271H, 1271I, 1271J, 1271K, 1271L, 1271M, 1271N, 1271O, 1271P, 1271Q, 1271R, 1271S, 1271T, 1271U, 1271V, 1271W, 1271X, 1271Y, 1271Z and accordingly endorsement for Railway and accordingly endorsement for Railway and accordingly endorsement for Railway of land bearing Survey No. 1271.
- As per Mutation Entry No. 822, dated 1962/1968, on death of Sushree Sati Patti Twenty Five years ago the said land bearing Survey No. 1271 was divided into 1271A, 1271B, 1271C, 1271D, 1271E, 1271F, 1271G, 1271H, 1271I, 1271J, 1271K, 1271L, 1271M, 1271N, 1271O, 1271P, 1271Q, 1271R, 1271S, 1271T, 1271U, 1271V, 1271W, 1271X, 1271Y, 1271Z and accordingly endorsement for Railway and accordingly endorsement for Railway of land bearing Survey No. 1271.
- As per Mutation Entry No. 924, dated 1962/1968, on death of Sushree Sati Patti Twenty Five years ago the said land bearing Survey No. 1271 was divided into 1271A, 1271B, 1271C, 1271D, 1271E, 1271F, 1271G, 1271H, 1271I, 1271J, 1271K, 1271L, 1271M, 1271N, 1271O, 1271P, 1271Q, 1271R, 1271S, 1271T, 1271U, 1271V, 1271W, 1271X, 1271Y, 1271Z and accordingly endorsement for Railway and accordingly endorsement for Railway of land bearing Survey No. 1271.
- As per Mutation Entry No. 924, dated 1962/1968, on death of Sushree Sati Patti Twenty Five years ago the said land bearing Survey No. 1271 was divided into 1271A, 1271B, 1271C, 1271D, 1271E, 1271F, 1271G, 1271H, 1271I, 1271J, 1271K, 1271L, 1271M, 1271N, 1271O, 1271P, 1271Q, 1271R, 1271S, 1271T, 1271U, 1271V, 1271W, 1271X, 1271Y, 1271Z and accordingly endorsement for Railway and accordingly endorsement for Railway of land bearing Survey No. 1271.
- By Agreement for Sale dated 02/11/2007 made between M/s. Lodha Private Build Tech Pvt. Ltd. of the One Part and 1) Jeevan Jayram Patti alias Sante, 2) Kantabai Parthivharath Patti alias Sante, 3) Suresh Jayram Patti alias Sante, 4) Neeravth Parthivharath Patti alias Sante, 5) Jeevan Jayram Patti alias Sante of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN1 - 5871/2007 on 02/11/2007, the said 1) Jeevan Jayram Patti alias Sante, 2) Kantabai Parthivharath Patti alias Sante, 3) Suresh Jayram Patti alias Sante, 4) Neeravth Parthivharath Patti alias Sante, 5) Jeevan Jayram Patti alias Sante have granted unobstructed development rights in respect of the said property to M/s. Lodha Private Build Tech Pvt. Ltd. on the terms and conditions as mentioned therein.



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vishnu Nagar, Dombivli (W)
☎ : 2497193 / Mobile : 9869925552

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vishnu Nagar, Dombivli (W)
☎ : 2497193 / Mobile : 9869925552

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	House No.	Area in Sq. Mtrs.
12	15A	1400
124	8	1500
113	26	1000
114	46	800

In aggregate measuring 4700 sq. mtrs. or thereabouts situated at Village Usarghar, Taluka Kalyan, District Thane.

Dated this 1st day of July, 2009.

Rohgad
Advocate High Court Bombay

- In terms of Agreement for Sale aforesaid, while a total consideration of Rs. 16,71,000/- has been agreed to be paid by Mrs. Latha Prasad Baid Tech Pvt. Ltd. in the said 1) Janabai Jayram Patil alias Sante, 2) Kantabai Pandharinath Patil alias Sante, 3) Surlal Jayram Patil alias Sante, 4) Navarath Pandharinath Patil alias Sante, 5) Jeevan Jayram Patil alias Sante in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.
- By a Power of Attorney dated 02/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 740007 on 27/11/2007 the said 1) Janabai Jayram Patil alias Sante, 2) Kantabai Pandharinath Patil alias Sante, 3) Surlal Jayram Patil alias Sante, 4) Navarath Pandharinath Patil alias Sante, 5) Jeevan Jayram Patil alias Sante have granted 1) Mr. Mangayyathal Latha, 2) Mr. Rajendra Latha of Mrs. Latha Prasad Baid Tech Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 02/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. 740007 dated 02/11/2007 the said 1) Janabai Jayram Patil alias Sante, 2) Kantabai Pandharinath Patil alias Sante, 3) Surlal Jayram Patil alias Sante, 4) Navarath Pandharinath Patil alias Sante, 5) Jeevan Jayram Patil alias Sante have granted unto 1) Mr. Mangayyathal Latha, representative of Mrs. Latha Prasad Baid Tech Pvt. Ltd. the right to convey the said property on terms and conditions as mentioned therein.
- By Consent Deed dated 12/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 84344 - 00090007 on 12/11/2007, executed by the said Yogesh S. Sante whereas they confirm the terms and conditions set out in the Development Agreement dated 12/11/2007.
- On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by 1) Janabai Jayram Patil alias Sante, 2) Kantabai Pandharinath Patil alias Sante, 3) Surlal Jayram Patil alias Sante, 4) Navarath Pandharinath Patil alias Sante, 5) Jeevan Jayram Patil alias Sante who have clear, unobstructed, and marketable title to the said property subject to the development rights granted in favour of Mrs. Latha Prasad Baid Tech Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that, Mrs. Latha Prasad Baid Tech Pvt. Ltd., pursuant to the Agreement for Sale and the Power of Attorney executed by 1) Janabai Jayram Patil alias Sante, 2) Kantabai Pandharinath Patil alias Sante, 3) Surlal Jayram Patil alias Sante, 4) Navarath Pandharinath Patil alias Sante, 5) Jeevan Jayram Patil alias Sante have full clear, unobstructed, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

क. ल. नं. - ३
 दाता जेठो २००९ : २००९
 १०८ / २०१

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vishnu Nagar, Dombivli (W)
☎ : 2497193 / Mobile : 9869925552

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vishnu Nagar, Dombivli (W)
☎ : 2497193 / Mobile : 9869925552

RECORD ON FILE

Mrs. Latha Desai Pat. Ltd.

Property bearing

Survey No.	House No.	Area in Sq. Mtrs.
178	88	8728

In aggregate measuring 8728 sq. mtrs. or thereabouts situated at Village Nija, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely D12 extract and D12 extract issued by Taluka and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - inspected verified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents evidencing the rights or interests of Mrs. Latha Desai Pat. Ltd.;
 - caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date going back 30 years;
 - verified that advance stamp duty has been paid in respect of the Agreement for Sale and other documents by which development rights are granted in respect of the abovesaid Property and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Tahsildar's Office reflect the name of Copal Rajya Ghant, as the Owners of the said Property as of the date of the certificate.
- As per Mutation Entry No. 188, dated 14/04/1933, by Deed of Conveyance dated 23/5/1933 Ptandha Chhatu-Mhatre sold, conveyed and transferred the said property in favour of Undhya Bai Patil for the consideration of Rs. 150/-.
- It is represented that Bai Patil alias Haji A. Bai Patil was only legal heir of Undhya Bai Patil and said property devolved upon her after death of Undhya Bai Patil.

- As per Mutation Entry No. 294, dated 25/11/1940, by Conditional Deed of Conveyance dated 25/5/1942 Bai Patil alias Haji A. Bai Patil sold, conveyed and transferred the said property in favour of Copal Rajya Ghant for the consideration of Rs. 100/-.
- As per Mutation Entry No. 1025, dated 21/08/1950, by Deed of Conveyance dated 21/8/1950 Copal Rajya Ghant sold, conveyed and transferred the said property in favour of Changa Copal Kulkar for the consideration of Rs. 500/-.
- It is represented that, 1) Jagannath Copal Ghant alias Patil, 2) Taralbalu Babanrao Ghant alias Patil, 3) Deepak Babanrao Ghant alias Patil, 4) Nandji Babanrao Ghant alias Patil, 5) Shantiji Jeevan Ghant alias Patil, 6) Jeevan Ghant alias Patil, 7) Anantji Jeevan Ghant alias Patil, 8) Ganeshji Jeevan Ghant alias Patil, 9) Dattatraya Jeevan Ghant alias Patil, 10) Sureshji Jeevanrao Ghant, 11) Ganeshji Jeevanrao Ghant, 12) Ganeshji Jeevanrao Ghant are only legal heirs of Copal Rajya Ghant and said property devolved upon them after his death.
- As per Mutation Entry No. 1702, dated 28/12/1952, the Enforcement of Decrees and Orders Act, 1930, and enforcement of decrees and orders, and the provisions of the said Act, are applicable to the said property and the said property is now held by the said Patil alias Patil.
- By Agreement for Sale dated 22/05/2008 executed by 1) Jeevan Ghant alias Patil, 2) Taralbalu Babanrao Ghant alias Patil, 3) Deepak Babanrao Ghant alias Patil, 4) Nandji Babanrao Ghant alias Patil, 5) Shantiji Jeevan Ghant alias Patil, 6) Jeevan Ghant alias Patil, 7) Anantji Jeevan Ghant alias Patil, 8) Ganeshji Jeevan Ghant alias Patil, 9) Dattatraya Jeevan Ghant alias Patil, 10) Sureshji Jeevanrao Ghant, 11) Ganeshji Jeevanrao Ghant, 12) Ganeshji Jeevanrao Ghant in favour of Mrs. Latha Desai Pat. Ltd. for the consideration of Rs. 1,00,00,000/- and the Sub-Registrar of Assurances under Serial No. 45343 - 10000000 on 22/05/2008, the said Agreement for Sale, Ghant alias Patil, 2) Taralbalu Babanrao Ghant alias Patil, 3) Deepak Babanrao Ghant alias Patil, 4) Nandji Babanrao Ghant alias Patil, 5) Shantiji Jeevan Ghant alias Patil, 6) Jeevan Ghant alias Patil, 7) Anantji Jeevan Ghant alias Patil, 8) Ganeshji Jeevan Ghant alias Patil, 9) Dattatraya Jeevan Ghant alias Patil, 10) Sureshji Jeevanrao Ghant, 11) Ganeshji Jeevanrao Ghant are only legal heirs of Copal Rajya Ghant and said property in Mrs. Latha Desai Pat. Ltd. on the terms and conditions as mentioned therein.
- In terms of Agreement for Sale aforesaid, while a total consideration of Rs. 45,80,000/- has been agreed to be paid by Mrs. Latha Desai Pat. Ltd. to the said 1) Jagannath Copal Ghant alias Patil, 2) Taralbalu Babanrao Ghant alias Patil, 3) Deepak Babanrao Ghant alias Patil, 4) Nandji Babanrao Ghant alias Patil, 5) Shantiji Jeevan Ghant alias Patil, 6) Jeevan Ghant alias Patil, 7) Anantji Jeevan Ghant alias Patil, 8) Ganeshji Jeevan Ghant alias Patil, 9) Dattatraya Jeevan Ghant alias Patil in respect of the said property only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.



K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice: 17/A, Varaha Apartments, Karve Road, Vitebska Nagar, Dombivoli (W)
☎ : 2827193 / Mobile: 9802027632

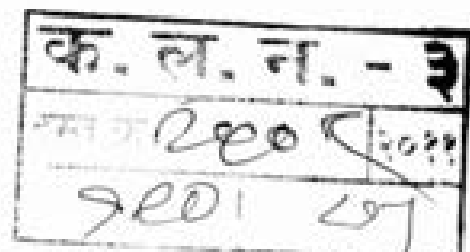
12. By a Power of Attorney dated 10/07/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 292/2008 on 22/07/2008 the said 1) Jagdish Gopal Ghant alias Patil, 2) Taralwar Balaram Ghant alias Patil, 3) Deepak Balaram Ghant alias Patil, 4) Netai Balaram Ghant alias Patil, 5) Shantia Jeevan Ghant alias Patil, 6) Piyanka Jeevan Ghant alias Patil, 7) Anurag Jeevan Ghant alias Patil, 8) Ashay Jeevan Ghant alias Patil, 9) Darshna Jeevan Ghant alias Patil have granted 1) Mr. Mangorajlal Lohia, 2) Mr. Rajendra Lohia of M/s. Lohia Dealers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
13. By a Power of Attorney dated 22/07/2008 for admitting signatures on Deed of Conveyance and registered with the office of the Sub Registrar of Assurances at Kalyan under Sr. No. 283 of 2008 dated 22/07/2008 the said 1) Jagdish Gopal Ghant alias Patil, 2) Taralwar Balaram Ghant alias Patil, 3) Deepak Balaram Ghant alias Patil, 4) Netai Balaram Ghant alias Patil, 5) Shantia Jeevan Ghant alias Patil, 6) Piyanka Jeevan Ghant alias Patil, 7) Anurag Jeevan Ghant alias Patil, 8) Ashay Jeevan Ghant alias Patil, 9) Darshna Jeevan Ghant alias Patil have granted unto 1) Mr. Rajendra Lohia, 2) Mr. Shantiraj Karat, 3) Mr. Gopal Misra, representatives of M/s. Lohia Dealers Pvt. Ltd. the rights to admit their signatures on the Deed of Conveyance on the terms and conditions as mentioned therein.
14. By Consent Deed dated 16/06/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 41,53 - 54/08 - 2008 on 16/06/2008, executed by the said 1) Shrovan Jagtap Ghant, 2) Suresha Ashramani Balakar, 3) Chandis Surnashi Mal, 4) Jayita Shant Shaha who have confirmed the terms and conditions set out in the Agreement for Sale dated 22/07/2008.
15. On the basis of the findings indicated in this report, I am of the opinion that the said Property is lawfully owned by 1) Jagdish Gopal Ghant alias Patil, 2) Taralwar Balaram Ghant alias Patil, 3) Deepak Balaram Ghant alias Patil, 4) Netai Balaram Ghant alias Patil, 5) Shantia Jeevan Ghant alias Patil, 6) Piyanka Jeevan Ghant alias Patil, 7) Anurag Jeevan Ghant alias Patil, 8) Ashay Jeevan Ghant alias Patil, 9) Darshna Jeevan Ghant alias Patil, 10) Shrovan Jagtap Ghant, 11) Suresha Ashramani Balakar, 12) Chandis Surnashi Mal and 13) Jayita Shant Shaha, who have clear, unencumbered, undivided and marketable title in the said property subject to the development rights granted in favour of M/s. Lohia Dealers Pvt. Ltd.
16. On the basis of the findings included in this report, I am of the opinion that M/s. Lohia Dealers Pvt. Ltd., pursuant to the Agreement for Sale, Consent Deed to amended Agreement for Sale and the Power of Attorney executed by 1) Jagdish Gopal Ghant alias Patil, 2) Taralwar Balaram Ghant alias Patil, 3) Deepak Balaram Ghant alias Patil, 4) Netai Balaram Ghant alias Patil, 5) Shantia Jeevan Ghant alias Patil, 6) Piyanka Jeevan Ghant alias Patil, 7) Anurag Jeevan Ghant alias Patil, 8) Ashay Jeevan Ghant alias Patil, 9) Darshna Jeevan Ghant alias Patil, 10) Shrovan Jagtap Ghant, 11) Suresha Ashramani Balakar, 12) Chandis Surnashi Mal and 13) Jayita Shant Shaha have full clear, unencumbered, undivided and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.

K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice: 17/A, Varaha Apartments, Karve Road, Vitebska Nagar, Dombivoli (W)
☎ : 2827193 / Mobile: 9802027632**THE SCHEDULE ABOVE REFERRED TO:****Property bearing**

Survey No.	Area No.	Area in Sq. Mtrs.
176	44	1728

In aggregate addressing 1728 sq. mtrs. or thereabouts situated at Village Mha, Taluka Kalyan, District Thane.

Dated this 1st day of July, 2008.

K. P. Mahajan
Advocate High Court Bombay
**K. P. MAHAJAN**B.A.L.L.B.
ADVOCATE HIGH COURTOffice: 17/A, Varaha Apartments, Karve Road, Vitebska Nagar, Dombivoli (W)
☎ : 2827193 / Mobile: 9802027632**REPORT ON TITLE**

M/s. Lohia Dealers Pvt. Ltd.

Re: Property bearing

Survey No.	Area No.	Area (sq. mtrs.)
176	44	1728

In aggregate addressing 1728 sq. mtrs. or thereabouts situated at Village Mha, Taluka Kalyan, District Thane.

1. I have prepared this Title Opinion in respect of the above property (the "said Property") on the basis of the records namely PTC extract and B-12 extract issued by Taluka and Department of Revenue records produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under:
2. For the purpose of my title opinion, I have:
- (a) reviewed certified true copies of the relevant documents viz. Deed of Conveyance and other documents vesting the rights in interests of M/s. Lohia Dealers Pvt. Ltd.
 - (b) caused to make enquiries of the concerned Land Revenue Officer located at Village and Taluka Office with respect to land records from his files, going back 30 years.
 - (c) verified that adequate stamp duty has been paid in respect of the Conveyance Deed or other documents vesting the rights in interest over the abovesaid property and on the basis of the above, I have found that:
3. The mutation records maintained at the Taluka and Taluka's Office reflect the name of 1) Anandlal Shantaram Patil, 2) Subhadra Shantaram Patil, 3) Jyoti Shantaram Patil, 4) Gajanan Shantaram Patil as the Owner of the said Property as of the date of this certificate.
4. Mutation Entry No. 43, not available at respective revenue office as per letter of certificate of Taluka Supt. Mha, Tal. Kalyan, Dist. Thane.
5. As per Mutation Entry No. 151, dated 16/07/1953, by Deed of Conveyance dated 20/07/1952 one Kalya Bapu Gadar sold, conveyed and transferred the property bearing S. No. 1829 in favour of Jugal Gopal Theras for the consideration of Rs. 1500.

K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice: 17/A, Varaha Apartments, Karve Road, Vitebska Nagar, Dombivoli (W)
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6. As per Mutation Entry No. 436, dated 24/07/1953, by Deed of Conveyance dated 20/07/1952 one Shrinivas Gopal Theras and Laxmibai Jugal Theras sold, conveyed and transferred the property bearing S. No. 1829 in favour of Shantia Kalya Gadhwal for the consideration of Rs. 4000.
7. Mutation Entry No. 452, dated 24/07/1953, according to Government Notification No. 5009-45-7 dated 11/07/1953 said property were declared as Freetown.
8. As per Mutation Entry No. 463, dated 10/07/1953, not applicable to said property.
9. Mutation Entry No. 725, dated 25/07/1953, not applicable to said property.
10. As per Mutation Entry No. 738, not applicable to said property.
11. As per Mutation Entry No. 828, 105 - 25 dated 06/07/1958, which was cancelled, the said property was nullified and void ab initio.
12. As per Mutation Entry No. 875, dated 07/07/1971, the Enforcement of Government Act enforcement of amalgamation, reclassification, and notice Change Act 1959 not applicable to said property. Change Government Land Revenue according to Form No. 1. The mutation records returned to said property.
13. As per Mutation Entry No. 876, dated 08/07/1971, the Enforcement of Government Act enforcement of amalgamation, reclassification, and notice Change Act 1959 not applicable to said property. Change Government Land Revenue according to Form No. 1. The mutation records returned to said property.
14. By letters of Government dated 12/10/2006 and 13/10/2006 registered under No. 6240 - 2005B - 2006 of Sub-Registrar Kalyan under Serial No. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
15. On the basis of the findings indicated in this report, I am of the opinion that M/s. Lohia Dealers Pvt. Ltd., pursuant to the Deed of Conveyance executed by 1) Anandlal Shantaram Patil, 2) Subhadra Shantaram Patil, 3) Jyoti Shantaram Patil, 4) Gajanan Shantaram Patil have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809970532**THE SCHEDULE ABOVE REFERRED TO:****Property bearing**

Survey No.	Area No.	Area (sq. mtrs.)
180	8	130
181	6A	220

In aggregate measuring 1770 sq. mtrs or thereabouts situated at Village Nija, Taluka Kalyan, District Thane.

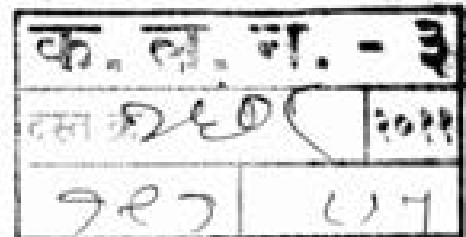
Dated the 1st day of July, 2008.

 K. P. Mahajan
 Advocate High Court Bombay
K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809970532**REPORT ON TITLE****M/s. Lodha Dwellers Pvt. Ltd.****Re: Property bearing**

Survey No.	Area No.	Area (sq. mtrs.)
8	8	1140
180	1	130 out of 820

In aggregate measuring 1270 sq. mtrs or thereabouts situated at Village Nija, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract and 6/12 extract issued by Taluka and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed (certified) true copies of the relevant documents viz. Deed of Conveyance and other documents evidencing the rights or interests of M/s. Lodha Dwellers Pvt. Ltd.;
 - issued to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date, going back 30 years;
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that

**K. P. MAHAJAN**B.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
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- The mutation records maintained at the Taluka and Tahsildar's Office reflect the name of 1) Vasant Ramchandra Patil, 2) Waman Ramchandra Patil, 3) Ramesh Ramchandra Patil, 4) Sharad Ramchandra Patil, 5) Sunil Ramchandra Patil, 6) Rajesh Ramchandra Patil, 7) Janabai Bhachandra Patil, 8) Sugunabai Yashwant as the Owner of the said Property as of the date of this certificate.
- As per Mutation Entry No. 124, dated 19/01/1981 by Deed of Conveyance dated 25/02/1981 Sushya Laxman Mhatre sold, conveyed and transferred the said property in favour of Satharam Jona Kane for the consideration of Rs.40/-.
- Mutation Entry No. 402, 24/05/1982, is not applicable to said property.
- Mutation Entry No. 526, not available at respective revenue office as per letter certificate of Taluka Saja Nija, Tal. Kalyan, Dist. Thane.
- As per Mutation Entry No. 578, dated 18/02/1986, on death of Satharam Jona Kane on 04/01/1984 the names of his legal heirs 1) Motiram Satharam, 2) Parvatiram Satharam and 3) Adinmanu Satharam were entered in 7/12 extract of the said property.
- Mutation Entry No. 878, dated 20/05/1987, not applicable to said property.
- As per Mutation Entry No. 719, dated 25/01/1983, by an Order No. AL7 - 14, dated 23/11/1981 passed by the Agricultural Land Tribunal, Kalyan sub. 32 G of the Bombay Tenancy and Agricultural Lands Act, 1948, the said Ramchandra Shankar Patil (tenant purchaser) purchased the land bearing S. No. 188 from original land holder Punuchetan Satharam Kane for the purchase price of Rs.880/- subject to provisions of Section 43 of the said Act.
- As per Mutation Entry No. 1071, dated 09/12/1976, the Enforcement Act 1958 related enforcement of weights and measures, and Indian Coinage Act 1953 were made applicable to said land by District Inspector Land Record by issuing new Revenue Form No. 1. This mutation though reversed is does not affect the title.
- Mutation Entry No. 1124, not applicable to said property.

K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
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- As per Mutation Entry No 1436, dated 20/04/1999, on death of Ramchandra Shankar Patil on 10/02/1991 the names of his legal heirs 1) Vasant Ramchandra Patil, 2) Waman Ramchandra Patil, 3) Ramesh Ramchandra Patil, 4) Sharad Ramchandra Patil, 5) Sunil Ramchandra Patil, 6) Rajesh Ramchandra Patil, 7) Janabai Bhachandra Patil and 8) Sugunabai Yashwant were entered in 7/12 extract of the said property.
- By letter No. TRC-2787/PRA/CR 314L-6 dated 28/12/2007, the Competent Authority, Department of Revenue and Land Revenue, Government of Maharashtra, Mumbai, granted permission under section 63 (1A) of the Maharashtra Land Revenue and Agricultural Land Act, 1956 to M/s. Lodha Dwellers Pvt. Ltd. for acquisition of land in Taluka Kalyan, District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- By Indenture of Conveyance No. 2008/2008 dated 12/02/2008 registered under No. KLN-2 1008/2008 at the Registrar of Stamps, Dombivli, dated 12/02/2008 by 1) Vasant Ramchandra Patil, 2) Waman Ramchandra Patil, 3) Ramesh Ramchandra Patil, 4) Sharad Ramchandra Patil, 5) Sunil Ramchandra Patil, 6) Rajesh Ramchandra Patil, 7) Janabai Bhachandra Patil, 8) Sugunabai Yashwant through their POA holder Ranjeet Patil & Rajendra Lodha through their POA holder Deepak Lodha through his POA holder Ravindra Lokhande as Vendor of the First Part in favour of M/s. Lodha Dwellers Pvt. Ltd. and as Purchasers the said Purchasers the said Property for the purpose of Special Township Project subject to the terms, covenants and conditions stated therein.
- On the basis of the findings included in this report, I am of the opinion that M/s. Lodha Dwellers Pvt. Ltd., pursuant to the Deed of Conveyance thereof, executed by 1) Vasant Ramchandra Patil, 2) Waman Ramchandra Patil, 3) Ramesh Ramchandra Patil, 4) Sharad Ramchandra Patil, 5) Sunil Ramchandra Patil, 6) Rajesh Ramchandra Patil, 7) Janabai Bhachandra Patil, 8) Sugunabai Yashwant through their POA holder Ranjeet Patil & Rajendra Lodha through their POA holder Deepak Lodha through his POA holder Ravindra Lokhande have full clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.



K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartment, Karve Road, Vidhaya Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9869997652**THE SCHEDULE ABOVE REFERRED TO:**

Property bearing

Survey No.	House No.	Area (sq. mtrs.)
8	8	1140
190	2	130 out of 830

in aggregate admeasuring 1270 sq mtrs or thereabouts
situate at Village Nijsa, Taluka Kalyan, District Thane.Dated this 1st day of July, 2008.

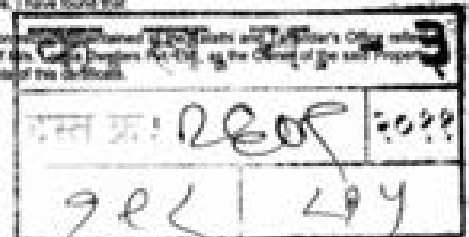
 (K. P. Mahajan)
 Advocate High Court Bombay
K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartment, Karve Road, Vidhaya Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9869997652**REPORT ON TITLE**

Ms Lotha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No. House No.
114 .admeasuring 820 sq mtrs or thereabouts situate at Village
Ghesar Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of my Search Report dated 20/04/2008 and revenue records namely 1/12 extract and 6/12 extract issued by Taluqa and documents of transactions thereto, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Conveyance Deed, Agreement for Sale, Power of Attorney and other documents evidencing the rights or interests of Lotha Dwellers Pvt. Ltd.
 - caused to make enquiries of the concerned Land Revenue Officer located at Village and Taluka levels with respect to land records from the date, going back 30 years.
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the abovementioned property and on the basis of the above, I have found that
- The mutation entries entered in the Taluqa and District Office in the name of Ms. Lotha Dwellers Pvt. Ltd. in respect of the said property as of the date of this report.

**K. P. MAHAJAN**B.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartment, Karve Road, Vidhaya Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9869997652

- As per Mutation Entry No. 333 dated 25/05/1988 on death of Padu Rama Patil, 4 years ago the names of his legal heirs 1) Kaku Padu Patil 2) Narayan Padu Patil 3) Shantabal Ambou, 4) Manikbal Devan were entered in 1/12 extract of the said property. Shantabal Ambou and Manikbal Devan relinquished their rights in respect of the said property.
- As per Mutation Entry No. 342 dated 05/10/1988 on death of Gopal Rama Patil on 25/05/1988, the names of his legal heirs 1) Kanha Gopal Patil, 2) Dhakulbal Gopal Patil, 3) Talbal Mahadu Jagde, 4) Manikbal Balram Salunkhe, 5) Balje Kanha Kalya, 6) Govind Rama Patil, 7) Rajhu Rama Patil, 8) Babu Rama Patil, were entered in 1/12 extract of the said property.
- As per Mutation Entry No. 343 dated 05/10/1988 on reply and admissions of 1) Dhakulbal Gopal Patil, 2) Talbal Mahadu Jagde, 3) Manikbal Balram Salunkhe, 4) Balje Kanha Kalya, their names were deleted from the 1/12 extract of the said property.
- As per Mutation Entry No. 737 dated 15/05/1990, by registered Sale Deed dated 1990 1) Narbal Kaku Patil, 2) Datta Kaku Patil, 3) Satharam Kaku Patil, 4) Narayan Padu Patil, 5) Rajhu Rama Patil, 6) Babu Rama Patil, 7) Kanha Gopal Patil, 8) Govind Rama Patil sold and conveyed the said property to Smt. Shantala Shalchandra Teer.
- As per Mutation Entry No. 808 dated 04/01/1993, by Sale Deed dated 05/01/1993, Smt. Shantala Shalchandra Teer sold and conveyed the said property to 1) Shantaram Keshav Bende, 2) Sheshu Vinayak Dama, 3) Ramesh Yashwanth Potnis, 4) Suresh Raghunath Gupta, 5) Anita Neelkanth Patil, 6) Rajendra Neelkanth Patil, 7) Rajendra Kishina Ganeswar.
- As per Mutation Entry No. 1008 dated 05/07/2002, an encumbrance in favour of Taxation, Stamps and Mutation Thane for Rs.15,000/- plus penalty was entered in other rights column of 1/12 extract in respect of the said property due to defect payment of stamp-duty by Shantaram Keshav Bende.
- As per Mutation Entry No. 1112 dated 15/01/2007, by Sale Deed dated 14/06/2006, 1) Shantaram Keshav Bende, 2) Sheshu Vinayak Dama, 3) Ramesh Yashwanth Potnis, 4) Suresh Raghunath Gupta, 5) Anita Neelkanth Patil, 6) Rajendra Neelkanth Patil, 7) Rajendra Kishina Ganeswar sold and conveyed the said property to Balakrishna Kashinath Shor for the consideration of Rs.2,16,000/-.

K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartment, Karve Road, Vidhaya Nagar, Dombivli (W)
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- By Agreement for Sale dated 15/02/2007 executed and registered under No. KLAD-888/2007 with Sub-Registrar Kalyan on 15/02/2007 by Balakrishna Kashinath Shor of the One Part and Ms. Lotha Dwellers Pvt. Ltd. Of the other part, the said Balakrishna Kashinath Shor has granted the development rights in respect of the said property in favour of Ms. Lotha Dwellers Pvt. Ltd. of Other Part for the terms and conditions set out therein.
- By a Power of Attorney dated 15/02/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLAD-50-2007 on 15/02/2007 the said Balakrishna Kashinath Shor has granted unto 1) Mangal Prakash Lotha, and 2) Rajendra Lotha, the representatives of Ms. Lotha Dwellers Pvt. Ltd. rights to develop the said property and to execute all necessary acts deeds matters and things in respect of the said property.
- By a Power of Attorney for the purpose of the said Power of Attorney dated 15/02/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLAD-49-2007 on 15/02/2007 the said Balakrishna Kashinath Shor has granted unto 1) Anand Prakash Lotha, and 2) Rajendra Lotha, the representatives of Ms. Lotha Dwellers Pvt. Ltd. to convey Property.
- By a Power of Attorney dated 10/03/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLAD-41-2007 on 10/12/2007 the said Balakrishna Kashinath Shor has granted unto the said Mangal Lotha and 2) Bhaskar Kalyan, the representatives of Ms. Lotha Dwellers Pvt. Ltd. rights to lodge the Development Rights in Registration and to do all acts deeds matters and things in respect of the said property.
- By Indenture of Conveyance dated 15/02/2007 executed and registered under No. KLAD-1154/2008 with Sub-Registrar Kalyan on 15/02/2007 by Balakrishna Kashinath Shor, as Vendor of the One Part and Ms. Lotha Dwellers Pvt. Ltd. as Purchasers of the Other Part the said Vendor sold, conveyed transferred and assured to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein. The same is recorded in Mutation Entry No. 1182 dated 25/05/2008.
- By letter No. TNC-2707/PRA/KR.314L-6 dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 63 (1A) of Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1994 to Ms. Lotha Dwellers Pvt. Ltd for acquisition of Land in Taluka Kalyan in District Thane for the purpose of



K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vileasa Nagar, Dombivli (W)
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K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vileasa Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809979452

Date : 2004/03/09

SEARCH REPORT

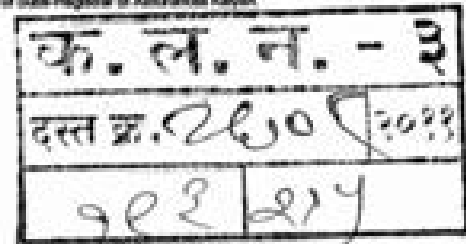
In respect of land bearing, lying and situate on Survey No. 1144 of Mouza Ghosar, Taluka Kalyan and Dist Thane admeasuring about 5280 sq. mtrs., in the name of Balakrishna Kashinath Shrotr.

On careful inspection of Index Volume kept in the Sub-Register of Assurance Kalyan 1, 2, 3 & 4 in respect of land mentioned herewith since the year 1880 to date i.e. 2004/03/09. The following transactions have been traced out on application dated 2004/03/09 bearing No. 1751/2004 and Receipt No. V- 298003 which are specifically and particularly mentioned year wise.

Year	Particulars	Year	Particulars
1880	Record Not Available	1941	Record No. - available
1882	Record Not Available	1942	Record Not Available
1884	Record Not Available	1943	Record Not Available
1886	Nil	1947	Record Not Available
1888	Record Not Available	1949	Record Not Available
1890	Record Not Available	1951	Record Not Available
1892	Record Not Available	1953	Nil
1894	Record Not Available	1955	Nil
1896	Nil	1957	Nil
1898	Nil	1959	Nil
1900	Nil	1961	Nil
1902	Nil	1963	Nil
1904	Nil	1965	Nil
1906	Nil	1967	Transaction
1908	Transaction	1969	Nil

Transaction in 2007

In the year 2007 in Development Agreement is executed and Registered on 15-02-2007 between Balakrishna Kashinath Shrotr and executing M/s. Lofha Dwellers Pvt. Ltd through its authorized signatory, which is duly registered at Sr. No. 856/2007 in the Office of Sub-Register of Assurance Kalyan.



development of Special Township Project subject to the terms and conditions set out therein.

- 17. On the basis of the findings included in this report, I am of the opinion that Lofha Dwellers Pvt. Ltd, pursuant to the Deed of Conveyance thereof executed by Balakrishna Kashinath Shrotr, has full, clear, unencumbered marketable title as an absolute owner thereof and also complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Missa No.	Area (sq. mtrs.)
114	-	5280

In aggregate admeasuring 5280 sq mtrs or thereabouts situate at Village Ghosar Taluka Kalyan District Thane.

Dated this 21st day of April, 2009.

K. P. Mahajan
Advocate High Court Bombay

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vileasa Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809979452

Transaction in 2008

In the year 2008 in Deed of Conveyance is executed and Registered on 25-02-2008 between Balakrishna Kashinath Shrotr and executing M/s. Lofha Dwellers Pvt. Ltd through its authorized signatory, which is duly registered at Sr. No. 1134/2007 in the Office of Sub-Register of Assurance Kalyan.

Hence this Search Report.

K. P. Mahajan
Adv. K. P. Mahajan

End : Search Report.

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartment, Karve Road, Vileasa Nagar, Dombivli (W)
☎ : 2497195 / Mobile : 9809979452

REPORT ON TITLE

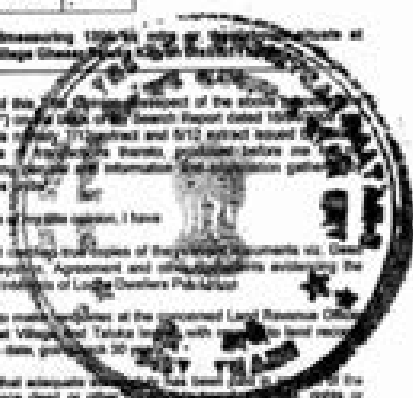
M/s Lofha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Missa No.
114	-

admeasuring 5280 sq. mtrs. situate at Village Ghosar.

- I have prepared this Report on Title in respect of the above "Said Property" on the basis of the Search Report dated 10-04-2009 and the records in the Sub-Register and SRTD system record and documents available therein, available before me in respect of the said property and information furnished to me. I observe as follows:
- For the purpose of my title opinion, I have:
 - reversed tracing and copies of the relevant documents viz. Deed of Conveyance, Agreement and other documents evidencing the rights in relation of Lofha Dwellers Pvt. Ltd.
 - issued to me by the Office of the concerned Land Revenue Office located at Village Ghosar, Taluka Kalyan with copies of land record from the date, provided to me.
 - verified that adequate copies of the said land record are available to the conveyance deed or other documents, and the rights or interest over the above-mentioned property are as per the facts of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office reflect the name of M/s Lofha Dwellers Pvt Ltd, as the Owners of the said Property as of the date of this certificate.





Annexure B.2008
 In the year 2008, Deed of Conveyance is executed and Registered on 08/12/2008 between Registrar Financial Trust with M/s. Lotus Developers Pvt. Ltd. with a copy registered in G. No. 4779/2008 in the Office of Sub-Registrar of Assurances Rajin.

Annexure B.2009
 In the year 2009, Trust of Assurances Financial Trust is formed on 08/12/2008 registered in G. No. 2009/2008.

Trust the Assurances Financial Trust

Trust the Assurances Financial Trust

APPROPRIATE HIGH COURT
 SALLA
R. P. MAHAJAN
 Office : 17/A, Varaha Apartment, Karve Road, Varaha Nagar, Coimbatore (95) 1 2407193 / 14444 / 1400007302

98 9801297

99 9801297

100 9801297

Annexure B.2008
 Deed No. 17th day of April, 2008

In register No. 1200 of more or less than about 1200 sq. meters in the name of Registrar Financial Trust

Trust the Assurances Financial Trust

THE BOARDING ABOVE REFERRED TO

101. Lotus Developers Pvt. Ltd. rights to develop the said property and to do other with these rights and things in respect of the said property.

102. By deed No. TNC-2779994/KL/144-9 dated 28/12/2007, the Companies Authority, Department of Revenue and Finance has granted permission under section 53 (1a) of the Section (1) under Section 53(1a) and Agricultural Land Act, 1961 as amended in 1994 to M/s. Lotus Developers Pvt. Ltd. for acquisition of Land in Tamil Nadu in District Thiruvallur for the purpose of development of Special Township Project subject to the terms and conditions set out therein.

103. On the basis of the details included in the report, I am of the opinion that M/s. Lotus Developers Pvt. Ltd. (hereinafter referred to as 'Lotus') is entitled to the rights to develop the said property and to do other with these rights and things in respect of the said property.

APPROPRIATE HIGH COURT
 SALLA
R. P. MAHAJAN
 Office : 17/A, Varaha Apartment, Karve Road, Varaha Nagar, Coimbatore (95) 1 2407193 / 14444 / 1400007302

Year	Transaction	Year	Transaction
1997	Registrar Financial Trust	1997	Registrar Financial Trust
1998	Registrar Financial Trust	1998	Registrar Financial Trust
1999	Registrar Financial Trust	1999	Registrar Financial Trust
2000	Registrar Financial Trust	2000	Registrar Financial Trust
2001	Registrar Financial Trust	2001	Registrar Financial Trust
2002	Registrar Financial Trust	2002	Registrar Financial Trust
2003	Registrar Financial Trust	2003	Registrar Financial Trust
2004	Registrar Financial Trust	2004	Registrar Financial Trust
2005	Registrar Financial Trust	2005	Registrar Financial Trust
2006	Registrar Financial Trust	2006	Registrar Financial Trust
2007	Registrar Financial Trust	2007	Registrar Financial Trust
2008	Registrar Financial Trust	2008	Registrar Financial Trust
2009	Registrar Financial Trust	2009	Registrar Financial Trust
2010	Registrar Financial Trust	2010	Registrar Financial Trust
2011	Registrar Financial Trust	2011	Registrar Financial Trust
2012	Registrar Financial Trust	2012	Registrar Financial Trust
2013	Registrar Financial Trust	2013	Registrar Financial Trust
2014	Registrar Financial Trust	2014	Registrar Financial Trust
2015	Registrar Financial Trust	2015	Registrar Financial Trust
2016	Registrar Financial Trust	2016	Registrar Financial Trust
2017	Registrar Financial Trust	2017	Registrar Financial Trust
2018	Registrar Financial Trust	2018	Registrar Financial Trust
2019	Registrar Financial Trust	2019	Registrar Financial Trust
2020	Registrar Financial Trust	2020	Registrar Financial Trust
2021	Registrar Financial Trust	2021	Registrar Financial Trust
2022	Registrar Financial Trust	2022	Registrar Financial Trust
2023	Registrar Financial Trust	2023	Registrar Financial Trust
2024	Registrar Financial Trust	2024	Registrar Financial Trust
2025	Registrar Financial Trust	2025	Registrar Financial Trust
2026	Registrar Financial Trust	2026	Registrar Financial Trust
2027	Registrar Financial Trust	2027	Registrar Financial Trust
2028	Registrar Financial Trust	2028	Registrar Financial Trust
2029	Registrar Financial Trust	2029	Registrar Financial Trust
2030	Registrar Financial Trust	2030	Registrar Financial Trust

In respect of said building, thing and things on being No. 21, Shree Chandra Trusts Rajin and Deed No. 1200 (1st) of 2008, in the name of Registrar Financial Trust.

On such acquisition of these things left in the Registrar of Assurances Rajin, I, J. B. S. in respect of said acquisition transactions in the year 2008 in the name of Registrar Financial Trust and things on being No. 1200 (1st) of 2008, in the name of Registrar Financial Trust.

v. Deed No. 1200 (1st) of 2008, in the name of Registrar Financial Trust and things on being No. 1200 (1st) of 2008, in the name of Registrar Financial Trust.

ANNEXURE B.2008
 In the year 2008, Deed of Conveyance is executed and Registered on 08/12/2008 between Registrar Financial Trust with M/s. Lotus Developers Pvt. Ltd. with a copy registered in G. No. 4779/2008 in the Office of Sub-Registrar of Assurances Rajin.

APPROPRIATE HIGH COURT
 SALLA
R. P. MAHAJAN
 Office : 17/A, Varaha Apartment, Karve Road, Varaha Nagar, Coimbatore (95) 1 2407193 / 14444 / 1400007302

- By a Trust of Assurances dated 08/12/2008 and registered with the Office of the Sub-Registrar of Assurances at Rajin under Deed No. 1200 (1st) of 2008, the said Registrar Financial Trust and others have granted 1200 sq. meters.
- The said Registrar Financial Trust is entitled to develop the said property and to do other with these rights and things in respect of the said property.
- By deed No. TNC-2779994/KL/144-9 dated 28/12/2007, the Companies Authority, Department of Revenue and Finance has granted permission under section 53 (1a) of the Section (1) under Section 53(1a) and Agricultural Land Act, 1961 as amended in 1994 to M/s. Lotus Developers Pvt. Ltd. for acquisition of Land in Tamil Nadu in District Thiruvallur for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- On the basis of the details included in the report, I am of the opinion that M/s. Lotus Developers Pvt. Ltd. (hereinafter referred to as 'Lotus') is entitled to the rights to develop the said property and to do other with these rights and things in respect of the said property.
- By deed No. TNC-2779994/KL/144-9 dated 28/12/2007, the Companies Authority, Department of Revenue and Finance has granted permission under section 53 (1a) of the Section (1) under Section 53(1a) and Agricultural Land Act, 1961 as amended in 1994 to M/s. Lotus Developers Pvt. Ltd. for acquisition of Land in Tamil Nadu in District Thiruvallur for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- On the basis of the details included in the report, I am of the opinion that M/s. Lotus Developers Pvt. Ltd. (hereinafter referred to as 'Lotus') is entitled to the rights to develop the said property and to do other with these rights and things in respect of the said property.
- By deed No. TNC-2779994/KL/144-9 dated 28/12/2007, the Companies Authority, Department of Revenue and Finance has granted permission under section 53 (1a) of the Section (1) under Section 53(1a) and Agricultural Land Act, 1961 as amended in 1994 to M/s. Lotus Developers Pvt. Ltd. for acquisition of Land in Tamil Nadu in District Thiruvallur for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- On the basis of the details included in the report, I am of the opinion that M/s. Lotus Developers Pvt. Ltd. (hereinafter referred to as 'Lotus') is entitled to the rights to develop the said property and to do other with these rights and things in respect of the said property.
- By deed No. TNC-2779994/KL/144-9 dated 28/12/2007, the Companies Authority, Department of Revenue and Finance has granted permission under section 53 (1a) of the Section (1) under Section 53(1a) and Agricultural Land Act, 1961 as amended in 1994 to M/s. Lotus Developers Pvt. Ltd. for acquisition of Land in Tamil Nadu in District Thiruvallur for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- On the basis of the details included in the report, I am of the opinion that M/s. Lotus Developers Pvt. Ltd. (hereinafter referred to as 'Lotus') is entitled to the rights to develop the said property and to do other with these rights and things in respect of the said property.

APPROPRIATE HIGH COURT
 SALLA
R. P. MAHAJAN
 Office : 17/A, Varaha Apartment, Karve Road, Varaha Nagar, Coimbatore (95) 1 2407193 / 14444 / 1400007302

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vilepari Nagar, Dombivli (W)
 ☎ : 2497195 / Mobile : 9809997652

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vilepari Nagar, Dombivli (W)
 ☎ : 2497195 / Mobile : 9809997652

REPORT ON TITLE

M/s Lofha Dealers Pvt. Ltd.

Re: Property bearing

Survey No.	Area No.	Area (sq. meters)
28	8	1428
12	28	4458
58	1581	1200

In aggregate addressing 7070 sq. mtr. or thereabouts situated at Village Ghosar Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of my Search Report dated 18/04/2008 and revenue records namely 712 extract and 812 extract issued by Taluqa and documents of transactions therein, produced before me for my inspection for my personal and information and explanation gathered by me. I observe as under.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Agreement and other documents evidencing the rights or interests of Lofha Dealers Pvt. Ltd.,
 - caused to make enquiries at the concerned Land Revenue Office located at Village and Taluka levels with respect to land records from the date, going back 30 years,
 - verified that adequate stamp duty has been paid in respect of the conveyance deed or other documents transferring title, rights or interest over the above-mentioned property and on the basis of the above, I have found that
- The mutation records maintained at the Taluqa and Taluqa's Office reflect the name of Kartha Gopal Pall and others, as the Owners of the said Property as of the date of the certificate.

- As per Mutation Entry No.73 dated 20/08/1992, the property bearing S. No.288 was declared as payment.
- The Mutation Entry No.88 is not relevant bearing S. No.288.
- As per Mutation Entry No.152 dated 03/05/1987 upon partition of various properties including Property bearing S. No. 2208 and 268 between 1) Ramdev Ramnandan Thast, 2) Shriprasad Gokul Thast 3) Purshottam Jyoti Thast, 4) Laxmharayan Jyoti Thast, 5) Ramnarayan Jyoti Thast and 6) Ramnath Gokul Thast, the said Ramdev Ramnandan Thast became entitled to the said Property bearing S. No. 2208 and 268.
- As per Mutation Entry No.225 dated 23/01/1991, the name of Gopal Rama Pall was entered as Protected Tenant in the 712 Extract of the property bearing S. No.2208.
- As per Mutation Entry No.229 dated 27/01/1991, since Gopal Rama Pall was succeeding the property bearing S. No.229 (belonging to Kalpatar Ramdev Ramnandan Thast), the name of said Gopal Rama Pall was entered as Protected Tenant in the 712 Extract.
- As per Mutation Entry No.140 dated 28/01/1991, the Agricultural Land Tribunal Kalyan ordered tenant-purchaser Gopal Rama Pall (Protected Tenant) to purchase the said property bearing S. Nos. 2208 and 268 from Ramdev Ramnandan Thast (Kalyan) for Rs.550/- under Sec 320 of the Bombay Tenancy and Agricultural Lands Act 1948.
- As per Mutation Entry No.277 dated 01/05/1992, upon acquisition of the various lands in village Ghosar by the Special Land Acquisition Officer for constructing the Diva Peral railway line, the Astar Phod Partha of the property bearing Survey No.58/1981 was issued rectifying the area of the said property.
- As per Mutation Entry No.318 dated 01/08/1995, the said Gopal Rama Pall purchased the said property bearing S. Nos. 2208 and 268 from Ramdev Ramnandan Thast under Sec 320 of the Bombay Tenancy and Agricultural Lands Act 1948 subject to Section 43 of the said Act.
- As per Mutation Entry No.535 dated 10/08/1998, upon acquisition of the various lands in village Ghosar by the Special Land Acquisition Officer for constructing the Diva Peral railway line, the said Gopal Rama Pall of the property bearing Survey No.58/1981 was issued rectifying the area of the said property.

क. ल. म. ३
 दस्त क्र. २६०८ २००८
 १२/५ ५५

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vilepari Nagar, Dombivli (W)
 ☎ : 2497195 / Mobile : 9809997652

K. P. MAHAJAN

B.A.L.L.B.

ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vilepari Nagar, Dombivli (W)
 ☎ : 2497195 / Mobile : 9809997652

- As per Mutation Entry No.1101 dated 05/09/2006, on death of Gopal Rama Pall on 10/07/1973, the names of his legal heirs 1) Kartha Gopal Pall, 2) Stalal Kartha Kaban and 3) Talal Mahadev Jyoti were entered in the 712 extract of the said property.
- By Development Agreement dated 21/12/2006 made between M/s. Lofha Dealers Pvt. Ltd. of First Part and 1) Kartha Gopal Pall, 2) Stalal Kartha Kaban and 3) Talal Mahadev Jyoti of the Second Part and Bakresha Kashi Nath Shiro of the Third Part and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD-5137 of 2006 on 21/12/2006, the said Kartha Gopal Pall and others with the confirmation of Bakresha Kashi Nath Shiro have granted development rights in respect of the said property to M/s. Lofha Dealers Pvt. Ltd on the terms and conditions as mentioned therein.
- By a Power of Attorney dated 21/12/2006 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No.224/2006 on 21/12/2006 the said Kartha Gopal Pall and others have granted M/s. Lofha Dealers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 21/12/2006 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 226/2006 on 21/12/2006, the said Kartha Gopal Pall and others have granted unto 1) Adheshck Mangalprabhat Lofha and 2) Advandan Mangalprabhat Lofha representatives of M/s. Lofha Dealers Pvt. Ltd. the rights to convey the said property on terms and conditions as mentioned therein.
- By letter No. THO-270796A/R.344/L-8 dated 26/12/2007, the Competent Authority, Department of Revenue and Forest has granted permission under section 83 (1A) of Sub-section (1) under Bombay Tenancy and Agricultural Land Act, 1948 as amended in 1994 to M/s. Lofha Dealers Pvt. Ltd for acquisition of Land in Taluka Kalyan in District Thane for the purpose of development of Special Township Project subject to the terms and conditions set out therein.
- By Intention of Conveyance dated 21/02/2008 executed and registered under No. KLAD-1182/2008 with Sub-Registrar Kalyan on 25/02/2008 by Kartha Gopal Pall and others as vendors of the One Part in favour of M/s. Lofha Dealers Pvt. Ltd. as Purchasers of the Other Part the said Vendors sold, conveyed transferred and assured to the said Purchasers the said Property for valuable consideration and on terms, covenants and conditions stated therein.

- On the basis of the findings induced in this report, I am of the opinion that Lofha Dealers Pvt. Ltd., pursuant to the Deed of Conveyance thereof, executed by Kartha Gopal Pall and others, have all clear, unencumbered marketable title as an absolute owner thereof and all other development rights in respect of the said property.

Property bearing

Survey No.	Area No.	Area (sq. meters)
28	8	1428
12	28	4458
58	1581	1200

In aggregate addressing 7070 sq. mtr. or thereabouts situated at Village Ghosar Taluka Kalyan District Thane.

Dated this 17th

Advocate High Court Bombay



K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartments, Karve Road, Vichitra Nagar, Dombivli (W)
☎ : 2497125 / Mobile : 9860997632

Date :- 16/04/2008

SEARCH REPORT

In respect of land bearing, lying and situated on Survey No. 295, at Mouje Ghose, Taluka Kalyan and Dist Thane addressing about 1400 (Total) Sq. Mtrs. in the name of Kanha Gopal Patil.

On careful inspection of Index Volume kept in the Sub-Registrar of Assurance Kalyan 1, 2 & 4 in respect of land mentioned hereinabove since the year 1980 till date i.e. 16/04/2008. The following transactions have been traced out on application dated 16/04/2008 bearing No. 1721/2008 and Receipt No. V-2668989 which are specifically and particularly mentioned year wise.

Year	Transaction	Year	Transaction
1980	Record Not Available	1981	Record Not Available
1982	Record Not Available	1982	Record Not Available
1984	Record Not Available	1983	Record Not Available
1986	Nil	1987	Record Not Available
1988	Record Not Available	1988	Record Not Available
1990	Record Not Available	1989	Record Not Available
1992	Record Not Available	1990	Record Not Available
1994	Record Not Available	1991	Nil
1996	Nil	1992	Nil
1998	Nil	1993	Nil
2000	Nil	2001	Nil
2002	Nil	2002	Nil
2004	Nil	2003	Nil
2006	Transaction	2004	Nil
2008	Transaction	2005	Nil

K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartments, Karve Road, Vichitra Nagar, Dombivli (W)
☎ : 2497125 / Mobile : 9860997632**Transaction in 2006**

In the year 2006 in Development Agreement is executed and Registered on 21-12-2006 between Kanha Gopal Patil and executing M/s. Lodha Develpers Pvt. Ltd through its authorized signatory, which is duly registered at Sr. No. 8133/2006 in the Office of Sub-Registrar of Assurance Kalyan.

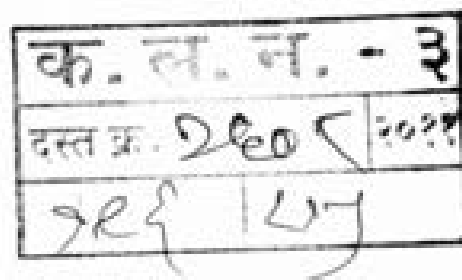
Transaction in 2008

In the year 2008 in Deed of Conveyance is executed and Registered on 25-02-2008 between Kanha Gopal Patil and executing M/s. Lodha Develpers Pvt. Ltd through its authorized signatory, which is duly registered at Sr. No. 1153/2008 in the Office of Sub-Registrar of Assurance Kalyan.

Hence the Search Report.



End Search Report

**K. P. MAHAJAN**B.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartments, Karve Road, Vichitra Nagar, Dombivli (W)
☎ : 2497125 / Mobile : 9860997632

Date :- 16/04/2008

SEARCH REPORT

In respect of land bearing, lying and situated on Survey No. 232B, at Mouje Ghose, Taluka Kalyan and Dist Thane addressing about 4450 (Total) Sq. Mtrs. in the name of Kanha Gopal Patil.

On careful inspection of Index Volume kept in the Sub-Registrar of Assurance Kalyan 1, 2 & 4 in respect of land mentioned hereinabove since the year 1980 till date i.e. 16/04/2008. The following transactions have been traced out on application dated 16/04/2008 bearing No. 1721/2008 and Receipt No. V-2668989 which are specifically and particularly mentioned year wise.

Year	Transaction	Year	Transaction
1980	Record Not Available	1981	Record Not Available
1982	Record Not Available	1982	Record Not Available
1984	Record Not Available	1983	Record Not Available
1986	Nil	1987	Record Not Available
1988	Record Not Available	1988	Record Not Available
1990	Record Not Available	1989	Record Not Available
1992	Record Not Available	1990	Record Not Available
1994	Record Not Available	1991	Nil
1996	Nil	1992	Nil
1998	Nil	1993	Nil
2000	Nil	2001	Nil
2002	Nil	2002	Nil
2004	Nil	2003	Nil
2006	Transaction	2004	Nil
2008	Transaction	2005	Nil

K. P. MAHAJANB.A.L.L.B.
ADVOCATE HIGH COURTOffice : 17/A, Varaha Apartments, Karve Road, Vichitra Nagar, Dombivli (W)
☎ : 2497125 / Mobile : 9860997632**Transaction in 2006**

In the year 2006 in Development Agreement is executed and Registered on 21-12-2006 between Kanha Gopal Patil and executing M/s. Lodha Develpers Pvt. Ltd through its authorized signatory, which is duly registered at Sr. No. 8133/2006 in the Office of Sub-Registrar of Assurance Kalyan.

Transaction in 2008

In the year 2008 in Deed of Conveyance is executed and Registered on 25-02-2008 between Kanha Gopal Patil and executing M/s. Lodha Develpers Pvt. Ltd through its authorized signatory, which is duly registered at Sr. No. 1153/2008 in the Office of Sub-Registrar of Assurance Kalyan.

Hence the Search Report.



End Search Report

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
☎ 2497125 / Mobile - 9822997552

K. P. MAHAJAN

B.A.L.L.B.
ADVOCATE HIGH COURT

Office : 17/A, Varaha Apartments, Karve Road, Vishnu Nagar, Dombivli (W)
☎ 2497125 / Mobile - 9822997552

Date - 16/04/2008

SEARCH REPORT

In respect of land bearing, long and situate on Survey No. 127/16/1, at Mhow District, Taluka Karjat and Dist Thane comprising about 1200 (Two) Hrs. Acs. in the name of Karim Gopal Patel.

On careful inspection of Index Volume kept in the Sub-Register of Assurances Cases - 1, 2, 3 & 4 in respect of land mentioned hereinabove since the year 1980 till date up to 16/04/2008. The following transactions have been traced out on application date up to 16/04/2008 bearing No. 1721/2008 and Receipt No. V-2668880 which are specifically and particularly mentioned year wise.

Year	Transaction	Year	Transaction
1980	Record Not Available	1981	Record Not Available
1982	Record Not Available	1982	Record Not Available
1983	Record Not Available	1983	Record Not Available
1984	Record Not Available	1984	Record Not Available
1985	Record Not Available	1985	Record Not Available
1986	Record Not Available	1986	Record Not Available
1987	Record Not Available	1987	Record Not Available
1988	Record Not Available	1988	Record Not Available
1989	Record Not Available	1989	Record Not Available
1990	Record Not Available	1990	Record Not Available
1991	Record Not Available	1991	Record Not Available
1992	Record Not Available	1992	Record Not Available
1993	Record Not Available	1993	Record Not Available
1994	Record Not Available	1994	Record Not Available
1995	Record Not Available	1995	Record Not Available
1996	Record Not Available	1996	Record Not Available
1997	Record Not Available	1997	Record Not Available
1998	Record Not Available	1998	Record Not Available
1999	Record Not Available	1999	Record Not Available
2000	Record Not Available	2000	Record Not Available
2001	Record Not Available	2001	Record Not Available
2002	Record Not Available	2002	Record Not Available
2003	Record Not Available	2003	Record Not Available
2004	Record Not Available	2004	Record Not Available
2005	Record Not Available	2005	Record Not Available
2006	Record Not Available	2006	Record Not Available
2007	Record Not Available	2007	Record Not Available
2008	Record Not Available	2008	Record Not Available

Transaction in 2008

In the year 2008 in Development Agreement is executed and Registered on 21-12-2008 between Karim Gopal Patel and executing Mrs. Latha Desaiers Pvt. Ltd through its authorized signatory, which is duly registered at Sr. No. 5133/2008 in the Office of Sub-Register of Assurances Karjat.

Transaction in 2008

In the year 2008 in Deed of Conveyance is executed and Registered on 23-02-2008 between Karim Gopal Patel and executing Mrs. Latha Desaiers Pvt. Ltd through its authorized signatory, which is duly registered at Sr. No. 1133/2008 in the Office of Sub-Register of Assurances Karjat.

• Hence the Search Report

Rudhika
Adv. P. Mahajan

Encl. Search Receipt

क. ल. न. - ३
क. ल. न. १६०८ / २००८
१२/०४/०८



क. ल. न. - ३

दस्तावेज क्र. १०८ २०१५

१२२/११

and holding office as a member of the said Company.

2008-2009

1. The said Companies are engaged in business of real estate and property development and construction within the limits of the said cities and other projects and holding office as a member of the said Companies in the said cities and other projects.

2. The said Companies are in process of issuing agreements for the said cities and other projects and the said Companies are required to issue the same. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

3. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

4. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

5. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

6. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

7. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

8. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

1. The said Companies are engaged in business of real estate and property development and construction within the limits of the said cities and other projects and holding office as a member of the said Companies in the said cities and other projects.

2. The said Companies are in process of issuing agreements for the said cities and other projects and the said Companies are required to issue the same. The said Companies are required to issue the same in the said cities and other projects.

3. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

4. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

5. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

6. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

7. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

8. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.

9. The said Companies are required to issue the same in the said cities and other projects and the said Companies are required to issue the same in the said cities and other projects.



Handwritten signatures and initials.



SIGNED SEALED AND DELIVERED
 By and with consent of
LUCKNOW CONSTRUCTION PRIVATE LIMITED,
 By and through their one of the Director
 Mr. Abhishek Gupta
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 in the presence of _____

Abhishek Gupta

SIGNED SEALED AND DELIVERED
 By and with consent of
LUCKNOW DEVELOPERS LIMITED
 By and through their one of the Director
 Mr. Abhishek Gupta
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 in the presence of _____

Abhishek Gupta

SIGNED SEALED AND DELIVERED
 By and with consent of
LUCKNOW REALTY PRIVATE LIMITED,
 By and through their one of the Director
 Mr. Abhishek Gupta
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 in the presence of _____

Abhishek Gupta

SIGNED SEALED AND DELIVERED
 By and with consent of
LUCKNOW CONSTRUCTION PRIVATE LIMITED,
 By and through their one of the Director
 Mr. Abhishek Gupta
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 in the presence of _____

Abhishek Gupta



SIGNED SEALED AND DELIVERED
 By and with consent of
LUCKNOW HOME DEVELOPERS PRIVATE LIMITED,
 By and through their one of the Director
 Mr. Abhishek Gupta
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 in the presence of _____

Abhishek Gupta

SIGNED SEALED AND DELIVERED
 By and with consent of
LUCKNOW BUILDERS PRIVATE LIMITED,
 By and through their one of the Director
 Mr. Abhishek Gupta
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 in the presence of _____

Abhishek Gupta

SIGNED SEALED AND DELIVERED
 By and with consent of
LUCKNOW REALTY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED,
 By and through their one of the Director
 Mr. Abhishek Gupta
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 in the presence of _____

Abhishek Gupta

SIGNED SEALED AND DELIVERED
 By and with consent of
LUCKNOW BUILDERS PRIVATE LIMITED,
 By and through their one of the Director
 Mr. Abhishek Gupta
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 in the presence of _____

Abhishek Gupta



क. व. नं. = 3
 दस्त. नं. 200/2024
 209/277

SOME DOLLAR AND DOLLARS
 It is well understood
 Mr. Administrator
 Pursuant to the resolution of the Board
 of Directors dated _____ 2024
 in the presence of _____

[Signature]

SOME DOLLAR AND DOLLARS
 It is well understood
 Mr. Administrator
 Pursuant to the resolution of the Board
 of Directors dated _____ 2024
 in the presence of _____

[Signature]



SOME DOLLAR AND DOLLARS
 It is well understood
 Mr. Administrator
 Pursuant to the resolution of the Board
 of Directors dated _____ 2024
 in the presence of _____

[Signature]

SOME DOLLAR AND DOLLARS
 It is well understood
 Mr. Administrator
 Pursuant to the resolution of the Board
 of Directors dated _____ 2024
 in the presence of _____

[Signature]



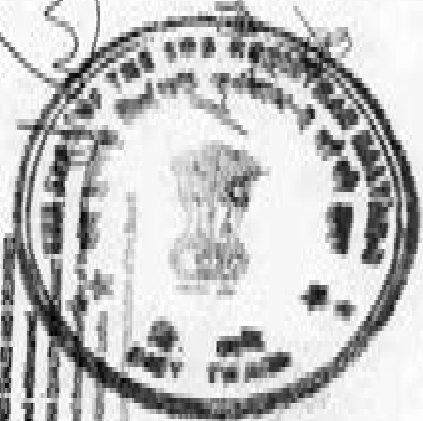
[Signature]

SOME DOLLAR AND DOLLARS
 It is well understood
 Mr. Administrator
 Pursuant to the resolution of the Board
 of Directors dated _____ 2024
 in the presence of _____

[Signature]

SOME DOLLAR AND DOLLARS
 It is well understood
 Mr. Administrator
 Pursuant to the resolution of the Board
 of Directors dated _____ 2024
 in the presence of _____

[Signature]



[Signature]

[Signature]

SOME DOLLAR AND DOLLARS
 It is well understood
 Mr. Administrator
 Pursuant to the resolution of the Board
 of Directors dated _____ 2024
 in the presence of _____

[Signature]

[Signature]

SOME DUES ARE DUE
 It is submitted
 that through their use of the
 Mr. Sandeep Kumar
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2024
 in the presence of _____

SOME DUES ARE DUE
 It is submitted
 that through their use of the
 Mr. Sandeep Kumar
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2024
 in the presence of _____

SOME DUES ARE DUE
 It is submitted
 that through their use of the
 Mr. Sandeep Kumar
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2024
 in the presence of _____

SOME DUES ARE DUE
 It is submitted
 that through their use of the
 Mr. Sandeep Kumar
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2024
 in the presence of _____

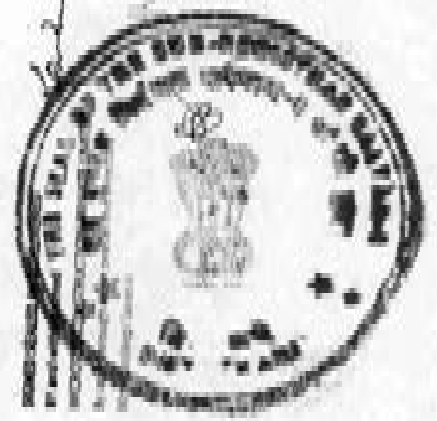
Kapoor

Kapoor

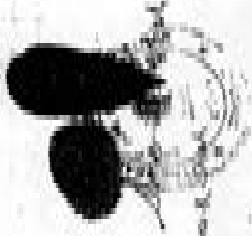
Kapoor

Kapoor

Kapoor



SOME DUES ARE DUE
 It is submitted
 that through their use of the
 Mr. Sandeep Kumar
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2024
 in the presence of _____

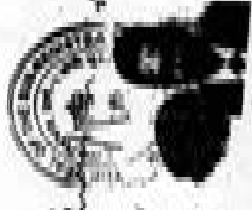


Kapoor

SOME DUES ARE DUE
 It is submitted
 that through their use of the
 Mr. Sandeep Kumar
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2024
 in the presence of _____

Kapoor

SOME DUES ARE DUE
 It is submitted
 that through their use of the
 Mr. Sandeep Kumar
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2024
 in the presence of _____



Kapoor

SOME DUES ARE DUE
 It is submitted
 that through their use of the
 Mr. Sandeep Kumar
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2024
 in the presence of _____

Kapoor

क. स. न. - 3
 वस. क्र. 2205 203
 203 227

POWER GRANTED AND OBTAINED
 By and with reference to
NATIONAL CHANGING MOVERS LAISSEZ
 By and through their one of the Directors
 Mr. Mangal Prasad
 Pursuant to the resolution of the Board
 of Directors dated _____ 2003
 in the presence of _____

[Handwritten signature]

THE CHANGING MOVERS
 Mr. Mangal Prasad - *[Handwritten signature]*



MR. MANOJ KUMAR

[Handwritten signature]



[Handwritten notes]



POWER GRANTED AND OBTAINED
 By and with reference to
NATIONAL CHANGING MOVERS LAISSEZ
 By and through their one of the Directors
 Mr. Mangal Prasad
 Pursuant to the resolution of the Board
 of Directors dated _____ 2003
 in the presence of _____

[Handwritten signature]



POWER GRANTED AND OBTAINED
 By and with reference to
NATIONAL CHANGING MOVERS LAISSEZ
 By and through their one of the Directors
 Mr. Mangal Prasad
 Pursuant to the resolution of the Board
 of Directors dated _____ 2003
 in the presence of _____

[Handwritten signature]

POWER GRANTED AND OBTAINED
 By and with reference to
NATIONAL CHANGING MOVERS LAISSEZ
 By and through their one of the Directors
 Mr. Mangal Prasad
 Pursuant to the resolution of the Board
 of Directors dated _____ 2003
 in the presence of _____

[Handwritten signature]

POWER GRANTED AND OBTAINED
 By and with reference to
NATIONAL CHANGING MOVERS LAISSEZ
 By and through their one of the Directors
 Mr. Mangal Prasad
 Pursuant to the resolution of the Board
 of Directors dated _____ 2003
 in the presence of _____

[Handwritten notes]



क. ल. नं.	३
दस्त क्र.	२९
२००	११

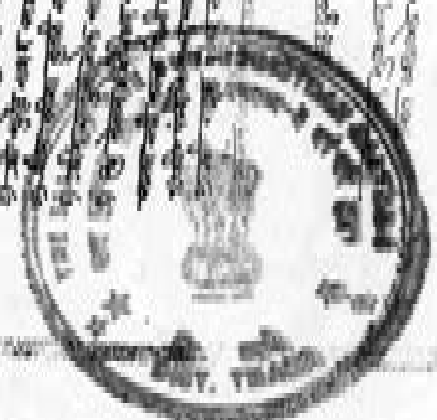
१) धुल
 २) कान्ठ
 ३) अमर-क-सिंह
 ४) ~~सिंह~~
 ५) अमर
 ६) ~~सिंह~~



७) ~~सिंह~~

८) ~~सिंह~~
 ९) ~~सिंह~~
 १०) ~~सिंह~~
 ११) ~~सिंह~~
 १२) ~~सिंह~~
 १३) ~~सिंह~~
 १४) ~~सिंह~~
 १५) ~~सिंह~~
 १६) ~~सिंह~~
 १७) ~~सिंह~~
 १८) ~~सिंह~~
 १९) ~~सिंह~~
 २०) ~~सिंह~~

२१) ~~सिंह~~
 २२) ~~सिंह~~



1. M/s. ...
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 3. M/s. ...
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 28. M/s. ...
 29. M/s. ...
 30. M/s. ...

L
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 S
 W

स्वतंत्रता प्राप्ति घोषणापत्र

श्री श्री...

श्री श्री... को, तुम...
 ...
 ...
 ...
 ...

दिनांक :- 20/08/21

स्थान :- ...

स्वतंत्रता प्राप्ति घोषणापत्र

श्री श्री... को, तुम...
 ...



...

...

Other agreements

(b) The Companies and Firm are engaged in the business of Real Estate and Property Development and in the course of the said business the said Companies and said Firm are constructing various buildings and other immovable property, they have entered into the said buildings and the said projects the said Companies and said Firm are entering into Agreements for the said construction buildings.

(c) The registered office of the Companies and said Firm are situated at the address mentioned in the Memorandum of Association and Articles of Association of the said Companies and said Firm and the said Companies and said Firm are carrying on their business at the said address.

(d) In order to facilitate the registration before the office of the Registrar of Companies and of other forms of applications and for obtaining the certificate of the said Companies and said Firm, the said Companies and said Firm are entering into the said Agreements for the said construction buildings and the said Companies and said Firm are entering into the said Agreements for the said construction buildings.

(e) In order to facilitate the registration before the office of the Registrar of Companies and of other forms of applications and for obtaining the certificate of the said Companies and said Firm, the said Companies and said Firm are entering into the said Agreements for the said construction buildings and the said Companies and said Firm are entering into the said Agreements for the said construction buildings.

(f) The Companies and said Firm are engaged in the business of Real Estate and Property Development and in the course of the said business the said Companies and said Firm are constructing various buildings and other immovable property, they have entered into the said buildings and the said projects the said Companies and said Firm are entering into Agreements for the said construction buildings.

(g) The Companies and said Firm are engaged in the business of Real Estate and Property Development and in the course of the said business the said Companies and said Firm are constructing various buildings and other immovable property, they have entered into the said buildings and the said projects the said Companies and said Firm are entering into Agreements for the said construction buildings.



Stamp and signature area containing the text 'PART III' and 'HDFC BANK LTD. AGREEMENT DOCUMENT'. It includes a date stamp '21/07/22' and a signature line with the name 'S. S. Srinivasan'. The text 'SPECIAL POWER OF ATTORNEY' is visible below the signature.

In order to facilitate the registration before the office of the Registrar of Companies and of other forms of applications and for obtaining the certificate of the said Companies and said Firm, the said Companies and said Firm are entering into the said Agreements for the said construction buildings and the said Companies and said Firm are entering into the said Agreements for the said construction buildings.

17	308
002	5030.32 122
5	12-12-22

1. The list of any other unit, branch, member and being for the purpose of voluntarily giving the unit agreement to the list of these/branches/unit and such other provision registered with the Registrar of Companies in the state of Maharashtra.

2. This form of agreement is valid only and including all the terms is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement.

3. This form of agreement is valid only and including all the terms is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement.

4. This form of agreement is valid only and including all the terms is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement.

(Handwritten signatures)



(Handwritten signatures)

1. This form of agreement is valid only and including all the terms is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement.

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3. This form of agreement is valid only and including all the terms is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement.

4. This form of agreement is valid only and including all the terms is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement. It is provided for the unit in the absence of the unit agreement.



Handwritten signatures in Devanagari script, arranged in a row.

SOME COLLEGE AND DISTRICT
 In the address
 The Board of Secondary Education, District
 In and through the District Office
 In Lucknow, U.P. and in the
 District Office and the District
 In the presence of _____

SOME COLLEGE AND DISTRICT
 In the address
 The Board of Secondary Education, District
 In and through the District Office
 In Lucknow, U.P. and in the
 District Office and the District
 In the presence of _____

SOME COLLEGE AND DISTRICT
 In the address
 The Board of Secondary Education, District
 In and through the District Office
 In Lucknow, U.P. and in the
 District Office and the District
 In the presence of _____

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 In and through the District Office
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 In and through the District Office
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 District Office and the District
 In the presence of _____

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 In and through the District Office
 In Lucknow, U.P. and in the
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 In the presence of _____

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 In and through the District Office
 In Lucknow, U.P. and in the
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 In the presence of _____

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 In the address
 The Board of Secondary Education, District
 In and through the District Office
 In Lucknow, U.P. and in the
 District Office and the District
 In the presence of _____

SOME COLLEGE AND DISTRICT
 In the address
 The Board of Secondary Education, District
 In and through the District Office
 In Lucknow, U.P. and in the
 District Office and the District
 In the presence of _____



क. न. न. - २३	
दस्ता क्र. १९०	२०१५
२०८	२९








संशोधित संशुद्धि
 By and through the undersigned
 in accordance with the provisions of
 the Act and the Rules made thereunder
 in the presence of...

संशोधित संशुद्धि
 By and through the undersigned
 in accordance with the provisions of
 the Act and the Rules made thereunder
 in the presence of...

संशोधित संशुद्धि
 By and through the undersigned
 in accordance with the provisions of
 the Act and the Rules made thereunder
 in the presence of...

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 in accordance with the provisions of
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 in the presence of...

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 in the presence of...

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 By and through the undersigned
 in accordance with the provisions of
 the Act and the Rules made thereunder
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 in accordance with the provisions of
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 By and through the undersigned
 in accordance with the provisions of
 the Act and the Rules made thereunder
 in the presence of...

संशोधित संशुद्धि
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 in accordance with the provisions of
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 in the presence of...

संशोधित संशुद्धि
 By and through the undersigned
 in accordance with the provisions of
 the Act and the Rules made thereunder
 in the presence of...



क	दस्तावेज क्र. 2605	2022
क	29/01/2022	

1. **प्रमाणपत्र**
 2. **प्राप्ति प्रमाणपत्र**
 3. **प्रमाणपत्र**
 4. **प्रमाणपत्र**
 5. **प्रमाणपत्र**

(Signature)
 (Signature)
 (Signature)

6. **प्रमाणपत्र**
 7. **प्रमाणपत्र**
 8. **प्रमाणपत्र**
 9. **प्रमाणपत्र**
 10. **प्रमाणपत्र**
 11. **प्रमाणपत्र**
 12. **प्रमाणपत्र**

(Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)
 (Signature)



क. ल. न.		५०११
दस्ता अ. २		
२९९	१९	

Handwritten text in Devanagari script, appearing to be a list or account of items, possibly related to a military or administrative record. The text is arranged in several vertical columns.

Handwritten text on the right side of the page, including a circular stamp with a central emblem and some illegible text.

Handwritten text on the left side of the page, including a circular stamp and some illegible text.



A block of dense, vertical handwritten text, possibly a list of names or items, located in the lower middle section of the page.



9
8
7
6
5
4
3
2
1

DD **620674069** **650045029** **CJ:R13** **1102/20**
NO. **DATE**

THE JOINT SUB-REGISTRAR, Kalyan
PAID TO THE ORDER OF
Dr. Rajul Kavathekar
Indian Overseas Bank
Mumbai - C. C. O.

AMOUNT IN WORDS
Twenty eight thousand only
₹ 28,000/-

₹ 28,000/-
FOR VALUE RECEIVED
S. Kashin

851 **0** **2**
Branch **EC. Type** **Check/Draft**

₹ 0674069 00002000000 **15**

क. ल. न. - ३
दस्ता क्र. २६०८
२९३/२१७





कलन3

दस्त क्र 2608/2011

298/237

06/04/2011

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

10:38:00 am

कल्याण 3

दस्त क्रमांक : 2608/2011

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठबाचा ठसा
1	<p>नाम: राहुल बी कवडेकर - -</p> <p>पत्ता: घर/फ्लॉट नं: आनंदम घेबर्ले कोपरखैरणे</p> <p>पाली/रस्ता: -</p> <p>ईमारतीचे नाम: -</p> <p>ईमारत नं: -</p> <p>पेट/वसहस्त: -</p> <p>शहर/गाव: -</p> <p>राज्य: -</p> <p>पिन: -</p> <p>पॅन नंबर: BGVPK 2684 N</p>	<p>सिद्ध देगार</p> <p>वय 32</p> <p>सही <i>P. K. K. K.</i></p>		
2	<p>नाम: सयना एस चाटील - -</p> <p>पत्ता: घर/फ्लॉट नं: -/-</p> <p>पाली/रस्ता: -</p> <p>ईमारतीचे नाम: -</p> <p>ईमारत नं: -</p> <p>पेट/वसहस्त: -</p> <p>शहर/गाव: -</p> <p>राज्य: -</p> <p>पिन: -</p> <p>पॅन नंबर: F 60</p>	<p>सिद्ध देगार</p> <p>वय 27</p> <p>सही <i>S. S.</i></p>		
3	<p>नाम: मे लोका वडेकर प्रा.सि. लॉक कु मु सुरेंद्रन नामर</p> <p>वांधे कु मु मंगून राहुल मनोहर वडेकर - -</p> <p>पत्ता: घर/फ्लॉट नं: गहा वीथ नगर इन्.इस्टेट, पत्ती</p> <p>पाली/रस्ता: -</p> <p>ईमारतीचे नाम: -</p> <p>ईमारत नं: -</p>	<p>सिद्ध देगार</p> <p>वय 31</p> <p>सही <i>P. K. K. K.</i></p>		
4	<p>नाम: मे लोका विवेकल विल्डेट प्रा.सि. मे लोका इस्टेट</p> <p>प्रा.सि. मे गैलेवली विमावली प्रा.सि. व</p> <p>मे महावीर विल्ड इस्टेट प्रा.सि. लॉक कु मु सुरेंद्रन नामर</p> <p>व वांधे कु मु मंगून राहुल मनोहर वडेकर</p>	<p>मान्यता देगार</p> <p>वय 31</p> <p>सही <i>P. K. K. K.</i></p>		





दस्त गोपवारा भाग - 2

कलन3
दस्त क्रमांक (2608/2011)
294/294

दस्त क्र. [कलन3-2608-2011] चा गोपवारा
बाजार मुल्य :1714000 गोपवारा 2658769 मरलेले मुद्रांक मुल्य : 154500

पावती क्र.:2658 दिनांक:06/04/2011
पावतीचे वर्णन
नाम: राहुल बी कवडेकर - -

दस्त हजर केल्याचा दिनांक :06/04/2011 10:32 AM
निष्पादनाचा दिनांक : 30/03/2011
दस्त हजर करणा-याची सही :

Rekha Kulkarni

28600 : नोंदणी फी
4300 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवाल (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

32900: एकूण

Ma...
दु. निबंधकाची सही कल्याण 3

दस्ताचा प्रकार :25) काररनामा
शिक्षक क्र. 1 ची वेळ : (सादरीकरण) 06/04/2011 10:32 AM
शिक्षक क्र. 2 ची वेळ : (फ्री) 06/04/2011 10:37 AM
शिक्षक क्र. 3 ची वेळ : (कडुती) 06/04/2011 10:37 AM
शिक्षक क्र. 4 ची वेळ : (ओळख) 06/04/2011 10:37 AM

दस्त नोंद केल्याचा दिनांक : 06/04/2011 10:37 AM

ओळख :
खालील इशान असे निवेदीत करतात की, ते दस्तादेखल करून देता-यांना खालील ओळखतात,
य त्यांची ओळख पटविताने.

1) प्रमोद पवार - - ,घर/फ्लॅट नं: कल्याण
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/पसाहल: -
शहर/गाव:-
तालुका: -
पिन: -

Panad

2) विशाल पंड्या - - ,घर/फ्लॅट नं: कोरीवली
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/पसाहल: -
शहर/गाव:-
तालुका: -
पिन: -

Pandya

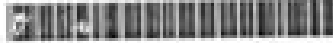


Ma...
दु. निबंधकाची सही
कल्याण 3



व्याप्त करव्यात देते ही सदा रत्न
कलन3 मध्ये 294. पाने आहेत
पुस्तक क्रमांक 2..... वर नोंदला
दिनांक 06/04/2011

Ma...
दु. निबंधकाची सही कल्याण -



गावाचे नाव : निळजे

- (1) भिलेखाचा प्रकार, मोबदल्याचे स्वरूप कारखान्या व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नफूट करावे) मोबदला रु. 2,858,769.00
बा.भा. रु. 1,714,000.00
- (2) मू-माघन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्नास कचरिभाग 9/23अ*** नौजे निळजे, स.नं. 4/3,12/9ए,7/1ए,8/7ए, सवगिका क्र. 006, पाचवा मजला, ई विंग, प्रोजेक्ट कासा बेल मथिल एलीगंटा किलडींग , क्षेत्र 62.78 चौ.मी. विल्टअप (563 चौ.फूट वारपेट)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-चा पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे लोका इन्वेलर्स प्रा.लि. तर्फे कु मू सुरेंद्रन नायर चांभे कु मू म्हणून राहुल मनोहर वडेकर -; घर/फ्लॉट नं: राहा अॅन्ड नहर इंड.इन्स्टेट, वरळी ; गल्ली/रस्ता :- ईमारतीचे नाव :- इमारत नं: -; पेट/पसाहत :-; शहर/गाव :-; तालुका :-; विन :-; पिन नम्बर: AABCL1117D.
(2) मे लोका विनॅकल विल्डेटेक प्रा.लि. मे लोका इन्स्टेट प्रा.लि. मे पॅलेक्सी फिनायसेस प्रा.लि. व मे महावीर विल्ड इन्स्टेट प्रा.लि. तर्फे कु मू सुरेंद्रन नायर व चांभे कु मू म्हणून राहुल मनोहर वडेकर -; घर/फ्लॉट नं: राहा अॅन्ड नहर इंड.इन्स्टेट वरळी ; गल्ली/रस्ता :-; ईमारतीचे नाव :-; इमारत नं: -; पेट/पसाहत :-; शहर/गाव :-; तालुका :-; विन :-; पिन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-चा पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राहुल बी कवठेकर -; घर/फ्लॉट नं: आनंदन घेवर्स कोपरवैरणे ; गल्ली/रस्ता :-; इमारतीचे नाव :-; इमारत नं: -; पेट/पसाहत :-; शहर/गाव :-; तालुका :-; विन :-; पिन नम्बर: BOVPK 2884 N.
(2) सचना एस पार्टीस -; घर/फ्लॉट नं: -//;- गल्ली/रस्ता :-; ईमारतीचे नाव :-; इमारत नं: -; पेट/पसाहत :-; शहर/गाव :-; तालुका :-; विन :-; पिन नम्बर: F 60.
- (7) दिनांक करून दिल्याचा 30/03/2011
- (8) नोंदणीचा 08/04/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2608 V2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 154137.69
- (11) बाजारभावाप्रमाणे नोंदणी रु 28600.00
- (12) शेष



सह दुय्यम निबंधक कल्याण-3

सह दुय्यम निबंधक कल्याण-3
TEN RUPEES

सह दुय्यम निबंधक कल्याण-3



गावाचे नाव : निळजे

- (1) शिलेखाचा प्रकार, नोंदल्याचे स्वरूप कनारामा व बाजारभाव (भाडेपट्ट्याच्या बाबतील पट्ट्याकार आकारणी देतो की पट्टेदार से मयूट करावे) नोंदला रु. 2,858,769.00 वा.मा. रु. 1,714,000.00
- (2) भू-मापन, फोटोहरिता व घरक्रमांक (असल्यास) (1) वर्गना उषधिमान 8/2338*** नौजे निळजे, वा.नं. 4/3,12/99,7/1ए,8/7ए, सल्लिक झ. 506, पाचवा मजला, ई विंग,प्रोजेक्ट कासा वेला मॉडल एलीमेंटा विलींग , क्षेत्र 62.78 चौ.मी. विलक्षण (563 चौ.फूट कारपेट)
- (3) शेजराक (1)
- (4) आकारणी किंवा जुडी देण्यात आलेला रोदा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे लीजा इन्वेलर्स प्रा.लि. सर्वे कु म् सुस्टेन गावर बांधे कु म् मयून राहुल मनोहर वडेकर -; घर/प्लॉट नं. -; प्लॉट/गाव -; कार/गाव -; पिन -; पिन नम्बर: AABCL1117D. (2) केलीडा विनियमन बिल्डिंग प्रा.लि. -; प्लॉट इस्टेट प्रा.लि. मे गेंतेवनी विमावसेस प्रा.लि. व मेगावनी विनियमन प्रा.लि. सर्वे कु म् सुस्टेन गावर व बांधे कु म् मयून राहुल मनोहर वडेकर -; घर/प्लॉट नं. -; प्लॉट/गाव -; कार/गाव -; पिन -; पिन नम्बर: -; (3) राहणी कवठे -; घर/प्लॉट नं. -; प्लॉट/गाव -; कार/गाव -; पिन -; पिन नम्बर: -; (4) इमारतीचे नाव -; इमारत नं. -; प्लॉट/गाव -; कार/गाव -; पिन -; पिन नम्बर: -; (5) इमारतीचे नाव -; इमारत नं. -; प्लॉट/गाव -; कार/गाव -; पिन -; पिन नम्बर: -; (6) इमारतीचे नाव -; इमारत नं. -; प्लॉट/गाव -; कार/गाव -; पिन -; पिन नम्बर: -; (7) दिनांक करून दिल्यास 03/03/2011
- (8) नोंदणीचा 06/04/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 06/04/2011
- (10) बाजारभावामाने मुद्रांक मूल्य रु 154137.00
- (11) बाजारभावामाने नोंदणी रु 28600.00
- (12) रोदा



सह दुय्यम निबंधक कल्याण-३



सह दुय्यम निबंधक कल्याण-३

सह दुय्यम निबंधक कल्याण-३

Reserve Bank of India
Mumbai Head Office Telephone-400 074

M. S. CHANDRAN
G 15 AS



भारतीय स्टेट बैंक
State Bank of India

Retail Assets central Processing Center
Local Head Office, 1st Floor,
C-6, G-Block, Bandra-Kurla Complex
Bandra (East), Mumbai 400051
TotalFO@sa /Tele Fax: - 26445145
Totalfaona / Telephone: - 26445146 / 47/37
Email :- racoc.mum@sbi.co.in

To
Ms. ANUPRITA KRISHNARAO MAGAR
24, 1ST FLOOR, AMAR CO OP HSG SOCIETY
ERANDWANE, PUNE
411004

Date: 27/05/2011

**LETTER FORWARDING DEMAND DRAFTS/BANKER'S CHEQUES TO BUILDERS/URBAN
DEVELOPMENT AUTHORITY/HOUSING SOCIETY/SELLER**

Dear Sir,

REFERENCE : YOUR DEMAND LETTER NO. _____
AGREEMENT OF SALE DATED _____

With reference to your Demand letter no _____ dated _____

Alloting FLAT 304 (details of plot of land) in SAPPHIRE HEIGHTS, KANDIVALI EAST (Name and address of the project/Agreement of sale dated the of _____ (details of plot/flat/house proposed to be sold under _____ the agreement) we forward herewith on behalf of Shri/Smt./Kum Ms. ANUPRITA KRISHNARAO MAGAR

our cheque No. 482698 dated 27/05/2011 for ₹. 1095987 /-(₹. TEN LAC NINETY FIVE THOUSAND NINE HUNDRED EIGHTY SEVEN only)

Name of Bank STATE BANK OF INDIA drawn in your favour for credit of your Account No. 31440029121 maintained with Br being cost of plot of land/flat/house allotted /proposed to be sold to Shri/Smt/Kum Ms. ANUPRITA KRISHNARAO MAGAR as per details furnished above. Please forward to us your stamped receipt for the amount immediately on receipt.

2) Please note that the amount is to be appropriated specifically towards the cost of plot of land /allotted/flat/house to be sold as above and should not be appropriated by you towards or set off against any other debit or liability due or owing to you by Shri/Smt/Kum Ms. ANUPRITA KRISHNARAO MAGAR (Name of the borrower). Please note that the Bank will have the right to call back the amount if you fail to complete the formalities of allotment /sale of the plot of land/flat/house including registration formalities on receipt of the proceeds of our cheque/demand draft mentioned above. If the proposed allotment /sale of the plot of land/flat/house fails to materialize within a reasonable time, for reasons whatsoever, you should arrange to return your cheque/demand draft directly to us immediately. Further, refunds, if any, including any payment towards interest etc should be made of crossed cheque/demand draft favouring Shri/Smt/Kum Ms. ANUPRITA KRISHNARAO MAGAR Loan/ Account No. 31480353704 State Bank of India, R.A.C.P.C.(Branch) and forwarded directly to us.

3) Please note to advise us full particulars of allotment of plot of land /flat/house /sale of plot of land as above on completion of registration of property in the name of Shri/Smt Ms. ANUPRITA KRISHNARAO MAGAR

Yours faithfully,
MAGAR

PLEASE ACKNOWLEDGE

Copy to- Ms. ANUPRITA KRISHNARAO

SAME AS ABOVE

Asst. General Manager

7. **Impact Damage:** Loss of or visible physical damage or destruction caused to the property insured due to impact by any Fall/Road vehicle or animal by direct contact not belonging to or owned by:
 - a) the Insured or any occupier of the premises or
 - b) their employees while acting in the course of their employment
8. **Subsidence and Landslide including Rock slide:** Loss, destruction or damage directly caused by Subsidence of part of the site on which the property stands or Land slide/Rock slide excluding:
 - a) the normal cracking, settlement or bedding down of new structures
 - b) the settlement or movement of made up ground
 - c) coastal or river erosion
 - d) defective design or workmanship or use of defective materials
 - e) demolition, construction, structural alterations or repair of any property or groundwork or excavations.
9. **Bursting and/or overflowing of Water Tanks, Apparatus and Pipes.**
10. **Missile testing operations.**
11. **Leakage from Automatic Sprinkler Installations,** excluding loss, destruction or damage caused by
 - a) Repairs or alterations to the buildings or premises
 - b) Repairs, Removal or Extension of the Sprinkler Installation
 - c) Defects in construction known to the Insured
12. **Bush Fire,** excluding loss, destruction or damage caused by Forest Fire.
13. **Earthquake – Fire and Shock (As per attached EQ endorsement)**

PROVIDED that the liability of the Company shall in no case exceed in respect of each item the sum expressed in the said Schedule to be insured thereon or in the whole the total Sum Insured hereby or such other sum or sums as may be substituted therefor by memorandum hereon or attached hereto signed by or on behalf of the Company.

General Exclusions

1. Loss, destruction or damage caused by war, invasion, act of foreign enemy hostilities or war like operations (whether war be declared or not), civil war, mutiny, civil commotion assuming the proportions of or amounting to the popular rising, military rising, rebellion, revolution, insurrection or military or usurped power.
2. Loss, destruction or damage directly or indirectly caused to the property insured by
 - a) ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel.
 - b) The radioactive toxic, explosives or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
3. Loss, destruction or damage caused to the insured property by pollution or contamination excluding
 - a) Pollution or contamination which itself results from a peril hereby insured against.
 - b) Any peril hereby insured against which itself results from pollution or contamination.

Specific Exclusions

This section does not cover

1. This section does not cover Loss, destruction or damage to bullion or unset precious stones, any curios or works of art for an amount exceeding ₹ 10000/-, goods held in trust or on commission, manuscripts, plans, drawings, securities, obligations or documents of any kind, stamps, coins or paper money, cheques, books of accounts or other business books, computer systems records, explosives unless otherwise expressly stated in the policy.

2. Loss, destruction or damage to the stocks in Cold Storage (deep freezer) caused by change of temperature.
3. Loss, destruction or damage to any electrical machine, apparatus, fixture, or fitting arising from or occasioned by over-running, excessive pressure, short circuiting, arcing, self-heating or leakage of electricity from whatever cause (lightning included) provided that this exclusion shall apply only to the particular electrical machine, apparatus, fixture or fitting so affected and not to other machines, apparatus, fixtures or fittings which may be destroyed or damaged by fire so set up.
4. Expenses necessarily incurred on (i) Architects, Surveyors and Consulting Engineer's Fees and (ii) Debris Removal by the Insured following a loss, destruction or damage to the Property insured by an insured peril in excess of 2% and 1% of the claim amount respectively.
5. Loss of earnings, loss by delay, loss of market or other consequential or indirect loss or damage of any kind or description whatsoever.
6. Loss, or damage by spoilage resulting from the retardation or interruption or cessation of any process or operation caused by operation of any of the perils covered
7. Loss by theft during or after the occurrence of any insured peril except as provided under Riot, Strike, Malicious and Terrorism Damage cover.
8. Any Loss or damage occasioned by or through or in consequence directly or indirectly due to Volcanic eruption or other convulsions of nature.
9. Loss or damage to property insured if removed to any building or place other than in which it is herein stated to be insured.
10. 5% of the claim amount for each and every claim subject to a minimum of ₹. 10000/- for claims arising out of Earthquake (fire and shock) peril only.
11. In case of building under construction, any loss to the construction material or apparatus lying near building and has not become part of the erected structure.

GENERAL CONDITIONS

1. THIS POLICY shall be voidable in the event of mis-representation, mis-description or non-disclosure of any material particular.
2. All insurances under this policy shall cease on expiry of seven days from the date of fall or displacement of any building or part thereof or of the whole or any part of any range of buildings or of any structure of which such building forms part.
 PROVIDED such a fall or displacement is not caused by insured perils, loss or damage which is covered by this policy or would be covered if such building, range of buildings or structure were insured under this policy.
 Notwithstanding the above, the Company subject to an express notice being given as soon as possible but not later than seven days of any such fall or displacement may agree to continue the insurance subject to revised rates, terms and conditions as may be decided by it and confirmed in writing to this effect.
3. Under any of the following circumstances the insurance ceases to attach as regards the property affected unless the Insured, before the occurrence of any loss or damage, obtains the sanction of the Company signified by endorsement upon the policy by or on behalf of the Company:
 - a) if the trade or manufacture carried on be altered, or if the nature of the occupation of or other circumstances affecting the building insured or containing the insured property be changed in such a way as to increase the risk of loss or damage by Insured Perils.
 - b) if the interest in the property passes from the insured otherwise than by will or operation of law.

4. This insurance does not cover any loss or damage to property which, at the time of the happening of such loss or damage, is insured by or would, but for the existence of this policy, be insured by any marine policy or policies except in respect of any excess beyond the amount which would have been payable under the marine policy or policies had this insurance not been effected.

5. This insurance may be terminated at any time at the request of the insured, in which case the Company will retain the premium at customary short period rate for the time the policy has been in force. This insurance may also at any time be terminated at the option of the Company, on 15 days' notice to that effect being given to the insured, in which case the Company shall be liable to repay on demand a rateable proportion of the premium for the unexpired term from the date of the cancellation.

Refund on cancellation of Long Term Policy at the request of the insured may be allowed subject to the following conditions:

- No refund shall be allowed if there has been a claim under the policy.
- If the policy is cancelled within 3 years of inception, the premium to be retained shall be worked out as per normal rates applicable - that is without allowing any discount.
- If the policy is cancelled after 3 years of inception, the discount slab shall be reworked for the number of years the policy was actually in force. For this purpose fraction of a year shall be rounded to the next higher year. For example if the policy has run for 3 years and 3 months, premium shall be retained for 4 years.
- Refund, if any, shall be subject to the retention of minimum premium of ₹ 250/-

6. (i) On the happening of any loss or damage the insured shall forthwith give notice thereof to the Company and shall within 15 days after the loss or damage, or such further time as the Company may in writing allow in that behalf, deliver to the Company

- A claim in writing for the loss or damage containing as particular an account as may be reasonably practicable of all the several articles or items or property damaged or destroyed, and of the amount of the loss or damage thereto respectively, having regard to their value at the time of the loss or damage not including profit of any kind.
- Particulars of all other insurances, if any

The insured shall also at all times at his own expense produce, procure and give to the Company all such further particulars, plans, specification books, vouchers, invoices, duplicates or copies thereof, documents, investigation reports (internal/external), proofs and information with respect to the claim and the origin and cause of the loss and the circumstances under which the loss or damage occurred, and any matter touching the liability or the amount of the liability of the Company as may be reasonably required by or on behalf of the Company together with a declaration on oath or in other legal form of the truth of the claim and of any matters connected therewith.

No claim under this policy shall be payable unless the terms of this condition have been complied with

(ii) In no case whatsoever shall the Company be liable for any loss or damage after the expiry of 12 months from the happening of the loss or damage unless the claim is the subject of pending action or arbitration, it being expressly agreed and declared that if the Company shall disclaim liability for any claim hereunder and such claim shall not within 12 calendar months from the date of the disclaimer have been made the subject matter of a suit in a court of law then the claim shall for all purposes be deemed to have been abandoned and shall not thereafter be recoverable hereunder.

7. On the happening of loss or damage to any of the property insured by this policy, the Company may

- enter and take and keep possession of the building or premises where the loss or damage has happened.
- take possession of or require to be delivered to it any property of the insured in the building or on the premises at the time of the loss or damage.
- keep possession of any such property and examine, sort, arrange, remove or otherwise deal with the same.
- sell any such property or dispose of the same for account of whom it may Concern.

The powers conferred by this condition shall be exercisable by the Company at any time until notice in writing is given by the insured that he makes no claim under the policy, or if any claim is made, until such claim is finally determined or withdrawn, and the Company shall not by any act done in the exercise or purported exercise of its powers hereunder, incur any liability to the insured or diminish its rights to rely upon any of the conditions of this policy in answer to any claim.

COVERAGE

We will indemnify You in respect of loss of or damage to the Building specified in the Schedule against perils mentioned under heading Covered Accidents below:

Covered Accidents

- Fire:** Excluding destruction or damage caused to the property insured by:
 - its own fermentation, natural heating or spontaneous combustion.
 - its undergoing any heating or drying process.
- Burning of property insured by order of any Public Authority.**
- Lightning**
- Explosion/Implosion:** Excluding loss, destruction of or damage:
 - To boilers (other than domestic boilers), economisers or other vessels, machinery or apparatus (in which steam is generated) or their contents resulting from their own explosion/implosion.
 - Caused by centrifugal forces.
- Aircraft Damage:** Loss, Destruction or damage caused by Aircraft, other aerial or space devices and articles dropped there from excluding those caused by pressure waves.
- Riot, Strike and Malicious Damage:** Loss of or visible physical damage or destruction by external violent means directly caused to the property insured but excluding those caused by:
 - Total or partial cessation of work or the retardation or interruption or cessation of any process or operations or omissions of any kind.
 - Permanent or temporary dispossession resulting from confiscation, commandeering, requisition or destruction by order of the Government or any lawfully constituted Authority.
 - Permanent or temporary dispossession of any building or plant or unit or machinery resulting from the unlawful occupation by any person of such building or plant or unit or machinery or prevention of access to the same.
 - Burglary, housebreaking, theft, larceny or any such attempt or any omission of any kind of any person (whether or not such act is committed in the course of a disturbance of public peace) in any malicious act.

If the Company alleges that the loss/damage is not caused by any malicious act, the burden of proving the contrary shall be upon the insured.

TERRORISM DAMAGE EXCLUSION WARRANTY

This Policy excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For the purpose of this exclusion, an act of terrorism means an act or series of acts, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), or unlawful associations, recognized under Unlawful Activities (Prevention) Amendment Act, 2008 or any other related and applicable national or state legislation formulated to combat unlawful and terrorist activities in the nation for the time being in force, committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public or any section of the public in fear for such purposes.

This exclusion also includes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to the above.

- Storm, Cyclone, Typhoon, Tempest, Hurricane, Tornado, Flood and Inundation:** Loss destruction or damage directly caused by storm, cyclone, typhoon, tempest, hurricane, flood or inundation excluding those resulting from volcanic eruption or other convulsions of nature.

LONG TERM HOME INSURANCE - POLICY TERMS & CONDITIONS**POLICY WORDINGS**

Whereas the Insured has made to SBI General Insurance Company Ltd (hereinafter called the "Company"), a proposal which is hereby agreed to be the basis of this Policy and has paid the premium specified in the Schedule, now the Company agrees, subject always to the following terms, conditions, exclusions, and limitations and the Schedule, to indemnify the Insured in excess of the amount of the Deductible and subject always to the Sum Insured against such loss as is herein provided.

DEFINITIONS:

The following words or terms shall have the meaning ascribed to them wherever they appear in this Policy, and references to the singular or to the masculine shall include references to the plural and to the feminine wherever the context so permits:

"**Accident**" or "**Accidental**" means a sudden, unintended, fortuitous visible and external event.

"**Building**" means any under construction or fully enclosed civil structure with walls and a roof, used primarily for domestic / residential purposes, including all the electrical fittings and plumbing work, collapsible and fixed grills, gates, doors and windows and also the boundary wall, fencing, out-house, pump house etc forming part of the insured premises and / or for the protection of the contents within the Insured Premises

"**Deductible**" means the amount stated in the Schedule which shall be borne by the Insured in respect of each and every Claim made under this Policy. The Company's liability to make any payment under the Policy is in excess of the Deductible.

"**Insured**" means the person named in the Schedule and, benefiting from the Cover.

"**Occupation**" means Occupation of Insured as shown in the Schedule or as declared to the Company in the Proposal.

"**Policy**" means the Insured's proposal, the Schedule, Company's covering letter to the Insured, insuring clauses, definitions, exclusions, conditions and other terms contained herein and any endorsements attaching to or forming part hereof, either at inception or during the Policy Period.

"**Policy Period**" means the period between the commencement date and the expiry date shown in the Schedule.

"**Schedule**" means the schedule and parts thereof, and any other annexure(s) appended, attached to and/or forming part of this Policy.

"**Sum Insured**" means the amount stated in the Schedule, which is the maximum amount (regardless of the number of claims made) for any one claim and in the aggregate for all claims for which the Company will make payment in relation to the Cover to which the Sum Insured relates during the Policy Period.

"**We, us, our**" means SBI General Insurance Company Limited.

"**You, your**" means the Insured named in the schedule

On the happening of any insured event as provided for hereunder arising during the Policy Period and notified as prescribed, We will make payment as provided for, but only up to the Sum Insured as specified in the Schedule against each Cover or each sub-limit of the Sum Insured, as the case may be.

If the Insured or any person on his behalf shall not comply with the requirements of the Company or shall hinder or obstruct the Company, in the exercise of its powers hereunder, all benefits under this policy shall be forfeited.

The Insured shall not in any case be entitled to abandon any property to the Company whether taken possession of by the Company or not.

8. If the claim be in any respect fraudulent, or if any false declaration be made or used in support thereof or if any fraudulent means or devices are used by the Insured or any one acting on his behalf to obtain any benefit under the policy or if the loss or damage be occasioned by the willful act, or with the connivance of the Insured, all benefits under this policy shall be forfeited.

9. If the Company at its option, reinstates or replace the property damaged or destroyed, or any part thereof, instead of paying the amount of the loss or damage, or join with any other Company or insurer(s) in so doing, the Company shall not be bound to reinstate exactly or completely but only as circumstances permit and in reasonably sufficient manner, and in no case shall the Company be bound to expend more in reinstatement than it would have cost to reinstate such property as it was at the time of the occurrence of such loss or damage nor more than the sum insured by the Company thereon. If the Company so elect to reinstate or replace any property the Insured shall at his own expense furnish the Company with such plans, specifications, measurements, quantities and such other particulars as the Company may require, and no acts done, or caused to be done, by the Company with a view to reinstatement or replacement shall be deemed an election by the Company to reinstate or replace.

If in any case the Company shall be unable to reinstate or repair the property hereby insured, because of any municipal or other regulations in force affecting the alignment of streets or the construction of buildings or otherwise, the Company shall, in every such case, only be liable to pay such sum as would be requisite to reinstate or repair such property if the same could lawfully be reinstated to its former condition.

10. If the property hereby insured shall at the breaking out of any fire or at the commencement of any destruction of or damage to the property by any other peril hereby insured against be collectively of greater value than the sum insured thereon, then the Insured shall be considered as being his own insurer for the difference and shall bear a rateable proportion of the loss accordingly. Every item, if more than one, of the policy shall be separately subject to this condition.

11. If at the time of any loss or damage happening to any property hereby insured there be any other subsisting insurance or insurances, whether effected by the Insured or by any other person or persons covering the same property, this Company shall not be liable to pay or contribute more than its rateable proportion of such loss or damage.

12. The Insured shall at the expense of the Company do and concur in doing, and permit to be done, all such acts and things as may be necessary or reasonably required by the Company for the purpose of enforcing any rights and remedies or of obtaining relief or indemnity from other parties to which the Company shall be or would become entitled or subrogated, upon its paying for or making good any loss or damage under this policy, whether such acts and things shall be or become necessary or required before or after his indemnification by the Company.

13. If any dispute or difference shall arise as to the quantum to be paid under this policy (liability being otherwise admitted) such difference shall independently of all other questions be referred to the decision of a sole arbitrator to be appointed in writing by the parties to or if they cannot agree upon a single arbitrator within 30 days of any party invoking arbitration, the same shall be referred to a panel of three arbitrators, comprising of two arbitrators, one to be appointed by each of the parties to the dispute/difference and the third arbitrator to be appointed by such two arbitrators and arbitration shall be conducted under and in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

It is clearly agreed and understood that no difference or dispute shall be referable to arbitration as hereinbefore provided, if the Company has disputed or not accepted liability under or in respect of this policy.

It is hereby expressly stipulated and declared that it shall be a condition precedent to any right of action or suit upon this policy that the award by such arbitrator/ arbitrators of the amount of the loss or damage shall be first obtained.

14. Every notice and other communication to the Company required by these conditions must be written or printed.

15. At all times during the period of insurance of this policy the insurance cover will be maintained to the full extent of the respective sum insured in consideration of which upon the settlement of any loss under this policy, pro-rata premium for the unexpired period from the date of such loss to the expiry of period of insurance for the amount of such loss shall be payable by the Insured to the Company.

The additional premium referred above shall be deducted from the net claim amount payable under the policy. This continuous cover to the full extent will be available notwithstanding any previous loss for which the company may have paid hereunder and irrespective of the fact whether the additional premium as mentioned above has been actually paid or not following such loss. The intention of this condition is to ensure continuity of the cover to the insured subject only to the right of the company for deduction from the claim amount, when settled, of pro-rata premium to be calculated from the date of loss till expiry of the policy.

Notwithstanding what is stated above, the Sum Insured shall stand reduced by the amount of loss in case the insured immediately on occurrence of the loss exercises his option not to reinstate the sum insured as above.

Long Term Policy for Dwellings:

Long Term Policies shall be issued to house-flat owners only based on either of the following 2 methods subject to the conditions below:

- The policy shall be issued for a minimum period of 3 years.
- Mid-term inclusion of perils shall not be allowed.
Premium for entire policy period shall be collected in advance.

Method A:

Premium shall be charged in full without any discount. However sum insured under the policy shall be deemed to have increased by 10% of the original sum insured at the end of every 12 months period.

OR

Method B:

There shall not be any automatic increase in sum insured as in method A. However appropriate discounts shall be allowable on applicable gross premium as per table below:

Duration of Policy	Premium to be Charged
3 years policy	3 years premium in advance less 15% discount
4 years policy	4 years premium in advance less 20% discount
5 years policy	5 years premium in advance less 25% discount
6 years policy	6 years premium in advance less 30% discount
7 years policy	7 years premium in advance less 35% discount
8 years policy	8 years premium in advance less 40% discount
9 years policy	9 years premium in advance less 45% discount
Policy for 10 years and above	Entire premium in advance less 50% discount

- N.B.
- Mid-term increase in sum insured shall be allowed on pro-rata basis for the balance period.
 - Mid-term reduction in Sum Insured is not allowed.
 - Policy can be issued to only to house/flat owners and not to others who do not own the house/flat.

LONG TERM HOME INSURANCE - COLLECTION PARTICULARS

Servicing Branch Address:

3rd Floor Lotus Park, Wagle I.E., Road no 16, Thane,
Wagle I.E., India,
Maharashtra - 400604

Reference No.:	000000027474
Of Reference No.:	
Date:	27/11/2019
Branch Code:	00006
Party/Depositor ID:	0000000024678769

Details

Received with thanks from SBI RACPC SON 61873
an amount of ₹ 5000 (Rupees Five Thousand)
by Agent Cash Deposit
No.: ACD00011187771

Dated :

Drawn on Bank :

Branch:

Quote No.	Name of Party	Amount (₹)
0000000034739021	SBI RACPC SON 61073	5,000.00
	TOTAL	5,000.00

Disclaimer

- Collection subject to realisation of instrument submitted
- Kindly refer to the policy document for time of commencement of cover

PAN No. of SBI General: AAMC58857L

Page 13

which may be payable in respect of the property or by the owner thereof by reason of compliance with any of the aforesaid Regulations or Bye-laws.

2) The work of reinstatement must be commenced and carried out with reasonable dispatch and in any case must be completed within twelve months after the destruction or damage or within such further time as the Company may (during the said twelve months) in writing allow and may be carried out wholly or partially upon another site (if the aforesaid Regulations or Bye-laws so necessitate) subject to the liability of the Company under this extension not being thereby increased.

3) If the liability of the Company under (any item of) the Policy apart from this extension shall be reduced by the application of any of the terms and conditions of the Policy then the liability of the Company under this extension (in respect of any such item) shall be reduced in like proportion.

4) The total amount recoverable under any item of the Policy shall not exceed the Sum Insured thereby.

5) All the conditions of the Policy except in so far as they may be hereby expressly varied shall apply as if they had been incorporated herein."

6) No additional premium shall be charged for inclusion of this clause in this Policy.

Earthquake Coverage Endorsement

In consideration of the payment by the Insured to the Company of the sum of agreed additional premium as stated in the schedule, it is hereby agreed and declared that notwithstanding anything stated in the printed exclusions of this Policy to the contrary, this Insurance is extended to cover loss or damage (including loss or damage by fire) to any of the property insured by this Policy occasioned by or through or in consequence of earthquake including flood or overflow of the sea, lakes, reservoirs and rivers and/or Landslide / Rockslide resulting there from.

Provided always that all the conditions of this Policy shall apply (except in so far as they may be hereby expressly varied) and that any reference therein to loss or damage by fire shall be deemed to apply also to loss or damage directly caused by any of the perils which this insurance extends to include by virtue of this endorsement.

Special conditions

1) Excess clause - 5% of each and every claim.

2) Extension cover shall be granted only if the entire property in one complex / compound / location covered under the Policy is extended to cover this risk and the Sum Insured for this extension is identical to the Sum Insured against the risk covered under main Policy except for the value of the plinth and foundations of the building(s).

3) Onus of proof

In the event of the Insured making any claim for loss or damage under this Policy he must (if so required by the Company) prove that the loss or damage was occasioned by or through or in consequence of earthquake.

WARRANTY DESCRIPTION

Good State of Repairs

Warranted that "Property stated herein for the insurance coverage under this policy shall be always maintained in good state of repairs"

CUSTOMER SERVICE & GRIEVANCE PROCEDURE

The Grievance Redressal Cell of the Company looks into complaints from policyholders. If the Insured has a grievance that the Insured wishes the Company to redress, the Insured may approach the person nominated as 'Grievance Redressal Officer' with the details of their grievance.

Process of Service Registration

- ☐ Call us at our Toll Free - 1800 22 1111 / 1800 102 1111 Monday to Saturday (9 am - 8 pm).
- ☐ Fax us at 1800 22 7244 / 1800 102 7244
- ☐ Email us at customer.care@sbigeneral.in
- ☐ Visit us at any of our Branches

Process of Grievance Redressal

Step 1:

- ☐ Call us at our Toll Free - 1800 22 1111 / 1800 102 1111 Monday to Saturday (9 am - 8 pm).
- ☐ Fax us at 1800 22 7244 / 1800 102 7244.
- ☐ Email us at customer.care@sbigeneral.in
- ☐ Visit us at any of our Branches

If you are not happy with the resolution provided, please follow step 2.

Step 2:

Please email your concerns to Head - Customer Care at head.customercare@sbigeneral.in

Step 3:

- ☐ If you are dissatisfied with the resolution provided in the Steps as indicated above on your Complaint, you may send your 'Appeal' addressed to the Chairman of the Grievance Redressal Committee. The Committee will look into the appeal and decide the same expeditiously on merits. You may write to Head - Compliance, Legal & CS on the id - gr@sbigeneral.in

Step 4:

- ☐ If your issue remains unresolved you may approach IRDA by calling on the Toll free no. 155255 or you can register an online complaint on the website <http://irgms.irda.gov.in>
- ☐ If after having followed the above steps you are not happy with the resolution and your issue remains unresolved, you may approach the Insurance Ombudsman for Redressal.

List of Ombudsman offices with contact details are attached for ready reference. For updated status, Please refer to website www.irda.gov.in

OMBUDSMAN OFFICES

Area of Jurisdiction	Addresses of the Ombudsman Offices
Gujarat, Dadra & Nagar Haveli, Daman and Diu	AHMEDABAD - Shri/Smt.----- Office of the Insurance Ombudsman, Jeevan Prakash Bldg, 6th Floor, Tilak Marg, Relief Road, Ahmedabad - 380 001. Tel: 079 - 25501201 / 03 / 05 / 06 Email: bimulokpal.ahmedabad@rcol.co.in
Karnataka	BENGALURU - Shri/Smt.----- Office of the Insurance Ombudsman, Jeevan Soudha Building FID No. 57-27-N-29 Ground Floor, 25/19, 24th Main Road, JP Nagar, 1st Phase, Bengaluru - 560 078. Tel: 080 - 26652048 / 26652049 Email: bimulokpal.bengaluru@rcol.co.in
Madhya Pradesh Chattigarh	BHOPAL - Shri/Smt.----- Office of the Insurance Ombudsman, Janak Vihar Complex, 2nd Floor, 6, Malviya Nagar, Opp. Airtel Office, Near New Market, Bhopal - 462 003. Tel: 0755 - 2769201 / 2769202 Fax: 0755 - 2769200 Email: bimulokpal.bhopal@rcol.co.in
Orissa	BHUBANESHWAR - Shri/Smt.----- Office of the Insurance Ombudsman, 62, Forest park, Bhubaneswar - 751 009. Tel: 0674 - 2506461 / 2506455 Fax: 0674 - 2506429 Email: bimulokpal.bhubaneswar@rcol.co.in
Punjab, Haryana, Himachal Pradesh, Jammu & Kashmir, Chandigarh	CHANDIGARH - Shri/Smt.----- Office of the Insurance Ombudsman, S.C.O. No. 101, 102 & 103, 2nd Floor, Batra Building, Sector 17 - B, Chandigarh - 160 017. Tel: 0172 - 2706196 / 2706468 Fax: 0172 - 2708274 Email: bimulokpal.chandigarh@rcol.co.in
Tamil Nadu, Pondicherry Town and Karaikal (which are part of Pondicherry).	CHENNAI - Shri/Smt.----- Office of the Insurance Ombudsman, Fatima Akhtar Court, 4th Floor, 453, Anna Salai, Teynampet, CHENNAI - 600 018. Tel: 044 - 24333666 / 24335284 Fax: 044 - 24333664 Email: bimulokpal.chennai@rcol.co.in

If the Company alleges that by reason of this Exclusion, any loss, damage, cost or expense is not covered by this insurance the burden of proving the contrary shall be upon the Insured.

In the event any portion of this Endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

Designation of Property Clause

For the purpose of determining, where necessary, the item under which any property is insured, the Company agrees to accept the designation under which the property has been entered in the Insured's books

Restatement Value Clause

"It is hereby declared and agreed that in the event of the property insured under the Policy being destroyed or damaged, the basis upon which the amount payable under (each of the said terms of) the Policy is to be calculated shall be cost of replacing or reinstating on the same site or any other site with property of the same kind or type but not superior to or more extensive than the insured property when new as on date of the loss, subject to the following Special Provisions and subject also to the terms and conditions of the Policy except in so far as the same may be varied hereby."

Special Provisions

1. The work of replacement or reinstatement (which may be carried out upon another site and in any manner suitable to the requirements of the Insured subject to the liability of the Company not being thereby increased) must be commenced and carried out with reasonable dispatch and in any case must be completed within 12 months after the destruction or damage or within such further time as the Company may in writing allow, otherwise no payment beyond the amount which would have been payable under the Policy if this memorandum had not been incorporated therein shall be made.

2. Until expenditure has been incurred by the Insured in replacing or reinstating the property destroyed or damaged the Company shall not be liable for any payment in excess of the amount which would have been payable under the Policy if this memorandum had not been incorporated therein.

3. If at the time of replacement or reinstatement the sum representing the cost which would have been incurred in replacement or reinstatement if the whole of the property covered had been destroyed, exceeds the Sum Insured thereon or at the commencement of any destruction or damage to such property by any of the perils insured against by the Policy, then the Insured shall be considered as being his own insurer for the excess and shall bear a rateable proportion of the loss accordingly. Each term of the Policy (if more than one) to which this memorandum applies shall be separately subject to the foregoing provision.

4. This Memorandum shall be without force or effect if

- the Insured fails to intimate to the Company within 6 months from the date of destruction or damage or such further time as the Company may in writing allow his intention to replace or reinstate the property destroyed or damaged.
- the Insured is unable or unwilling to replace or reinstate the property destroyed or damaged on the same or another site.

Local Authority Clause

"The insurance by this Policy extends to include such additional cost of reinstatement of the destroyed or damaged property hereby insured as may be incurred solely by reason of the necessity to comply with the Building or other Regulations under or framed in pursuance of any Act of Parliament or with Bye-laws of any Municipal or Local authority provided that

- The amount recoverable under this extension shall not include
 - the cost incurred in complying with any of the aforesaid Regulations or Bye-laws
 - in respect of destruction or damage occurring prior to the granting of this extension,
 - in respect of destruction or damage not insured by the Policy,
 - under which notice has been served upon the Insured prior to the happening of the destruction of damage,
 - in respect of undamaged property or undamaged portions of property other than foundations (unless foundations are specifically excluded from the insurance by this Policy) of that portion of the property destroyed or damaged,
- the additional cost that would have been required to make good the property damaged or destroyed to a condition equal to its condition when new had the necessity to comply with any of the aforesaid Regulations or Bye-laws not arisen,
- the amount of any rate, tax, duty, development or other charge or assessment arising out of capital appreciation

(Contd. from 1/3)

LONG TERM HOME INSURANCE POLICY - POLICY CLAUSES
CLAUSE DESCRIPTION
Agreed Bank Clause

“It is hereby declared and agreed

i. That upon any monies becoming payable under this Policy the same shall be paid by the Company to the Bank and such part of any monies so paid as may relate to the interests of other parties insured hereunder shall be received by the Bank as Agents for such other parties.

ii. That the receipts of the Bank shall be complete discharge of the Company therefor and shall be binding on all the parties insured hereunder.

N.B: The Bank shall mean the first named Financial Institution/ Bank named in the Policy

iii. That if and whenever any notice shall be required to be given or other communication shall be required to be made by the Company to the Insured or any of them in any manner arising under or in connection with this Policy such notice or other communication shall be deemed to have been sufficiently given or made if given or made to the Bank.

iv. That any adjustment, settlement, compromise or reference to arbitration in connection with any dispute between the Company and the Insured or any of them arising under or in connection with this Policy if made by the Bank shall be valid and binding on all parties insured hereunder but not so as to impair rights of the Bank to recover the full amount of any claim it may have on other parties insured hereunder.

v. That this insurance so far only as it relates to the interest of the Bank therein shall not cease to attach to any of the insured property by reason of operation of condition 3 of this Policy except where a breach of the condition has been committed by the Bank or its duly authorised agents or servants and this insurance shall not be invalidated by any act or omission on the part of any other party insured hereunder whereby the risk is increased or by anything being done to upon or any building hereby insured or any building in which the goods insured under the Policy are stored without the knowledge of the Bank provided always that the Bank shall notify the Company of any change of ownership or alterations or increase of hazards not permitted by this insurance as soon as the same shall come to its knowledge and shall on demand pay to the Company necessary additional premium from the time when such increase of risks first took place and

vi. It is further agreed that whenever the Company shall pay the Bank any sum in respect of loss or damage under this Policy and shall claim that as to the Mortgagor or owner no liability therefore existed, the Company shall become legally subrogated to all the rights of the Bank to the extent of such payments but not so as to impair the right of the Bank to recover the full amount of any claim it may have on such Mortgagor or Owner or any other party or parties insured hereunder or from any securities or funds available.

N.B: In cases where the name of any Central Government or State Government owned and / or sponsored Industrial Financing or Rehabilitation Financing Corporations and /or Unit Trust of India or General Insurance Corporation of India and/or its subsidiaries or LIC/ any Financial Institution is included in the title of the For Policy as mortgagor, the above Agreed Bank Clause may be incorporated in the Policy substituting the name of such institution in place of the word 'Bank' in the said clause.

Terrorism Damage Exclusion Warranty

Notwithstanding any provision to the contrary within this insurance it is agreed that this insurance excludes loss, damage cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For the purpose of this Endorsement an act of terrorism means an act, including but not limited to the use of force or violence and / or the threat thereof, of any person or group(s) of persons whether acting alone or on behalf of or in connection with any organization(s) or government(s), committed for political, religious, ideological or similar purpose including the intention to influence any government and/or to put the public, or any section of the public in fear.

The warranty also excludes loss, damage, cost or expenses of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to action taken in respect of any act of terrorism.

Delhi	DELHI - Shri/Smt..... Office of the Insurance Ombudsman, 2/2 A, Universal Insurance Building, Asaf Ali Road, New Delhi - 110 002. Tel.: 011 - 2323481 / 23213504 Email: jimalokpal.delhi@ecol.co.in
Assam, Meghalaya, Manipur, Mizoram, Arunachal Pradesh, Nagaland and Tripura.	GUWAHATI - Shri/Smt..... Office of the Insurance Ombudsman, Jeevan Nivesh, 5th Floor, Nr. Panbazar over bridge, S.S. Road, Guwahati - 781001(ASSAM). Tel.: 0361 - 2132204 / 2132205 Fax: 0361 - 2742917 Email: jimalokpal.guwahati@ecol.co.in
Andhra Pradesh, Telangana, Tamil Nadu and part of Territory of Pondicherry	HYDERABAD - Shri/Smt..... Office of the Insurance Ombudsman, 6-2-46, 1st floor, "Main Court", Lane Opp. Saleem Function Palace, A. C. Guards, Lakshmi-Ka-Pool, Hyderabad - 500 004. Tel.: 040 - 65504323 / 23312122 Fax: 040 - 23376599 Email: jimalokpal.hyderabad@ecol.co.in
Rajasthan	JAIPUR - Shri/Smt..... Office of the Insurance Ombudsman, Jeevan Nidhi - B Bldg., Gr. Floor, Bhawani Singh Marg, Jaipur - 302 005. Tel.: 0141 - 2740363 Email: jimalokpal.jaipur@ecol.co.in
Kerala, Lakshadweep, Mahe-a part of Pondicherry	ERNAKULAM - Shri/Smt..... Office of the Insurance Ombudsman, 2nd Floor, Pullinas Bldg., Opp. Cochin Shipyard, M. G. Road, Ernakulam - 682 015. Tel.: 0484 - 2358759 / 2359338 Fax: 0484 - 2359336 Email: jimalokpal.ernakulam@ecol.co.in
West Bengal, Sikkim, Andaman & Nicobar Islands.	KOLKATA - Shri/Smt..... Office of the Insurance Ombudsman, Hindustan Bldg, Annex, 4th Floor, A, C.R. Avenue, KOLKATA - 700 072. Tel.: 033 - 22124339 / 22124340 Fax: 033 - 22124341 Email: jimalokpal.kolkata@ecol.co.in

Districts of Uttar Pradesh: Lalpur, Jhansi, Mahoba, Hamirpur, Banda, Chitrakoot, Allahabad, Mirzapur, Sonbhadra, Fatehpur, Pratapgarh, Jaunpur, Varanasi, Gopur, Jalaun, Kanpur, Lucknow, Unnao, Sitapur, Lakhimpur, Bahraich, Barabanki, Raebareilly, Sravasti, Gonda, Faizabad, Amethi, Kausambi, Bahrampur, Basti, Ambedkarnagar, Sultanpur, Maharakganga, Santkabirnagar, Azamgarh, Kushinagar, Gorakhpur, Deoria, Mau, Ghazipur, Chandauli, Ballia, Siddharthnagar.	LUCKNOW - Shri/Smt. Office of the Insurance Ombudsman, 6th Floor, Jeevan Bhawan, Phase-II, Nawal Kishore Road, Hazratganj, Lucknow - 226 001. Tel.: 0522 - 2231330 / 2231331 Fax: 0522 - 2231310 Email: simulokpal.lucknow@rcol.co.in
Goa, Mumbai Metropolitan Region including Navi Mumbai & Thane	MUMBAI - Shri/Smt. Office of the Insurance Ombudsman, 3rd Floor, Jeevan Seva Annesse, S. V. Road, Santacruz (W), Mumbai - 400 054. Tel.: 022 - 26106553 / 26106940 Fax: 022 - 26106052 Email: simulokpal.mumbai@rcol.co.in
State of Uttaranchal and the following Districts of Uttar Pradesh: Agra, Aligarh, Baggpat, Barilly, Bijnor, Budaula, Bulandshahr, Etah, Kanoj, Mainpuri, Mathura, Meerut, Moradabad, Muzaffarnagar, Oraiya, Pilibhit, Etawah, Faizhabad, Firozbad, Gautambodhanagar, Ghazabad, Haridwar, Shahjahanpur, Hapur, Shamli, Rampur, Roorkee, Sambhal, Amroha, Hathras, Kanakpur, Saharanpur.	NOIDA - Shri/Smt. Office of the Insurance Ombudsman, Bhagwan Sahai Palace 4th Floor, Main Road, Naya Bani, Sector 15, Distt: Gautam Buddh Nagar, U.P - 201 301. Tel.: 0120-2514250 / 2514252 / 2514253 Email: simulokpal.noida@rcol.co.in
Bihar, Jharkhand.	PATNA - Shri/Smt. Office of the Insurance Ombudsman, 1st Floor, Kalpana Arcade Building, Bazar Samiti Road, Bahadurpur, Patna 800 006. Tel.: 0612-2680953 Email: simulokpal.patna@rcol.co.in
Maharashtra, Area of Navi Mumbai and Thane including Mumbai Metropolitan Region.	PUNE - Shri/Smt. Office of the Insurance Ombudsman, Jeevan Darshan Bldg., 3rd Floor, C.T.S. Nos. 195 to 198, N.C. Kulkar Road, Narayan Peth, Pune - 411 030, Tel.: 020-41312155 Email: simulokpal.pune@rcol.co.in

Address and contact number of Governing Body of Insurance Council

Secretary General

Governing Body of Insurance Council, Jeevan Seva Annesse, 3rd Floor (Above MTNL), S. V. Road, Santacruz (W), Mumbai - 400054

Tel: 022-26106553, Fax: 022-26106950/ 6052, Email: inccoun@rcol.net

LONG TERM HOME INSURANCE - GST INVOICE

GST Invoice No:	34895672	GST Invoice Date:	27/11/2019
GST No. (SBI General)	27AAMCS88571 100	SBI General State	Maharashtra
SBI General Branch Address:	SBI General Insurance Company Limited GROUND FLOOR PEOPLES EDUCATION SOCIETY PRIN N M KALE MARG GORHALE ROAD DADAR Mumbai Mumbai Maharashtra 400028 India		
Details of Policy Holder:			
Name:	MR RAHUL BHALCHANDRARAO KANTHEKAR		
Address:	E 504 ELEGANTA CASE, BELLA LODHA KALYAN SHIL. ROAD DOMBIVALI EAST Padi, Kalyan, Thane Maharashtra - 421204 India		
Policy Holder State	Maharashtra		
GST No./ISD No.		Policy Number	000000015441129
Insurance Product Name	HSN Code	Premium (without Taxes)	CGST
Long Term Home	997137	4237.29	SGST/ UTGST
			IGST
	Rate	Amount	Rate
	9%	381.36	9%
			Rate
			0%
			Amount
			0
Total Invoice Value (In Figures)	5000.00	 Authorized Signatory	
Taxes Applicable	762.72		
SBI General Receipt No:		Receipt Date:	27/11/2019

LONG TERM HOME INSURANCE - POLICY SCHEDULE**Important Note:**

Please examine this Policy including its attached Schedules / Annexors if any. In the event of any discrepancy, please contact the office of the Company immediately, it being noted that this Policy shall be otherwise considered as being entirely in order.

Please refer the Claims Settlement & Grievance Redressal Procedure document attached herein for ready reference.

Intimating A Claim:

For intimating a Claim with us, please contact us through the following channels:

Email : Customer.care@sbigeneral.in

Toll free number: 1800-22-1111 (MTNL / BSNL User) or 1800-102-1111 (for other Users)(Monday to Saturday between 8:00 am to 8:00 pm)

You may download the Claim Form from our Website : www.sbigeneral.in

Claim Settlement:

The company will settle the claim under this Policy within 30 days from the date of receipt of necessary document required for assessing the claims. In the event that the company decides to reject a claim made under this Policy, the Company shall do so within a period of thirty days of the Survey Report or additional Survey report, as the case may be, in accordance with the provision of Protection of Policyholder's Interest Regulations 2017.

Integrated Grievance Management System

IRDA OF INDIA has launched the Integrated Grievance Management System (IGMS). IGMS is a grievance redress monitoring tool for IRDA OF INDIA. Policyholders who have grievances should register their complaints with the Grievance Redress Channel of the Insurance Company first. If policyholders are not able to access the insurance company directly for any reason, IGMS provides a gateway to register complaints with insurance companies.

Complaints shall be registered with insurance companies first and only if need be, be escalated them to IRDA OF INDIA (Consumer Affairs Department).

Website: http://www.policyholder.gov.in/integrated_grievance_management.aspx

Toll Free Number of IRDA OF INDIA Grievance Call Centre: 155255, Timings: 8 AM to 8 PM – (Monday to Saturday)

Notes

LONG TERM HOME INSURANCE - POLICY SCHEDULE

Additional Conditions: Subject to the following additional Conditions and attached Clauses / Endorsements / Warranties:

Clauses Applicable:

Agreed Bank Clause
 Terrorism Damage Exclusion Warranty
 Designation of Property Clause
 Reinstatement Value Clause
 Local Authority Clause
 Earthquake Coverage Endorsement

Warranties Applicable:

Good State of Repairs

Endorsements Applicable:

NIL

Special Conditions (if any):

Premium Computation:

Particulars	Amount (₹)
Net Premium	4,237.29
Add Taxes as Applicable :	762.72
Add Education Cess :	0.00
Add Higher Education Cess :	0.00
Final Premium	5,000.00

Collection Details:

Receipt No.	Receipt Date	Receipt Amount (₹)
	27/11/2019	5,000.00

P.S. If premium paid through cheque, the policy is void ab initio in case of dishonour of cheque.

Place : Mumbai Date : 27/11/2019	For SBI General Insurance Company Limited  Authorized Signatory
-------------------------------------	--

Consolidated Stamp Duty ₹ 0.5/- paid towards Insurance Policy Stamps vide Order CSD 220/2019/5508/19 Dated 2019-11-27 19:41:16.0 of General Stamp Office, Mumbai.

Notes



Mr. RAMUL BHALCHANDRARAO KAWTHEKAR

E 500 ELEGANTA CASE, BELLA LODHA KALYAN SHIL. ROAD
DOMBIVALI EAST,

Fateh, Kalyan, Thane.

Maharashtra-401204.

India. + 91-02228910289

Intermediary Name : SBI RACPC SIDH 61673

Intermediary Code : 0043206

Date: 27/11/2019

Subject: Policy Number - 0000000015441129

Dear Customer,

Welcome to SBI General. Thank you for choosing SBI General's "Long Term Home" policy. We are delighted to have you as our esteemed customer. This booklet contains following documents pertaining to your policy:

- Policy Schedule
- Policy Terms & Conditions
- Policy Clauses
- Customer Service & Grievance Procedure
- Collection Particulars

We have taken care that the contents reflect details of risk and cover as proposed by you. We request you to verify and confirm that the documents are in order. Please ensure safety of these documents as they form part of our contract with you. For all your future correspondence you may have with us, kindly quote your Customer ID and Policy No.

Your Customer ID : 0000000024678169

Your Policy No. : 0000000015441129

In case of any queries or suggestions, please do not hesitate to get in touch with us. You can contact us at customer.care@sbigeneral.in or call our Customer Care Number 1800-22-1111 (MITNL/BSNL user) or 1800-102-1111 (for other users).

The Postal Address of our branch that will service you in future is given below.

We look forward to a continuing and mutually beneficial relationship.

Yours sincerely,



Authorized Signatory



10441129_0_00100_1_0000_01000_00000_Pol_00000

SBI General Insurance Company Limited

GROUND FLOOR, PEOPLES EDUCATION SOCIETY, PRIN N M KALE

MARG, GOVHALE ROAD

DADAR, Mumbai, Mumbai

Maharashtra-400078, India

* Insurance is the Subject Matter of Solicitation

SBI General Insurance Company Limited

Registered and Corporate Office: "Nehru" 3rd, Junction of Western Express Highway & Anandhi Road - Near: Andheri (East), Mumbai - 400 069

New Account

Date: _____
Place: _____

Pay SBI Home Loan A/c NO 31791253857

OR BEARER

उपरोक्त को _____ का लाभ हेतु

Purpose _____

₹ _____

AXIS BANK

Rs. _____
₹ _____

A/c No. **910010013579749**



SAPPM 072101
AXIS BANK LTD.

अक्षय बैंक लि.
YEATS MUMBAI OFFICE
VEDHAMANI CHAMBERS CO-OP RD
PLOT NO 84, SECTOR 17, VADRA
MUMBAI 400005

Rahul Kawthekar
RAHUL BHALCHANDRARAO KAWTHEKAR

IFS CODE - UTIB0000072 Payable at par at all branches of AXIS Bank in India not to exceed Rs. 1,00,000/- for clearing payments at outstation centres.

⑆035349⑆ 400211015⑆ 072101⑆ 31



New Account

Date: _____
Place: _____

Pay **SBI Home Loan A/c No. 3179125387**

OR BEARER

जमा करें _____

Rupees _____

हस्ताक्षर _____

₹ 1,00,000/-

Rs. 1,00,000/-

AC No. **910010013579749**



SAPM 072101
AXIS BANK LTD.

ब्रिचमंडल बैंक लि.
VARDHMAN CHAMBERS CO-OP RD
PLOT NO 84 SECTION 17 VARDH
NAVAMUNDA 400705

Rahul Bhalchandrao Kawthekar

RAHUL BHALCHANDRARAO KAWTHEKAR

IFSC CODE - UTIB0000072 Payable at par at all branches of AXIS Bank in India. Not to exceed Rs. 1,00,000/- for clearing payments at outstation centres.

⑈035350⑈ 400216065⑈ 072101⑈ 31



New Account

Date
Rate

Pay SBI Home Loan A/c No. 3179/253657

OR BEARER

₹

Payees

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

₹

Rs. 1,00,000/-

A/c No.

010010013579749



SAPPM 072101

AXIS BANK LTD.

सोपान वॉल स्ट्रीट

YASH MUMBAI RD
YASHWAN CHAMBERS CO-OP HO
PLOT NO 84, SECTOR 17, YASH
NARI MUMBAI 400020

Rahul K

RAHUL BHALCHANDRARAO KAWTHEKAR

IFSC CODE - UTIB0000072 Payable at par at all branches of AXIS Bank in India not to exceed Rs. 1,00,000/- for clearing payments at outstation centres.

⑆035351⑆ 400211015⑆ 072101⑆ 31



New Account

Date: _____
Place: _____

Pay **SGT Home Loan A/c No 31791253857**

OR BEARER

₹

₹

DRAFT

Rs. 10,000/-

₹

Ac No
910010013579749

SAPM 072101

AXIS BANK LTD.

Axis Bank Ltd

Axis Bank Ltd
VARDHMAN CHAMBERS DO-OP-30
PLOT NO-34, SECTION-17, VASAH
NAGAR MUMBAI 400070

Rahul Kawthekar

RAHUL BHALCHANDRARAO KAWTHEKAR

IFS CODE - UTIB0000072 Payable at par at all branches of Axis Bank in India. Not to exceed Rs. 1,00,000/- for clearing payments at outstation centres.

⑈035352⑈ 400211015⑈ 072101⑈ 31

New Account

Date
2-7-20

Pay **SBI Home loan A/c NO: 31791253857**

OR BEARER

रुपय

₹

₹

Rs.

₹

A/c No.

910010013579749



SAPPM 072101

AXIS BANK LTD.

अक्षय नगर

VASHI, MUMBAI 400705

VARDHAMAN CHAMBERS CO-OP-SD

PLLOT NO 84, SECTOR 17, VASHI

400705

Rajendra Kulkarni

RAHUL BHILCHANDRARAO KAWTHEKAR

IFS CODE - UTIB0000072 Payable at par at all branches of AXIS Bank in India. Not to exceed Rs. 1,00,000/- for clearing payments at outstation centres.

⑈035353⑈ 400211015⑈ 072101⑈ 31

New Account

Date: _____
Place: _____

Pay **SBI Home Loan A/c NO 3179259857**

OR BEARER

जमा करें (Payable to) _____

रुपये (Rupees) _____

एक (Rupees) _____

PREPAID

Rs. **1,00,000/-**

A/c No. **910010013579749**



SAPPM 072101
AXIS BANK LTD.

अविसर बैंक लि.
VADRA MUMBAI 400025
VALCHANDAN CHANDRAN CO-OP SO
PLOT NO-84 SECTOR 17, VADRA
MUMBAI 400025

Rahul K. Kawthekar

RAHUL BIMALCHANDRAN KAWTHEKAR

IFB CODE - UTIB0000072 Payable at par at all branches of Axis Bank in India. Not to exceed Rs. 1,00,000/- for clearing payments at outstation centres.

⑆035354⑆ 400216015⑆ 072101⑆ 31

AXIS BANK LTD. 400210151 072101 31

UTIB0000072 Payable at par at all branches of Axis Bank in India Not to exceed Rs 1,00,000/- for clearing payments at outstation centers

RAHUL BHALCHANDRABAO KAWTHEKAR

Rahul Kawthekar



AXIS BANK LTD.

BRANCH 072101

910010019579749

Rs. 100000/-



OR BEARER

Pay SBI & I Ltd

New Account

BR/00564/HY/27752
 Chq no. 035341 of 823/-
 Mb: 9158407699

Valuation
 JENA

58203684
 30.5.11



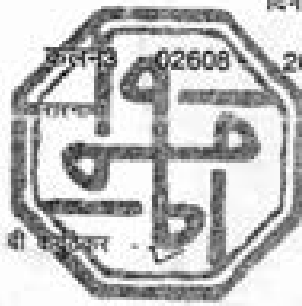
नामसुची अर्थात राहून

Wednesday, April 06, 2011
 10:27:28 AM

पावती

Original
 नोंदणी 39 प.
 Regn. 39 M

पावती क्र. : 2656	✓
दिनांक 06/04/2011	✓
दस्तावेजाचा अनुक्रमांक 02608 2011	
दस्तावेजाचा प्रकार	
सादर करणाऱ्याचे नाव: राहून वी	
नोंदणी फी :-	28500.00
वकालत (अ. 11(1)), घुटांकनाची वकालत (अ. 11(2)), रुखवात (अ. 12) व छत्रवाचिजन्य (अ. 13) -> एकत्रित फी (215)	4300.00
एकूण रु.	32900.00



आपणारा हा दस्त अंदाजे 10:52AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दुय्यम निबंधक कल्याण - 3

बाजार मूल्य: 1714000 रु. गोबदला: 2858769 रु.
 भरलेले मुद्रांक शुल्क: 154500 रु.
 दस्तावेजा प्रकार : डीडी/घनाकर्षणद्वारे;
 बँकेचे नाव व पत्ता : इंडियन ;
 डीडी/घनाकर्षण क्रमांक: 067406; रक्कम: 28500 रु.; दिनांक: 06/03/2011

मुख्य दस्तावेज प्राप्त झाला.

लिपीक सह दुय्यम निबंधक कल्याण - 3
 Verified with Original
 BANK OF INDIA

M.S. C. 10/07/11



भारतीय स्टेट बैंक
State Bank of India

Retail Assets central Processing Center
Local Head Office, 1st Floor,
C-6, G-Block, Bandra-Kurla Complex
Bandra (East), Mumbai 400051
TotalFO@sa / Tele Fax: - 26445145
Totalfaona / Telephone: - 26445146 / 47/37
Email :- racoc.mum@sbi.co.in

To
Ms. ANUPRITA KRISHNARAO MAGAR
24, 1ST FLOOR, AMAR CO OP HSG SOCIETY
ERANDWANE, PUNE
411004

Date: 27/05/2011

LETTER FORWARDING DEMAND DRAFTS/BANKER'S CHEQUES TO BUILDERS/URBAN
DEVELOPMENT AUTHORITY/HOUSING SOCIETY/SELLER

Dear Sir,

REFERENCE : YOUR DEMAND LETTER NO. _____
AGREEMENT OF SALE DATED _____

With reference to your Demand letter no _____ dated _____

Allotting FLAT 304 (details of plot of land) in SAPPHIRE HEIGHTS, KANDIVALI EAST (Name and address of the project/Agreement of sale dated the of _____ (details of plot/flat/house proposed to be sold under _____ the agreement) we forward herewith on behalf of Shri/Smt./Kum Ms. ANUPRITA KRISHNARAO MAGAR

our cheque No. 482698 dated 27/05/2011 for ₹. 1095987 /- (₹. TEN LAC NINTY FIVE THOUSAND NINE HUNDRED EIGHTY SEVEN only)

Name of Bank STATE BANK OF INDIA drawn in your favour for credit of your Account No. 31440029121

maintained with Br being cost of plot of land/flat/house allotted /proposed to be sold to Shri/Smt/Kum Ms. ANUPRITA KRISHNARAO MAGAR as per details furnished above .Please forward to us your stamped receipt for the amount immediately on receipt.

2) Please note that the amount is to be appropriated specifically towards the cost of plot of land allotted/flat/house to be sold as above and should not be appropriated by you towards or set off against any other debit or liability due or owing to you by Shri/Smt/Kum Ms. ANUPRITA KRISHNARAO MAGAR (Name of the borrower). Please note that the Bank will have the right to call back the amount if you fail to complete the formalities of allotment /sale of the plot of land/flat/house including registration formalities on receipt of the proceeds of our cheque/demand draft mentioned above, if the proposed allotment /sale of the plot of land/flat/ house fails to materialize within a reasonable time, for reasons whatsoever, you should arrange to return your cheque/demand draft directly to us immediately. Further, refunds, if any, including any payment towards interest etc. should be made of crossed cheque/demand draft favouring Shri/Smt/Kum Ms. ANUPRITA KRISHNARAO MAGAR Loan Account No. 31480352704 State Bank of India, R.A.C.P.C.[Branch] and forwarded directly to us.

3) Please note to advise us full particulars of allotment of plot of land /flat /house /sale of plot of land as above on completion of registration of property in the name of Shri/Smt Ms. ANUPRITA KRISHNARAO MAGAR

Yours faithfully,
MAGAR

PLEASE ACKNOWLEDGE

Copy to- Ms. ANUPRITA KRISHNARAO

SAME AS ABOVE

Asst. General Manager

Wednesday, April 06, 2011
10:37:38 AM

पावती

Original
नोंदणी ३९ म.
Page: ३९ M

पावती क्र. : 2656

मावाचे नाव निवळे

दिनांक 06/04/2011

दस्तावेजाचा अनुक्रमांक

कलना 3 - 02608 - 2011 ✓

दस्तावेजाचा प्रकार

करारनामा



कारर करारनामचे नाव: राहुल बी कवडेकर

नोंदणी फी :-

28600.00

नक्कल (अ. 11(1)), पुस्तिकावाची नक्कल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (215)

:-

4300.00

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रु.

32900.00

आपणास हा दस्त अंदाजे 10:52AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दुय्यम निबंधक कार्यालय-३

बाजार मूल्य: 1714000 रु. मौबदला: 2858769 रु.

भरलेले मुद्रांक शुल्क: 154500 रु.

देयकाचा प्रकार : डीडी/चमाकर्षाद्वारे,

बँकेचे नाव व पत्ता: इंडियन ;

डीडी/चमाकर्ष क्रमांक: 067406; रकम: 28600 रु.; दिनांक: 05/03/2011

मुख्य दस्तावेज मरल मिळाला.

पत्रकाराची सही

दुय्यम निबंधक कार्यालय - ३

मूल्यांकन पत्रक बांधीय भूखेव

Wednesday, April 6, 2011
2:31:47AM

क. ल. नं. - ३	
दस्ता क्र. 2805	2011
असलेली मालकी	207

एवांकनाचे वर्ष 2011
 वेळ २०११
 मुख्य मूल्य विभाग 228-गावाचे नाव : निळजे (कल्याण डोंबिवली महानगरपालिका इटीयून वगळले
 य मूल्य विभाग 41/107-विभाग23(अ) निळजे गाव-जिल्हा कल्याण-नवी मुंबई रस्त्यावर दर्शन
 गावे नांव Kaiyan/Dombivali/Ulhasnagar/Mira Bhaingar
 प्लॉट नंबर इतर -

वार्षिक मूल्य दर तत्त्वानुसार जमिनीचा दर

कुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
9400.00	28000.00	33000.00	39000.00	33000.00

मिळकतीचे क्षेत्र	62.78	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका	उद्देशाने सुविधा	अडे
मिळकतीचा प्रकार	बांधीय	बांधकामाचा दर	
मिळकतीचे दर	0 TO 2 वर्से	मजला	5th to 10th Floor

घसा-वानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-वानुसार नफेस दर) * मजला निहाय घट/वाढ

= (28000.00 * 100 / 100) * 105.00 / 100

= 27300.00

(1) मुख्य मिळकतीचे मूल्य = घसा-वानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 27300.00 * 62.78

= 1713894.00

अंतिम अंतिम मूल्य = अंतिम मूल्य दर + तटव्यवस्था मूल्य + पोटमाळ्याचे मूल्य + चुल्हा जमिनीवरील बाह्य तळाचे मूल्य + अंतिम बाह्य तळाचे मु
 + तटव्यवस्था मधील मूल्य + वरील मधील मूल्य + इमारती सोपवणीचा शुल्का कायदे मूल्य

= A+B+C+D+E+F+G+H

= 1,713,894.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 1,713,894.00 /-



दस्तावेज की प्रकृति (Nature of Document)	Agreement For Sale.
पंजीकरण संबंधी विवरण (Registration Details) If Registrable Name of S.R.O.,	Registrable / Non Registrable Kalyan 3
दस्तावेज का यूनिक आइडी नंबर (Franchising Unique No.)	
संपत्ति का संक्षिप्त वर्णन (Property Description in brief)	Eleganta 'E' 0506 Casa Bella Dombivali (E)
व्यय/लाभ राशि (Consideration Amount)	29,59,763/-
खरीददार का नाम (Purchaser Name)	Rahul B. Kawthekar
पक्षधारक दुरावस्था संस्था का नाम (Name of the Seller Party)	Lodha Dwellers Pvt Ltd.
पक्षधारक का नाम व पता (If through Name & Address)	
मुद्रांक शुल्क राशि (Stamp Duty Amt.) अक्षरी (in words)	One lac Fifty four Thousand Five Hundred only
अधिकृत अधिकारवाली पूर्ण स्वाक्षरी व मुहर (Authorized Person's full Signature & Seal)	SSMWARPXX

पुणे शाखा
For ICICI BANK LTD
Authorized Signatory
SSMWARPXX

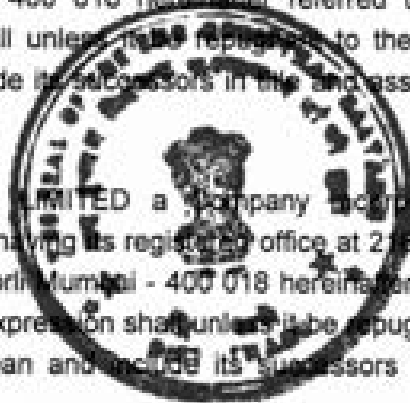
AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Mumbai this 30th day of March 2011 between LODHA DWELLERS PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 hereinafter referred to as "THE BUILDER/PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the FIRST PART;

LODHA PINNACLE BUILD TECH PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 hereinafter referred to as "THE CONFIRMING PARTY NO.1" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the SECOND PART;

LODHA ESTATE PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 hereinafter referred to as "THE CONFIRMING PARTY NO. 2" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the THIRD PART;

Industrial Development Bank of India Ltd.
Kalyan Branch
D-1278/VI/C.A. 1007/12/06/1113/16/10



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R.01545001/PB5319
15:15
MAR 30 2011

SSMWARPXX
Rahul B. Kawthekar

उपरोक्त मुद्रांक प्रमाणित आलात. कायदेशीर संपत्ती व एम एम एस/ संबंधित प्राधिकृत अधिकारवाली दुरावस्था संस्था साधून, मेळ बरोबर आठवून आला.
ए.एम.एस. विभाग, कल्याण क. 3.

क. ल. न. - ३
 दस्तावेज क्र. २६०६/२०११
 ३ < १

GALAXY PREMISES PRIVATE LIMITED a Company incorporated and registered under the Companies Act, 1958 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 hereinafter referred to as "THE CONFIRMING PARTY NO. 3" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the FOURTH PART;

MAHAVIR BUILD ESTATE PRIVATE LIMITED a private limited company registered under the Companies Act, 1956 having its registered address at 412, Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai - 400 001 (hereinafter referred to as THE CONFIRMING PARTY NO. 4") (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the FIFTH PART;

AND

Dr. RAHUL B. KAWTHEKAR Mrs. SAPANA S. PATIL Residing / having its address at 509, ANANDAM Chs Ltd., Sector - 2, Plot no - 13, Koperkhairane-400709 and assessed to Income Tax under Permanent Account Number (PAN) BAVVK 2884 N hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/its heirs, executors and administrators and assigns) of the OTHER PART;

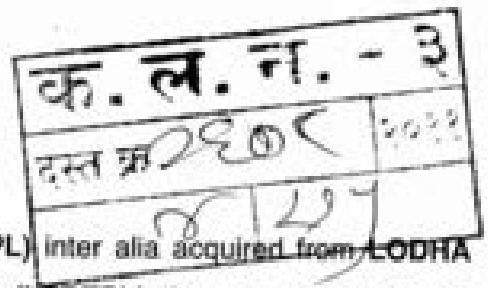
WHEREAS:-

- A. The Builder/Promoter is solely entitled to all the rights related to the development in respect of the lands acquired under the documents referred to in recital A below.
- B. By and pursuant to :-
 - a. Various Deeds of Conveyance and Agreements for Sale executed by and on behalf of the Original Vendors and registered with the Sub-Registrar of Assurances, Kalyan. LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL) the Purchasers therein inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right title and interest of the respective Original Vendors free from all encumbrances and granted sole exclusive and transferable rights in respect of and/or in connection with the lands lying, being and situate at Village Usarghar AND Nilje, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane admeasuring in aggregate 50110 sq. mts. or thereabouts. LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL) executed Assignment and Assumption Agreement dated 19th March 2009 and subject to the terms thereof.



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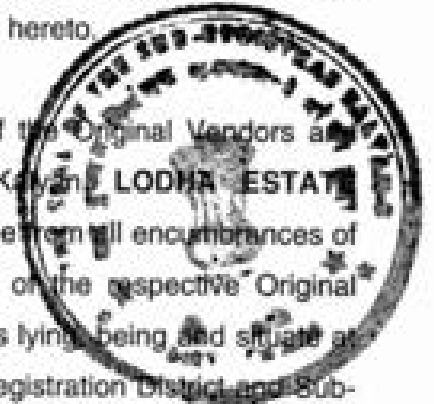
Handwritten signature: Ravindra
Patil



LODHA DWELLERS PRIVATE LIMITED (LDPL) inter alia acquired from **LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL)** the sole and exclusive development rights in respect of and / or in connection These lands are more particularly described as **FIRSTLY** in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FIRST LAND**). The particulars of each of the Deeds of Conveyance and/or Agreements for Sale and the details of the respective **FIRST LAND** referred to therein are given in **Annexure - "A"** hereto.

- b. Various Agreements for Sale, Development Agreements and Deeds of Conveyance executed by and on behalf of the Original Vendors and registered with the Sub-Registrar of Assurances, Thane. **BUILDER/PROMOTER** inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the respective Original Vendors in respect of and/or in connection with the lands lying, being and situate at **Villages Katal, Usarghar and Nilje**, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane admeasuring in aggregate **325867 sq. mts.** or thereabouts. These lands are more particularly described as **SECONDLY** in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the **SECOND LAND**). The particulars of each of the Agreements for Sale, Development Agreements and Deeds of Conveyance and the details of the respective **SECOND LAND** are given in **Annexure - "B"** hereto.

- c. By a Deed of Exchange executed by and on behalf of the Original Vendors and registered with the Sub-Registrar of Assurances, Kalyan **LODHA ESTATE PRIVATE LIMITED** inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the respective Original Vendors in respect of and/or in connection with the lands lying, being and situate at **Village Nilje**, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane admeasuring in aggregate **1110 sq. mts** or thereabouts. By and pursuant to the Development Agreement dated **10th June 2009** AND Power of Attorney dated **10th June 209** and subject to the terms thereof, executed by and on behalf of **LODHA ESTATE PRIVATE LIMITED. LODHA DWELLERS PRIVATE LIMITED (LDPL)**, inter alia acquired from **LODHA ESTATE PRIVATE LIMITED** the sole and exclusive development rights in respect of and / or in connection with the land lying, , being and situate at **Village Nilje**, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane admeasuring in aggregate **1110 sq. mts** or thereabouts. These lands are more particularly described as **THIRDLY** in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the **THIRD LAND**). The particulars of Deed of Exchange and the details of the respective **THIRD LAND** are given in **Annexure - "C"** hereto.



- d. By a Deed of Conveyance dated **11th September 2008** executed by and on behalf of the Original Vendors and registered with the Sub-Registrar of Assurances, Kalyan.

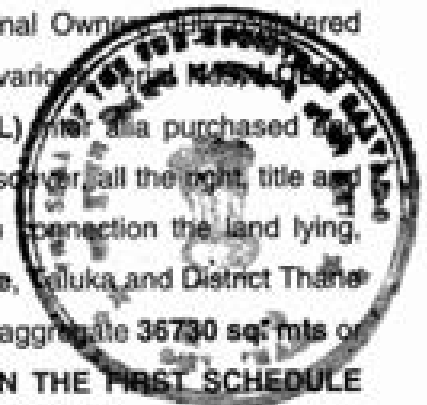
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क. ल. न. - ३	
दस्तावेज क्र. १२००५	२०११
५	२१

MAHAVIR BUILD ESTATE PRIVATE LIMITED inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the Original Vendors in respect of and/or in connection the land lying, being and situated at **Village Katal**, Taluka and District Thane in the Registration Sub-District of Thane the land admeasuring in aggregate **2900 sq. mts** or thereabouts more particularly described as **FOURTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FOURTH LAND**). By and pursuant to the Development Agreement dated **19th March 2009** AND **Power of Attorney** dated **19th March 2009** and subject to the terms thereof, executed by and on behalf of **MAHAVIR BUILD ESTATE PRIVATE LIMITED**, **LODHA DWELLERS PRIVATE LIMITED (LDPL)**, inter alia acquired from **MAHAVIR BUILD ESTATE PRIVATE LIMITED** the sole and exclusive development rights in respect of and / or in connection with the land lying, being and situated at **Village Katal**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **2900 sq. mts** or thereabouts more particularly described as **FOURTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FOURTH LAND**). The particulars of Deed of Conveyance and the details of the respective **FOURTH LAND** are given in **Annexure - "D"** hereto.

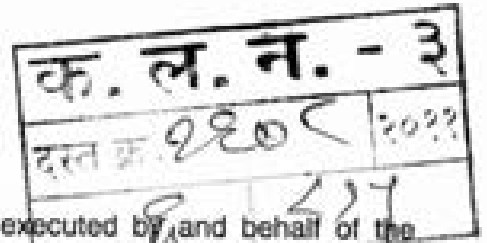
- e. Various Deeds of Conveyance executed with the Original Owners registered before the Sub-Registrar of Assurances, Kalyan under various Deeds of Conveyance.
- PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL)** inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the Original Vendors in respect of and/or in connection the land lying, being and situated at **Villages Katal, Usarghar and Nilje**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **36730 sq. mts** or thereabouts more particularly described as **FIFTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FIFTH LAND**). By and pursuant to the Development Agreement dated **19th March 2009** AND **Power of Attorney** dated **19th March 2009** and subject to the terms thereof, executed by or on behalf of **LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL)**, **LODHA DWELLERS PRIVATE LIMITED (LDPL)** inter alia acquired from **LODHA PINNACLE BUILD TECH PRIVATE LIMITED (LPBTPL)** the sole and exclusive development rights in respect of and / or in connection with the lands lying, being and situated at **Villages Katal, Usarghar and Nilje**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **36730 sq. mts** or thereabouts more particularly described as **FIFTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FIFTH LAND**). The particulars of Deeds of Conveyance and the details of the respective **FIFTH LAND** are given in **Annexure - "E"** hereto.



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f. By a Deed of Exchange dated 21st August 2008 executed by and behalf of the Original Owners duly registered before the Sub-Registrar of Assurances, Kalyan. **LODHA ESTATE PRIVATE LIMITED** inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the respective Original Vendors in respect of and/or in connection with the land lying, being and situate at **Village Nilje**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **2510 sq. mts** or thereabouts more particularly described as **SIXTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **SIXTH LAND**). By and pursuant to the Development Agreement dated 19th March 2009 AND Power of Attorney dated 19th March, 2009 and subject to the terms thereof, executed by or on behalf of the **LODHA ESTATE PRIVATE LIMITED**. **LODHA DWELLERS PRIVATE LIMITED (LDPL)** inter alia acquired from **LODHA ESTATE PRIVATE LIMITED** the sole and exclusive development rights in respect of and / or in connection with the land lying, being and situated at **Village Nilje**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **2510 sq. mts** or thereabouts more particularly described as **SIXTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **SIXTH LAND**). The particulars of Deed of Exchange and the details of the respective **SIXTH LAND** are given in Annexure -

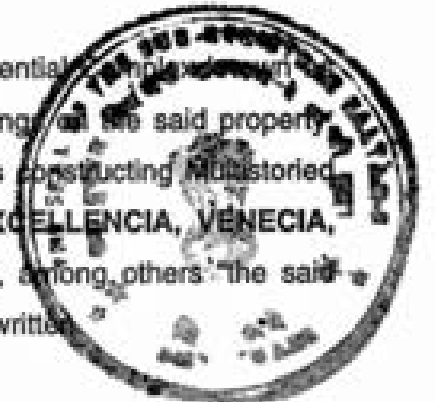
g. By a Development Agreement dated 09-05-2006 executed by and on behalf of Original Owners duly registered before the Sub-Registrar of Assurances, Kalyan under the Serial No. 2223/2006 dated 09-05-2006, **GALAXY PREMISES PRIVATE LIMITED** inter alia acquired the sole and exclusive development rights in respect of and / or in connection with the land lying, being and situated at **Village Nilje**, Taluka and District Thane in the Registration Sub-District of Thane the land admeasuring in aggregate **2000 sq. mts** or thereabouts more particularly described as **SEVENTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **SEVENTH LAND**). **GALAXY PREMISES PRIVATE LIMITED** executed **Assignment and Assumption Agreement** dated 19th March 2009 and subject to the terms thereof, executed by or on behalf of the **LODHA DWELLERS PRIVATE LIMITED (LDPL)** inter alia acquired from **GALAXY PREMISES PRIVATE LIMITED** the sole and exclusive development rights in respect of and / or in connection with the land lying, being and situated at **Village Nilje**, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate **2000 sq. mts** or thereabouts more particularly described as **SEVENTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **SEVENTH LAND**). The particulars of Development Agreement and the details of the respective **SEVENTH LAND** are given in Annexure - "G" hereto.

h. The Confirming Parties confirms that pursuant to Powers of Attorney, Builder/Promoter has been appointed as the Constituted Attorney of each of the

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Confirming Parties to do and/or on behalf of the confirming parties all such acts, deeds or things as the Builder/Promoter may deem fit or proper in connection with and/or in respect of lands more particularly described in the **FIRST, SECOND, FOURTH, FIFTH, SIXTH AND SEVENTH LAND OF THE FIRST SCHEDULE** herunder written including to develop the said lands and to sell the Residential Flats in the Buildings to be constructed by the Builder/Promoter and to enter into Agreements with the Purchasers receive and appropriate the sale proceeds in respect thereof. The Confirming Parties confirm and warrants that all the acts, deed and things done by the Builder/Promoter in pursuance of the said Power of Attorneys shall be valid and binding upon the Confirming Parties the arrangement between the Purchaser and Builder/Promoter and have also confirmed that the said property more particularly described in the **FIRST, SECOND, FOURTH, FIFTH, SIXTH LAND AND SEVENTH LAND OF THE FIRST SCHEDULE** hereunder written belongs to the Builder/Promoter and they have no claims in respect of the same.

- i. The lands described as Firstly, Secondly, Thirdly and Fourthly, Fifthly, Sixthly and Seventhly in the First Schedule hereunder written and collectively referred to as **"THE SAID PROPERTY"**.
- j. The Builder/Promoter now proposes to construct a Residential Building on the said property **"CASA BELLA"** consisting of several Multi-Storied Building. On a portion of the said property, the Builder/Promoter is constructing Multi-storied Residential Buildings to be known as **"MAGNIFICA, EXCELLENCIA, VENECIA, SUPREMA, REGALIA, ELEGANTA"** with several wings, among others. The said Buildings" described in the **FIRST SCHEDULE** hereunder written.
- k. The Builder/Promoter has engaged the services of Architects and Structural Engineers for the preparation of the Structural design and drawings thereof, and the construction of the said Buildings shall be under the professional supervision of the said Architect and the Structural Engineer as required under the bye-laws of the local authorities for the time being in force till the completion of the said Buildings.
- l. By a letter bearing Serial No. Revenue/k-1/T-7/nNAP/SR/143/08 dated 19-06-2008, the Collector of Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 has in respect of the said property granted permission for Non Agricultural (NA) use i.e. residential and commercial purpose cum Commencement Certificate to the Builder/Promoter. The Builder/Promoter has accordingly commenced construction of the said Buildings in accordance with the said plans. Attached hereto is the copy of the **ANNEXURE "A"** is the copy of the said Non-Agricultural Permission cum Commencement Certificate (CC).



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m. The copies of Certificate of Title issued by Advocates showing the nature of the title of the Owners to the said property on which the said Buildings are to be constructed, copy of 7/12 Extract and the Plans and Specifications of the Residential Flat agreed to be purchased by the Purchaser approved by the concerned local authority have been annexed hereto and marked ANNEXURE "B", "C" and "D" respectively.

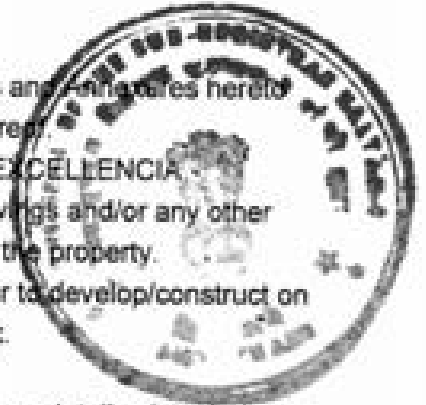
n. The Purchaser has approached the Builder/Promoter and applied for allotment of a Residential Flat in the Building Eleganta E. The Purchaser has also demanded from the Builder/Promoter and the Builder/Promoter has furnished to the Purchaser inspection and when applicable copies of documents relating to the title, the tentative location and building plans, the approved plans and the Purchaser has confirmed that the Purchaser is satisfied in all respects with regard to the title of the Builder/Promoter in respect of the said property and the limitations associated therewith. The Purchaser confirms that there shall be no further investigation or objection by the Purchaser in that regard and is fully satisfied of the competency of the Builder/Promoter to enter into this Agreement.

o. Relying upon the said application and the representations and declarations made by the Purchaser, the Builder/Promoter have agreed to sell to the Purchaser and the Purchaser had have agreed to purchase from the Builder/Promoter the Residential Flat at the price an on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

Definition and Interpretation

- (A) "Agreement" means this Agreement together with Schedules and Annexures hereto and any other deed and document executed in pursuance hereof.
- (B) "Buildings" shall mean the buildings by name "MAGNIFICA, EXCELENCIA, VENECIA, SUPREMA, REGALIA, ELEGANTA" with several wings and/or any other name and any other or further Buildings to be constructed on the property.
- (C) "Casa Bella" means a Project undertaken by Builder/Promoter to develop/construct on the property multi-storied commercial and residential complex.
- (D) "Building:" shall mean Eleganta E.
- (E) "Residential Flat" means a Residential Flat in the Building as per details given below :
- (i) Residential Flat No : E-0506
- (ii) Floor : 5TH FLOOR
- (iii) Building : Eleganta E
- (iv) Carpet Area : 563 sq. ft.



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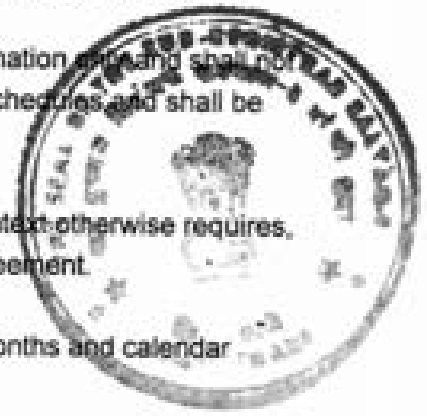
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- (V) Car Parking Space : 1 (4-wheeler)
- (F) "Said Property" means the lands more particularly described in the FIRST SCHEDULE hereunder written.
- (G) "Carpet Area" means the carpet area of the Residential Flat including all passages, decks, balconies, service slabs, cupboards, niches and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is calculated on bare shell basis, prior to application of any finishes/ finishing material and is subject to tolerance of +/- 2% on account of structural, design and construction variances.

2. Rules of Interpretation

In this Agreement where the context admits:

- 2.1 All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
 - a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - b) All statutory instruments or orders made pursuant to a statutory provision; and
 - c) Any statutory provisions of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2 Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3 Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
- 2.4 References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5 Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6 Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7 The words "include" and "including" are to be construed without limitation.



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2.8 Any references to the masculine, the feminine and the neuter shall include each other.

2.9 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day;

2.10 The Builder/Promoter and the Purchaser are referred to herein individually as a "Party" and collectively as the "Parties"

2.11. The recitals above shall form part and parcel of this Agreement.

3. The Builder/Promoter shall, subject to the terms hereof, construct on a portion of the said property Multi-Storied Buildings to be known as "MAGNIFICA, EXCELLENCIA, VENECIA, SUPREMA, REGALIA, ELEGANTA", consisting of several upper floors in accordance with the plans, designs, specifications approved by the concerned local authority. The Purchaser has seen and approved the said plans, specifications and design in respect of the Buildings and the Residential Flat.

4. The Purchaser hereby declares and confirms that before execution of this Agreement, the Builder/Promoter have made full and complete disclosure of the said property and the Purchaser has taken full, free & complete inspection of particulars and disclosure of the following:-

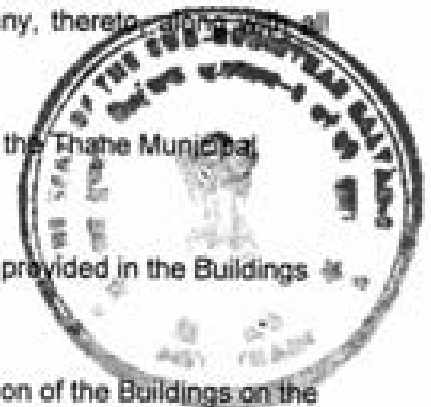
a) Nature of Builder/Promoter and the Owners title to the said property described in the FIRST SCHEDULE hereunder written and all encumbrances, if any, thereto, along with all the relevant documents.

b) All plans and specifications duly approved and sanctioned by the Thane Municipal Corporation of the City of Thane (TMC).

c) Nature and particulars of fixtures, fittings and amenities to be provided in the Buildings to be constructed of the said property.

d) All particulars of design and materials to be used in construction of the Buildings on the said property.

e) The nature of organization of persons to be constituted and to which the title is to be passed being either a Co-operative Housing Society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960, or a Private Limited Company to be governed by the provisions of the Companies Act, 1956 and /or an Apartment Owner's Association to be governed by the Maharashtra Apartments Ownership Act, 1970, or any other organizations the various amounts that are to be paid interalia towards the development charges, betterment charges, application charges, ground



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rent, revenue assessment, municipal and other taxes and water and electricity charges, including water deposit and electricity deposits as are for the time being in force.

5. The Purchaser hereby agrees to purchase from the Builder/Promoter and the Builder/Promoter hereby agrees to sell to the Purchaser the Residential Flat to be constructed on a portion of the said property together with the right to use, along with the Purchaser of the Residential Flat of the Building to be developed on the said property, the common areas and facilities and limited common areas and facilities more specifically described in the SECOND SCHEDULE hereunder written and LIST OF AMENITIES more particularly described in the THIRD SCHEDULE hereunder written for an aggregate lump sum consideration of Rs.2858769/- (RUPEES TWENTY EIGHT LAKH FIFTY EIGHT THOUSAND SEVEN HUNDRED SIXTY NINE ONLY) on and subject to terms and conditions hereinafter mentioned. The said consideration is exclusive of any levies of taxes and charges of any nature whatsoever as are or may be applicable and/or payable hereunder in respect in respect of the said Residential Flat or otherwise, now or in future. The Purchaser confirms and agrees that all sums, taxes, and levies shall be solely borne and paid by the Purchaser. The said total consideration of Rs.2858769/- (RUPEES TWENTY EIGHT LAKH FIFTY EIGHT THOUSAND SEVEN HUNDRED SIXTY NINE ONLY) shall be paid in Installments hereinafter specified:-

A) <u>Earnest money</u>	Rs 27000/-
B) <u>Within 21 days</u>	Rs 256018/-
C) <u>WITHIN 42 DAYS</u>	Rs 285877/-
D) <u>On initiation of ON REGISTRATION</u>	Rs 142938/-
E) <u>On initiation of Plinth</u>	Rs 571754/-
F) <u>On initiation of Slab 1</u>	Rs 145797/-
G) <u>On initiation of Slab 2</u>	Rs 142938/-
H) <u>On initiation of Slab 3</u>	Rs 142938/-
I) <u>On initiation of Slab 4</u>	Rs 142938/-
J) <u>On initiation of Slab 5</u>	Rs 142938/-
K) <u>On initiation of Slab 6</u>	Rs 142938/-
L) <u>On initiation of Slab 7</u>	Rs 142938/-
M) <u>On initiation of Slab 8</u>	Rs 142938/-
N) <u>On initiation of Slab 9</u>	Rs 142938/-
O) <u>On initiation of Brick Work</u>	Rs 142938/-
P) <u>On initiation of Plaster</u>	Rs 71469/-
Q) <u>On initiation of Possession</u>	Rs 71474/-

6. The Builder/Promoter reserves to itself and the Purchaser hereby grants his consent to the Builder/Promoter the right to lay out further additional constructions to the maximum level/extent permissible by vertical extensions of the Buildings constructed on the said property as also construction of additional Buildings thereon and agrees and undertakes not to raise any objections / claims if any in this regard shall be deemed to have been waived. The Builder/Promoter shall




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however ensure that the free ingress to and egress of the Purchaser from the Residential Flat is not adversely affected. It is further agreed that in the event of the Purchaser disputing the rights of the Builder/Promoter then in such case the Builder/Promoter shall without prejudice to the other rights and remedies available to the Builder/Promoter have the right to terminate this Agreement notwithstanding the fact that the Purchaser has paid the full consideration amount and/or has been put into possession of the said Residential Flat. The Builder/Promoter shall incorporate requisite covenants in the Deed of Conveyance if any, executed in favour of the Society of Flat Purchasers reserving their rights in the said property for the aforesaid purpose and the Purchaser hereby accord his consent for the same.

7. The Builder/Promoter shall subject to the terms hereof, construct said buildings in accordance with the plans and design and specification approved by the concerned local authority and observe perform and comply with all the terms and conditions stipulations and restrictions imposed by the concerned local authority while sanctioning plans in the matter of construction of the additional floors over and above existing Buildings. Without prejudice to the aforesaid, the Purchaser hereby confirms that the Builder/ Promoter shall be entitled to amend and modify the plans of the Building and/or the Residential Flat, provided that such amendment/modification shall not result in reduction in the area thereof. It is clarified that in the event, the final area of the Residential Flat is more than the area agreed to be provided, the Purchaser agrees and undertakes to pay additional consideration to the Builder/Promoter for such excess area on pro-rata basis based on the consideration stated in clause 6 hereinabove.

8. The Builder/Promoter shall be at liberty and is entitled to complete any portion/floor/wing part of the Buildings and apply for and obtain Part Occupation Certificate therefore. When offered, the Purchaser shall without any demur, objection or claim take possession of the Residential Flat on the basis of such Occupation Certificate. In such an event, the Builder/Promoter shall without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its Contractors or otherwise the remaining work in respect of the Buildings even if the same cause any nuisance and annoyance to the Purchaser.

9. The Purchaser is aware that the Builder/Promoter is constructing several Buildings on the said property including the Building and may construct further upper floors on the building by using the available and/or acquired FSI/TDR/any other available means of development. The Purchaser hereby accords his irrevocable consent to the Builder/ Promoter to the construction of the Buildings on the said property and/or the upper floors on the Building. The Purchaser has no objection and undertakes not to raise any objection to the construction of the Buildings on the said property and/or the upper floors on the Building. The Builder/Promoter shall, however, ensure that the free ingress to and egress of the Purchaser from the said Residential Flat is not adversely affected. It is further agreed that in the event of the Purchaser disputing the rights of the Builder/Promoter then in such case the Builder/Promoter shall have right to terminate this Agreement notwithstanding the fact that the Purchaser has paid the full consideration amount and/or has been put into possession of the said Residential Flat. The Builder/Promoter shall incorporate requisite covenants in the Deed of

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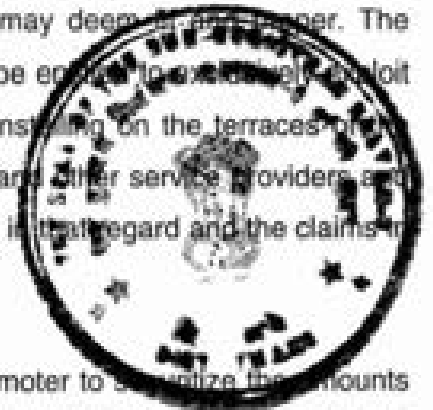
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Conveyance if any, executed in favour of the Society of Flat Purchasers reserving their rights in the said property for the aforesaid purpose and the Purchaser hereby accords his consent for the same.

10. The Builder/Promoter, if permitted by the appropriate authorities to reserve their rights to transfer the construction permissible on the said property or transfer to the said property construction permissible on any other property and lay out such construction accordingly at any time. The Purchaser hereby accords his irrevocable consent to the same and undertakes not to raise any objection to such construction by Builder/Promoter.

11. The Purchaser consents that the Builder/Promoter shall retain with itself all the hoarding rights to display hoarding on the terrace, in the compound and on the said Buildings either by themselves or through their nominee or nominees as the case may be. The Builder/Promoter shall be at absolute liberty to allot the said right to such person/s in the manner as they may deem fit and proper. Unless specifically provided herein or by a Separate Agreement, Deed and or Writing in favour of the Purchaser, the Purchaser shall not be entitled to the benefit of such rights. The Purchaser do not have any objection and agrees and undertakes not to object or claim any right or interest in respect of the Builder/Promoter to the restricted amenities and/or their authority to use and/or dispose of the same in the manner the Builder/Promoter may deem fit and proper. The Purchaser agrees and undertakes that the Builder/ Promoter shall be entitled to exercise, exploit commercially the restricted amenities including but not limited to installing on the terraces of Buildings and/or on the said property antennae of various telecom and other service providers and the Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived.



12. The Purchaser gives his irrevocable consent to the Builder/Promoter to assign the amounts receivable by the Builder/Promoter hereunder and to assign to the Banks / Financial Institutions the right to directly receive from the Purchaser the balance consideration / or part thereof hereunder. The Purchaser agrees and undertakes, upon receipt of any such intimation in writing by the Builder/Promoter to pay without any delay, demur, deduction or objection to such Bank / Financial Institutions, the balance consideration or part thereof as per the Schedule stated in clause 6 hereinabove. The Builder/Promoter covenants that the payment of such balance consideration or part thereof in accordance with the terms hereof, by the Purchaser to the Bank / Financial Institutions, shall be a valid payment of consideration or part thereof and discharge of his obligations hereunder.

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13. On making full payment of all amounts due under this Agreement, the Purchaser, who are for the time being owners of the Residential Flat, will be entitled to use the facilities of the 'CLUB', which is proposed to be constructed on part of the said property. The Purchaser shall be entitled to nominate maximum of 6 (six) individuals (all of whom are direct family members and staying with the principle occupant in the said Residential Flat) to avail the facilities of the said Club. The membership will be subject to the terms and conditions, and usage charges, as may be framed

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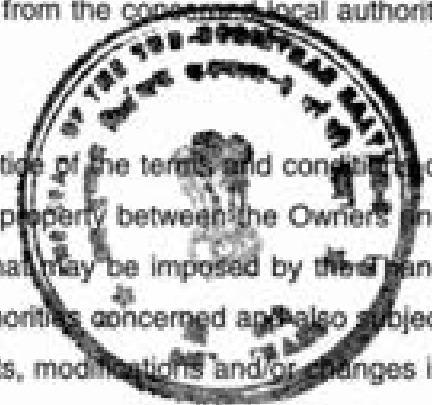
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from time to time by the operator(s) of "CLUB". The right to use the facilities at the Club shall be personal to the persons who are for the time being owner of the Residential Flat in the said Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the Residential Flat in the said Building is sold by the Purchaser then and in that event the Purchaser shall be deemed to have transferred the right to utilise the said facilities to the then Purchaser of Residential Flat in the said Building. It is however, clarified that that the Builder/Promoter shall be entitled to grant membership rights to such person(s) as they may deem fit, subject to such persons being holders / owners / occupants of flats in the said Buildings to be constructed on the said property and the Purchaser shall not be entitled to object to the same. The Purchaser shall be obliged to pay the charges, if any, levied by the operator of the Club for specific service(s) availed of by the Purchaser. The Purchaser shall be obliged to pay the towards club membership fees of 'Club' (calculated at Rs _____/- (Rupees _____ Only) per month, or any charges, if any, and shall be non-refundable.

14. The Builder/Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Residential Flat to the Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect thereof.

15. The Purchaser have entered into this Agreement with the notice of the terms and conditions of the said hereinabove recited agreements in respect of the said property between the Owners and the Builder/Promoter and subject to the terms and conditions that may be imposed by the Thane Municipal Corporation of the City of Thane (TMC) and other authorities concerned and also subject to the Builder/Promoter right to make the necessary amendments, modifications and/or changes in the building plans or the materials and other specifications.



16. The Builder/Promoter hereby agrees that they shall, before handing over possession of the Residential Flat to the Purchaser and in any event before execution of a Deed of Conveyance in favour of a corporate body to be formed by the Purchasers of Residential Flats in the Buildings to be constructed on the said property (hereinafter referred to as "The Society"/Limited Company), make full and true disclosure of the nature of their title to the said property as well as encumbrances, if any.

17. The Purchaser agrees to pay to the Builder/Promoter interest at 18 percent per annum, quarterly compounded, on all the amounts, which become due and payable by the Purchaser to the Builder/Promoter under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Builder/Promoter, till the date of realization of such payment.

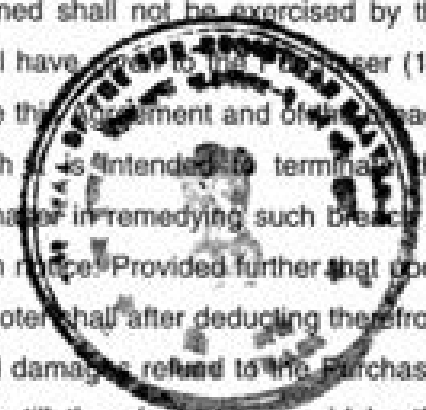
18. The Purchaser shall bear and pay on demand all the expenses relating to the VAT, Service taxes, or taxes and levies of any nature whatsoever as and when applicable in addition to the amounts payable and other incidental expenses hereunder.

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19. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Builder/Promoter under this Agreement (including his proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, the Builder/Promoter may at its own option and without prejudice to the other rights and remedies available, require the Purchaser to specifically perform this Agreement or terminate this Agreement. In addition, the Purchaser agrees and undertakes to pay on demand to the Builder/Promoter all the costs, charges, expenses, losses and/or damages in connection with the default on the part of the Purchaser, which has been estimated at 10% of the total consideration payable hereunder ("Liquidated Damages") Parties confirm that the Liquidated Damages is an agreed pre-estimate of the costs, charges, expenses, losses and/or damages in connection with the default on the part of the Purchaser and the Purchaser agrees and undertakes not to question or object to the said amount and hereby waive his right to object to the said amount. For avoidance of doubt, the Builder/Promoter shall be entitled to recover / adjust / set off the Liquidated Damages from the amounts payable by the Builder/Promoter to the Purchaser. In the event of such termination the Purchaser shall have no right of any nature whatsoever either in respect of or in relation to the said Residential Flat or against the Builder/Promoter. Provided always that the Power of termination herein before contained shall not be exercised by the Builder/Promoter unless and until the Builder/Promoter shall have given to the Purchaser (15) fifteen days prior notice in writing of its intention to terminate the Agreement and of the breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a period of 15 days after the giving of such notice. Provided further that upon termination of this Agreement as aforesaid, the Builder/Promoter shall after deducting therefrom 10% of the total price payable hereunder towards liquidated damages refund to the Purchaser the installments of sale price of the Premises, which may till then have been paid by the Purchaser to the Builder/Promoter after one year from the date of cancellation in 12 equal monthly installments and the first such installment shall commence from the expiry of the 13th month of the month in which the cancellation takes place. The Builder/Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded or to be refunded upon termination of this Agreement. Upon such termination, the Builder/Promoter shall without recourse to or being liable to the Purchaser be at liberty to dispose of and sell the said Premises to such person and at such price as he Builder/Promoter may in its absolute discretion think fit and proper.



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20. Any delay tolerated or indulgence shown by the Builder/Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of installment to the Purchaser by the Builder/Promoter shall not be construed as waiver on the part of the Builder/Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Builder/Promoter.

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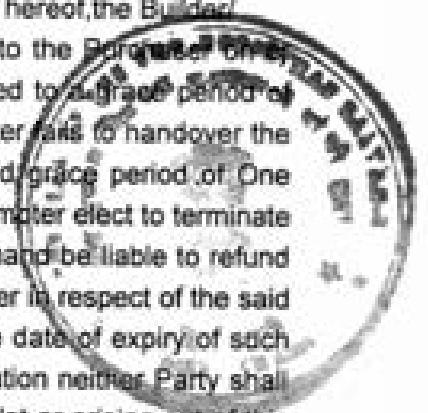
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21. All costs, charges, taxes, duties and expenses including stamp duty and registration charges of this Agreement shall be borne and paid by the Purchaser. The Purchaser is fully aware of the provisions of the Bombay Stamp Act 1958, as amended as on date. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps, Mumbai or concerned authority, the same shall be borne and paid by the Purchaser alone including the penalty if any levied. The Builder/Promoter shall not be liable to contribute anything towards the same nor shall the Purchaser hold the Builder/Promoter liable and/or responsible towards the said stamp duty and/or penalty. The Purchaser hereby indemnifies the Builder/Promoter against any claim demands, actions or proceedings that may be made or initiated or instituted by the Stamp authorities or other concerned authorities in respect of the non-payment of adequate stamp duty to the extent of the loss or damage that may be suffered by the Builder/Promoter. The Purchaser shall also fully reimburse the expenses that may be required to be incurred by the Builder/Promoter in consequence upon any legal proceedings that may be initiated or instituted by the authorities concerned against the Builder/Promoter for non-payment and/or payment of stamp duty by the Purchaser.

22. The Purchaser shall immediately after execution of this Agreement lodge at his own costs the same for the registration with the Sub-Registrar of Assurances and shall forthwith inform the Builder/Promoter the serial number under which the same is lodged so as to enable the representative of the Builder/Promoter to attend the office and admit execution thereof

23. Subject to the Purchaser not being in breach of any of the terms hereof, the Builder/Promoter shall endeavor to give possession of the Residential Flat to the Purchaser before May - 2011. The Builder/Promoter shall be entitled to a grace period of One year beyond the aforesaid date. In the event, the Builder/Promoter fails to handover the possession of the Residential Flat to the Purchaser beyond the said grace period of One year, the Purchaser may, by giving notice in writing to the Builder/Promoter elect to terminate this Agreement and in such event, the Builder/Promoter shall on demand be liable to refund to the Purchaser the amounts already received by the Builder/Promoter in respect of the said Residential Flat with simple interest at 9 percent per annum from the date of expiry of such grace period till the date of cancellation. In the event of such termination neither Party shall have any other claim, against the other, in respect of the Residential Flat or arising out of this Agreement and the Builder/Promoter shall be at liberty to sell and dispose of the Residential Flat to any other person at such price and upon such terms and conditions as the Builder/Promoter may deem fit. If as a result of any legislative order or regulation or direction of the Government or Public authorities, or for reasons beyond the control of the



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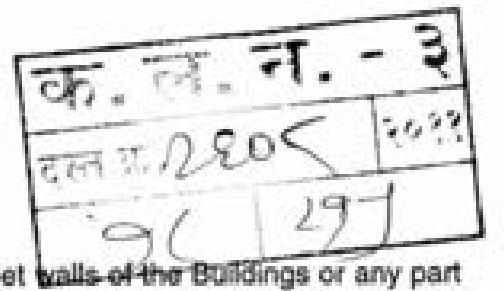
Builder/Promoter, the Builder/Promoter are unable to complete the aforesaid Building and/or give possession of the said Residential Flat to the Purchaser, the only responsibility and liability of the Builder/Promoter, upon the Purchaser exercising the right to terminate this Agreement, will be to pay over to the Purchaser such amount attributable to the said Residential Flat that may have been received by the Builder/Promoter without any interest within such time and in such manner as may be decided by the Builder/Promoter. Save as aforesaid neither party shall have any right or claim against the other under or in relation to this Agreement or otherwise however. Provided that the Builder/Promoter shall be entitled to reasonable extension of time for giving delivery of the said Residential Flat on the aforesaid date, if the completion of Building in which the said Residential Flat is to be situated is delayed for reasons beyond the control of the Builder/Promoter including on account of:

- (i) Non-availability of steel, cement, other building material, water or electric supply.
- (ii) War, civil commotion or act of God
- (iii) Any notice, order, rule, notification of the Government and/or other public or competent authority or for any reason beyond the control of the Builders/Promoter.
- (iv) Economic Hardship.
- (v) If documents related to and necessary for the construction, are delayed in receipt from the competent authority; then the Builder/Promoter shall be entitled to a reasonable extension in lieu of the same, and the Purchaser shall be informed about such a delay.

24. The Purchaser shall take possession of the Residential Flat within (7) seven days of the Builder/Promoter giving written notice to the Purchaser intimating that the said Residential Flat is ready for use and occupation. In the event the Purchaser fails and /or neglects to take possession within the said period, the Purchaser shall be liable to pay to Builder/Promoter compensation calculated at the rate of Rs. 10/- per sq. ft of the carpet area per month or part thereof till such time the Purchaser takes possession of the Residential Flat. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession from the date of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser related to the said Residential Flat shall be deemed to be effective from the date of such Deemed Possession. The Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the said Residential Flat from the expiry of 7 days from the Notice of Possession.

Provided that if within a period of 12 months from the date of handing over the possession Residential Flat to the Purchaser, the Purchaser brings to the notice of the Builders/Promoter any defect in workmanship of the Residential Flat or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects shall be rectified by the Builder/Promoter at their own cost and in the case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Builder/Promoter reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as determined by the Project Architect.

25. The Purchaser shall use the said Residential Flat or any part thereof or permit the same to be used for purpose of residence and shall use the garage or parking space only for purpose of for keeping or parking the Purchaser's own vehicle.



26. The Builder/Promoter shall also be entitled to use the parapet walls of the Buildings or any part thereof for hoarding and advertisement purpose or otherwise even if the said property is conveyed in favour of Co-operative Society or a Limited Company or a Condominium of the Flat Purchasers under Maharashtra Apartments Ownership Act, 1970, or the Flat Purchasers or Association of Persons or body corporate as the case may be.

27. The Purchaser along with other Purchasers of Residential Flats in the Buildings shall upon completion of the entire Project "CASA BELLA" and provided that all the Residential Flats and/or units therein are sold, join in forming and registering the Society or a Limited Company or a Condominium of the Flat Purchasers under Maharashtra Apartments Ownership Act, 1970 to be known by such name as the Builder/ Promoter may in its sole discretion decide for this purpose and from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a members, including the bye-laws of the proposed society and duly fill in, sign and return to the Builder/Promoter within 7 days of the same being forwarded by the Builder/Promoter to the Purchasers, so as to enable Builder/Promoter to register the organization of the Flat Purchasers so as to enable Builder/Promoter to register the organization of the Flat Purchasers under section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser if any modifications are made in the draft bye-laws or the Memorandum and / or Articles of Association, if they be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

28. Unless it is otherwise agreed to by and between the Parties hereto and subject to the provisions hereof. The Builder/Promoter shall upon the final completion of the Project "CASA BELLA" and sale of all the Residential Flats therein, cause to be transferred to the Society or Limited Company the Buildings together with the land beneath thereto by obtaining or executing the necessary Deed of Conveyance or such other document as would transfer the rights of the Builder/Promoter in respect of the Buildings and said property in favour of such Society or Limited Company, or societies or Limited Companies as the case may be, as may be formed under Clause 28 above and such Deed of Conveyance shall be in keeping with the terms and provisions of this Agreement.

29. The Builder/Promoter hereby declare that-

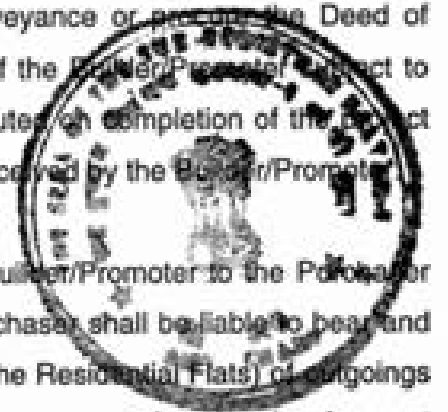
- i. The Buildings shall be constructed in accordance with the plans and specifications approved and sanctioned by the Thane Municipal Corporation of City of Thane (TMC) and all other concerned authorities;
- ii. Upon completion of the entire Project "CASA BELLA" and provided that all the Residential Flats therein are sold, the Builder/Promoter shall form a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act,

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comprising of all the Flat Purchasers or a Private Limited Company governed by the provisions of the Companies Act, 1956 or Condominium of Apartment Owners to be governed by the provisions of the Maharashtra Apartments Ownership Act, 1970;

- iii. That the Builder/Promoter shall retain with itself the right over Stilt Level, Swimming Pool and Club House in the Building and this right of the Builder/Promoter shall be so provided in the Deed of transfer / Conveyance / Declaration under section 2 of the Maharashtra Apartments Ownership Act, 1970.
- iv. The Residential Flat is intended and shall be used for residential purpose only and the Purchaser undertakes that the said Residential Flat shall not be used by the Purchaser for any other purposes whatsoever.

30. It is clarified and the Purchaser agrees and understand that irrespective of the possession of the Residential Flat being given to the Purchaser and/or the Management being given to the ad-hoc committee of the Flat Purchasers the rights under this clause and/or under this Agreement reserved for the Builder/Promoter for exploiting the potentiality of the property described in the **FIRST SCHEDULE** hereunder written shall be subsisting and shall continue to vest in the Builder/Promoter till the Deed of Conveyance is executed in favour of the Ultimate Organization and the Builder/Promoter shall be entitled to execute the Deed of Conveyance or execute the Deed of Conveyance reserving such rights in the said property in favor of the Builder/Promoter subject to the terms setout herein. The Deed of Conveyance shall be executed on completion of the project provided all the Residential Flats are sold and full payments are received by the Builder/Promoter.



31. Commencing a week after notice in writing is given by the Builder/Promoter to the Purchaser that the Residential Flat is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Residential Flats) of outgoings in respect of the said property and Building namely local taxes, betterment charges, development charges or such other review by the concerned local authority and/or Government water charges, insurance, common electricity charges, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and buildings, formation of the Society/ Limited Company is formed and the said property and building are transferred to it, the Purchaser shall pay to the Builder/Promoter such proportionate share of outgoings as may be determined.

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32. The Purchaser is aware that the Builder/Promoter shall appoint a Facility Management Company (FMC) to manage the said property, the Buildings thereon and the facilities/amenities and/or provide services within the said property. All costs, charges and expenses there may be claimed by the FMC shall be to the account of and borne by the Purchaser. These costs shall be shared by the Purchasers on prorata basis determined by the Builder/Promoter and/or FMC. The Purchaser agreed to be bound by the rules and regulations that may be framed by the FMC. The FMC has the exclusive right to manage the said property for a period of 5 years which will

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commence from the date of obtaining Occupation Certificate (OC) of Residential Flat. The services provided by the FMC shall not be extended or continued unless and until it is mutually agreed between the Society and FMC.

33. The Purchaser is aware that the consideration payable under clause 6 above is taken into consideration the cost of labour, material and construction as are prevailing on the execution hereof. The Builder/Promoter agrees to assume and absorb any increase in the costs of labour, material and construction in which event the Purchaser shall not be liable to pay any additional amounts. However, in the event on or before the completion of the Building, the costs of labour, material and construction increases by more than 10% or more than the costs as are prevailing on the date hereof the Purchaser agrees and undertakes to pay and bear increase in such costs as may be determined by the Builder/Promoter, which shall be final and binding upon the Purchaser. Any demand made by the Builder/Promoter under this clause shall be paid by the Purchaser within 7 days from the date the Purchaser receive such demand, time being of the essence.

34. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Builder/Promoter provisional monthly contribution of the Rs. 3.45 paisa (Rupees Three and Forty Five Paisa only) per sq. ft carpet area per month towards the outgoings. The amount so paid by the Purchaser to the Builder/Promoter shall not carry any interest and remain with the Builder/Promoter until a Deed of Conveyance / Assignment of Lease is executed in favour of the Society or a Limited Company as aforesaid. Subject to the provisions of section 6 of the said Act, on such Deed of Conveyance / Assignment of Lease being execute, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Builder/Promoter to the Society or the Limited Company as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. All the deposits payable to the Thane Municipal Corporation of City of Thane (TMC) or the MSEB, for water connection and electricity charges, gas connection, I.O.D. deposit, labour deposit or permanent deposits and the deposits payable for the amenities to be provided such as Internet connection, telephone connection or any other amenity specified at a later date in respect of the said Residential Flat which become payable and shall be paid or reimbursed to the Builder/Promoter by the Purchaser. The Purchaser shall also pay proportionate share towards development charges, betterment charges and property tax.

35. The Purchaser shall on or before delivery of possession of the said Residential Flat pay to the Builder/Promoter the following amounts:

SOCIETY CHARGES:-

a. Rs. 350/- (Rupees Three Hundred and Fifty only) towards share application money and application entrance fee of the Society or Limited Company.

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b. Rs. 44,940/- towards provisional outgoings of Water Bills, Common Electric Bills, Maintenance Charges and other society expenses (calculated at Rs. 3.32 Paiza per sq. ft. carpet area per month for 24 months from the date of Possession and subject to revision thereafter, as per the market conditions.

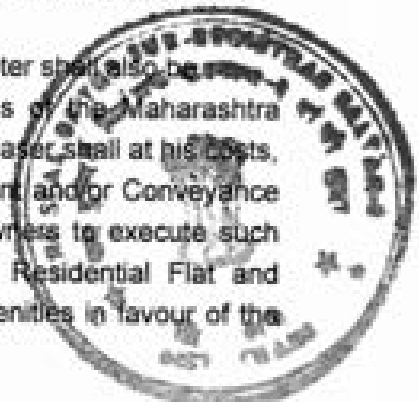
c. Rs 32000/- (Rupees Thirty Two Thousand Only) are being the expenses for formation and registration of the Society or Limited Company.

OTHER CHARGES:-

- (i) Rs. 20,000/- (Rupees Twenty Thousand only) towards Legal Charges.
- (ii) Rs. 40,000/- (Rupees Forty Thousand only) towards electric connection, water connection, transformer, cable, laying, pipe laying and other related charges.
- (iii) Rs. 67,230/- (Rupees Sixty Seven Thousand Two Hundred Only) per sq. ft carpet area towards Civic Governance Charges / Infrastructure Charges.
- (iv) Rs. ---/- (Rupees --- Only) per sq. ft. carpet area of the said Residential Flat towards Club Membership Fees of Club Eleganta.

36. It is further agreed by and between the Parties hereto that the Builder/Promoter shall on payment of the total consideration and other amounts put the Purchaser into vacant and peaceful possession of the said Residential Flat. It is further clarified that the Purchaser along with other flat Purchasers may be put into possession and at that point of time the Builder/Promoter may not have sold or entered into any Agreements with Purchasers of other Residential Flats and the said other Residential Flats in the said Buildings may be vacant and unsold. It is agreed by the Purchaser that neither the Purchaser nor anybody of Purchaser or the Society shall claim any payment of taxes, / outgoings in respect of such vacant Residential Flats, which are unsold and the possession thereof is with the Builder/Promoter.

37. Notwithstanding anything stated herein above, the Builder/Promoter shall also be entitled if required to submit the said property under the provisions of the Maharashtra Apartment Ownership Flats Act, 1970, and in such an event, the Purchaser shall at his costs, charges and expenses be entitled to execution of a Deed of Apartment and/or Conveyance and in such an event, the Builder/Promoter shall cause the said Owners to execute such relevant documents for effectuating a proper transfer of the said Residential Flat and undivided share, right, title and interest in the common areas the amenities in favour of the respective Purchasers of their respective Residential Flats.



38. The Purchaser for himself with intention to bring all persons into whatsoever hands the Residential Flats may come, doth hereby covenant with the Builder/Promoter as follows:

- i. To maintain the Residential Flat at Purchaser's own cost in good tenable repair and proper condition from the date of possession of the said Residential Flat is

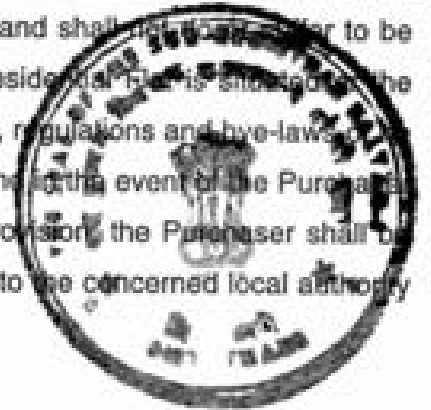
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- taken and shall not do or suffer to be done anything in or to the Building in which the Residential Flat is situated, or to the staircase or any passages in which Residential Flat may be situated against the rules, regulations or bye-laws or concerned local or any other authority or charge / alter or make addition in or to the Building in which the Residential Flat is situated and the Residential Flat itself or any part thereof.
- ii. Not to store in the Residential Flat any goods which are of hazardous, combustible or of dangerous nature so as to damage the construction or structure of the Building in which the Residential Flat is situated or storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the said Residential Flat is situated, including entrances of the Building in which the said Residential Flat is situated and in case any damage is caused to the Building in which the Residential Flat is situated or the Residential Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the Breach.
- iii. To carry at his own cost all internal repairs to the said Residential Flat and maintain the Residential Flat in the same conditions state and order in which it was delivered by the Builder/Promoter to the Purchaser and shall not be liable to be done anything in or to the Building in which the Residential Flat is situated, or to the Residential Flat which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- iv. Not to make any changes whatsoever which would cause any change to the external façade of the Building, including but not limited to not making any change or to alter the windows and/or grills provided by Builder/Promoter.
- v. Not to demolish or cause to be demolished the Residential Flat or any part thereof, nor at any time make or cause to be made any structural addition or alteration of whatever nature in or to the said Residential Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Residential Flat is situated and shall keep the portion, sewers, drains pipes in the Residential Flat and appurtenances thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building in which the Residential Flat is situated and shall not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Parda or other



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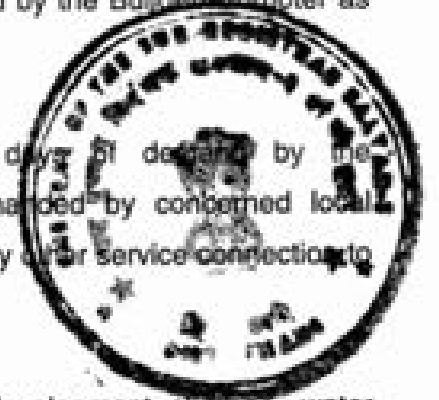
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structural members in the said Residential Flat without the prior written permission of the Builder/Promoter and / or the Society or the Limited Company.

- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the Building in which the Residential Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Residential Flat in the compound or any portion of the said property and the Building in which the Residential Flat is situated.
- viii. Not to put any wire, pipe, grill, plant, outside the said Residential flat and not to dry any clothes and not to put any articles outside the Residential Flat or the windows of the Residential Flat.
- ix. Not to put any claim in respect of the restricted amenities including open car parking space, open space, stilt parking, hoarding, gardens attached to other Residential Flats or terraces and the same are retained by the Builder/Promoter as restricted amenities.
- x. To pay to the Builder/Promoter within 7 days of demand by the Builder/Promoter, his share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the building in which the Residential Flat is situated.
- xi. To clear and pay increase in local taxes, development charges, water charges, insurance and such other taxes, fees, levies, if any, which are imposed by the concerned local authority and / or government and / or other public authority, an account of change of user of the said Residential Flat by the Purchaser viz user for any purposes other than for residential or otherwise.
- xii. The Purchaser shall not without the prior written consent of the Company let, sub-let, transfer, assign or part with Purchaser's interest or benefit under this agreement or part with the possession of the Residential Flat until the possession of the Residential Flat is handed over to the Purchaser and/or a Deed of Conveyance in favor of the society or the limited company, whichever is earlier. Prior to effecting the transfer, as aforesaid, (i) the Purchaser should have paid to the Company all amounts due and payable under this agreement and (ii) the Purchaser should not be guilty of breach of or non-observance or non-performance of any terms and conditions of this agreement.



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(iii) have obtained a written No Objection or Consent of the Builder/Promoter.

xiii. The Purchaser shall observe and perform all the rules and regulations or bye-laws which the ultimate Transferee of the said property may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said Building and the Residential Flat therein and for the observance and performance of the Building rules, regulation and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulation and conditions laid down by the Society / Limited Company regarding the occupation and use of the said Residential Flat in the Building accordingly in accordance with the terms of this Agreement.

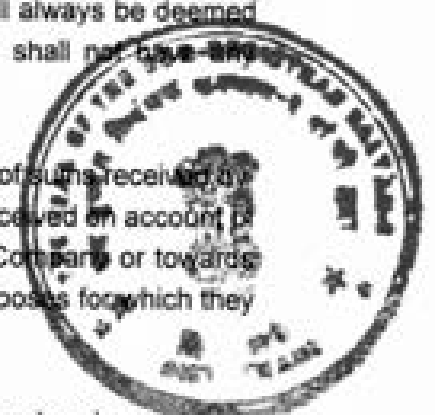
xiv. Until a Deed of Conveyance in favour of the Ultimate Organization is executed and the entire project is declared by the Builder/Promoter as completed, the Purchaser shall permit the Builder/Promoter and their surveyors and gents, with or without workmen and others, at all reasonable times to enter into and upon the said Residential Flat and Buildings or any part thereof to view and examine the state and condition thereof.

39. Subject to the terms hereof the property shall be transferred by the Builder/Promoter by causing the said owners to execute a Deed of Conveyance and in such document the Builder/Promoter shall join as a Confirming Party transferring the Building. In the event of the transfer of the property being effected earlier for any reason whatsoever, then in such case, all the rights of the Builder/Promoter under this Agreement shall be in full force and binding upon the transferees and all its members and such transfer shall always be deemed to be subject to the provisions of this Agreement and the transferees shall not have any better right than the right intended to be granted under this Agreement.

40. The Builder/Promoter shall maintain a separate account in respect of sums received by the Builder/Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-op. Society or a Limited Company or towards the out going, legal charges and shall utilize the amount only for the purposes for which they have been received.

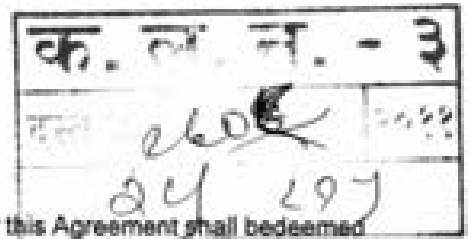
41. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Residential Flat or of the said property and Building or any part thereof. The Purchaser shall have no claim in regards to all open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to other Residential Flats recreation spaces etc., save and except in respect of the said Residential Flat hereby agreed to be sold to him as set out herein.

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42. All Notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post A.D. Under Certification of Posting at his address specified below:

509, ANANDAM Chs Ltd,
Sector - 2, Plot no - 13,
Koperkhairane-400709

43. The Purchaser hereby declares that he has gone through the Agreement and all the documents related to the said property and the Residential Flat purchased by the Purchaser and has expressly understood the contents, terms and conditions of the aforesaid documents and all the disclosures made by the Builder/Promoter as aforesaid, after being fully satisfied the Purchaser has entered into this Agreement.

44. **DISPUTE RESOLUTION AND GOVERNING LAW**

a) If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavour to resolve the same by mutual discussions and Agreement.

b) If the dispute or difference cannot be resolved within a period of 7 days, from the notice of the aggrieved Party under sub clause (a) above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitrated proceedings will be in the English language. The Arbitration shall be conducted by a Sole Arbitrator who shall be as mutually agreed to by and between the Parties.

c) The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

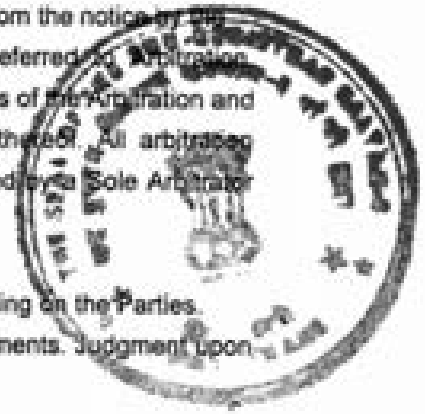
d) This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.

e) This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

45. **SEVERABILITY**

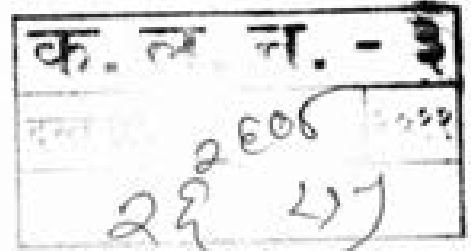
a) If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that shall not affect or impair the legality,

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validity or enforceability in that jurisdiction of any other provisions of this Agreement or the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Agreement.

- b) In the event any one or more of the provisions of this Agreement is held to be unenforceable under applicable law:
- (i) Such enforceability shall not affect any other provision of this Agreement,
 - (ii) This Agreement shall be construed as if said unenforceable provision had not been contained therein and
 - (iii) The Parties shall negotiate in good faith to replace such unenforceable provision by such as gives effect nearest to that of the provision being replaced, and preserves the party's commercial interests under this Agreement.

46. ENTIRE AGREEMENT

The Parties agree that the Agreement, Schedules, Annexures and Exhibits and Amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement shall supersede any prior oral or written understanding between the Parties with respect to the subject matter of the Agreement. This Agreement shall not be amended or modified except by a writing signed by both Parties.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written

THE FIRST SCHEDULE ABOVE REFERRED



ALL THAT pieces and parcels of land lying, being and situate at Village Nilje, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane bearing following Survey Nos and Hissa Nos admeasuring 203817 sq mtrs is as below:-

FIRSTLY OF THE FIRST SCHEDULE

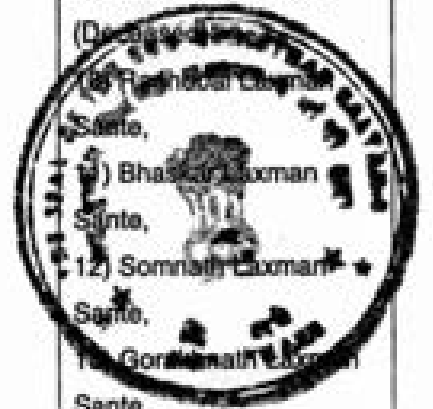
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Sr. No	Name of Developer / Owner	Name of Agreement	Survey No. (New)	Hissa No.	Area in Sq. Mtrs	Name of the Land Owners
1.	Lodha Pinnacle Build Tech Pvt Ltd	Development Agreement Dated 06-08-07	72 18 90 89 68	5A 2 3 3 12	3070 630 1260 1420 1160	Ganpat Narayan Sante (Deceased), Shankar Vithu Sante (Deceased), Dharma Shankar Sante

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			70	12	50	(Deceased),
			90	2	1140	1) Bhagubai Dhama
			90	4	1420	Sante,
			73	3	2710	2) Nilesh Dhama Sante,
			68	7	1060	3) Parvati Pandurang
			72	2A	960	Bhoir (Deceased),
			72	3	1590	4) Shakuntala Hira
			72	4	1740	Shelar,
			72	1	1240	Ratan Rama Sante
			68	11	660	(Deceased),
			90	1	830	Anil Ratan Sante
			68	10	50	(Deceased),
			69	2A	4450	5) Chhabibai Bhaskar
			90	5	2960	Bhoir (Deceased),
					-----	6) Ram Bhaskar Bhoir,
					28400	7) Laxman Bhaskar
					-----	Bhoir,
						8) Bebibai Ramchandra
						Patil,
						9) Pratibha Maruti
						Datilkar
						Laxman Rama Sante
						(Deceased),
						10) Ramchandra Bhoir
						Sante,
						11) Bhaskar Laxman
						Sante,
						12) Somnath Laxman
						Sante,
						13) Gornamath Laxman
						Sante,
						14) Leena Balaram Patil,
						15) Mina Rajendra
						Mhatre,
						16) Mukund Rama Sante,
						17) Uttam Rama Sante,
						18) Nirabai Eknath Sante,
						19) Jijabai Dashrath
						Kotkar,
						20) Suman Padmakar
						Bhandari,
						21) Sakharam Vithu
						Sante (Deceased),
						Rama Vithu Sante
						(Deceased),
						Gowardhan Krishna



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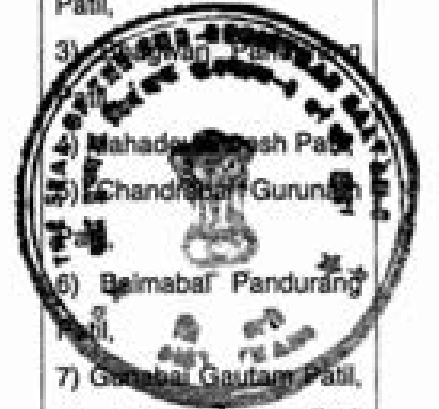
						Sante (Deceased), 22) Eknath Sakharam Sante, 23) Karsan Sakharam Sante, 24) Sharda Vasant Mhatre, 25) Sumitra Ramchandra Mhatre, 26) Surekha Baban Mhatre, 27) Vandana Ravi Thakur Krishna Vithu Sante (Deceased) 28) Raghubai Krishna Sante, 29) Nanda Gowardhan Sante, 30) Sushma Manohar Mhatre, 31) Ujwala Arun Khutarkar, 32) Kanta Mahadu Patil, Chandra Mahadu Patil (Deceased) 33) Vijayanta Mahadu Bhagat, 34) Yogesh Mahadu Bhagat
2	Lodha Pinnacle Build Tech Pvt Ltd	Agreement for Sale	5	4	4800	1) Gana Sante 2) Indrabai Chandrakant Mhatre, 3) Bhagwan Gana Sante, 4) Sitabai Jaywant Khandagale
3	Lodha Pinnacle Build Tech Pvt Ltd	Development Agreement Dated 02-11- 2007	12 124 113 113	11/A 6 39 46	1480 1500 1000 800 ----- 4780 -----	1) Bedkya Kalu Patil © Sante (Deceased), 2) Pandharinath Bedkya Patil © Sante (Deceased), 3) Jayram Bedkya Patil © Sante (Deceased), 1) Janabai Jayram Patil © Sante, 2) Kantabai Pandharinath Patil © Sante,

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						3) Sunil Jayram Patil @ Sante, 4) Navnath Pandharinath Patil @ Sante, 5) Jeevan Jayram Patil @ Sante
4	Lodha Pinnacle Build Tech Pvt Ltd	Development Agreement Dated 01-11-2007	185	1A	2530	1) Purshottam Hari Patil (Deceased), 2) Waman Hari Patil (Deceased), 3) Sonibal Hari Patil (Deceased), 4) Pandurang Shankar Patil, 5) Devanand Sakharam Patil, 6) Nitin Waman Patil
5	Lodha Pinnacle Build Tech P. Ltd.	Development Agreement Dated 01-11-2007	191	1	9800	1) Pandurang Dharma Patil (since deceased), 2) Keshav Pandurang Patil, 3) Mahadev Pandurang Patil, 4) Mahadev Keshav Patil, 5) Chandrabai Gurunath Patil, 6) Balimabai Pandurang Patil, 7) Ganesh Gautam Patil, 8) Bai Shankar Patil (since deceased), 9) Pandurang Shankar Patil, 10) Gautam Shankar Patil, 11) Avantibai Shankar Patil



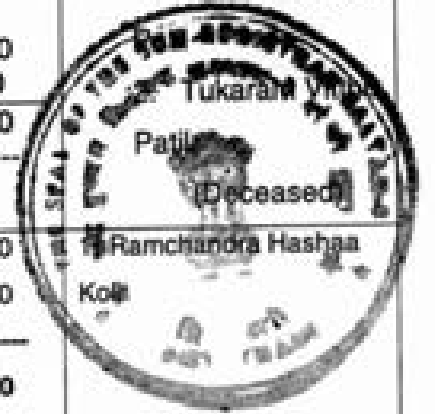
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Sr. No	Name of Developer / Owner	Name of Agreement	Survey No. (New)	Hissa No.	Area In Sq. Mtrs	Name of the Land Owners
1.	Lodha Dwellers Pvt Ltd	Development Agreement	190 185	3B 2	960 330 1290	1. Harishchandra Ziprya Patil, 2. Charu Narayan Patil, (Deceased) 3. Sadashiv Charu Patil (Deceased) 4. Draupadibai Cahru Patil (Deceased) 5. Ziprya Narayan Patil (Deceased) 6. Chandramohan Ziprya Patil, 7. Kantabai Jaydev Gondhali, 8. Latabai Sopan Bhoir, 9. Vitahbai Ziprya Patil
2.	Lodha Dwellers Pvt Ltd	Agreement For Sale	185 169	18 5B	2500 700 3200	1. Ananta Tukaram Tukaram Viro Patil (Deceased)
3	Lodha Dwellers Pvt Ltd	Agreement for Sale	192 192	3/C/7 3/B/7	1190 1210 2400	Ramchandra Hashaa Koli
4	Lodha Dwellers Pvt Ltd	Agreement for Sale	216 199 185 186 187 5	1 3 7 5 0 3B	1500 720 200 80 2380 790 5670	1) Mahendra Jaywant Patil, 2) Sitabai Mukund Patil, 3) Vatsalabai Nandu Mhatre, 4) Surekha Ashok Bhoir



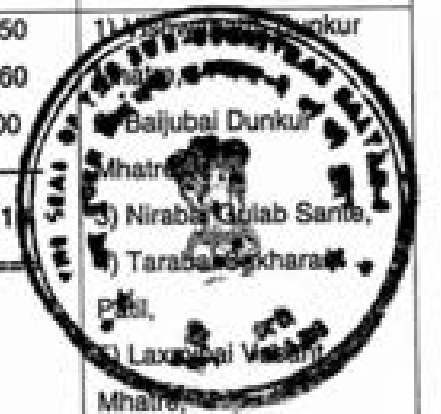
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5	Lodha Dwellers Pvt Ltd	Development Agreement	186 185 185 185 192	4 10A 10B 19 1B	380 2430 2230 380 910 <hr/> 6330	1) Narayan Ragho Koli, 2) Shaalik Ragho Koli (Deceased), 3) Sitabai Tukaram Koli (Deceased), 4) Dasharath Katod Koli (Deceased), 5) Laxman Katod Koli (Deceased), 6) Dharmaraj Ragho Koli (Deceased), 7) Shantabai Dharmaraj Koli, 8) Kailas Dharmaraj Koli, 9) Navnath Dharmaraj Koli, 10) Kalpana Shaalik Koli, 11) Roshan Shaalik Koli, 12) Datta Tukaram Koli
6	Lodha Dwellers Pvt Ltd	Agreement for Sale	176 171 169	1 2 2	1950 2660 500 <hr/> 511	1) Mhatri Ram Shankur Mhatre, 2) Baljubaai Dunkur Mhatre, 3) Niraba Gulab Sante, 4) Tarabai Bakharao Patil, 5) Laxubai Vasant Mhatre, 6) Dunkur Rama Mhatre (Deceased)
7	Lodha Dwellers Pvt Ltd	Development Agreement	176	3	3562	1) Janu Balu Mhatre (Deceased), 2) Kashinath Janu Mhatre (Deceased), 3) Chango Balu Mhatre (Deceased), 4) Arjun Balu Mhatre (Deceased), 5) Namdeo Arjun Mhatre (Deceased), 6) Chahu Janu Mhatre, 7) Bhimabai Kashinath Mhatre, 8) Motiram Kashinath Mhatre,

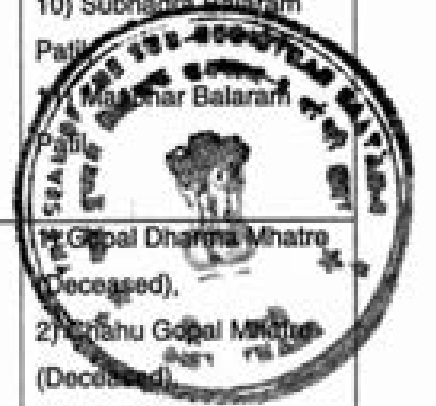


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						9) Govarya Arjun Mhatre 10) Kusumbai Namdeo Mhatre
8	Lodha Dwellers Pvt Ltd	Development Agreement	192 169 169	6 7 6	5160 100 80 <hr/> 5340 <hr/>	1) Rajaram Mahadu Patil (Deceased), 2) Sukarya Mahadu Patil (Deceased), 3) Balaram Sukarya Patil (Deceased), 4) Dharma Rajaram Patil, 5) Krushna Rajaram Patil, 6) Dharmubai Gangaram Patil, 7) Draupadi Rajaram Patil, 8) Jomubai Hari Bhandari, 9) Bhanudas Balaram Patil, 10) Subhadra Balaram Patil, 11) Mahesh Balaram Patil
9	Lodha Dwellers Pvt Ltd	Development Agreement	183 169 171 169 183 180 181 183	1/B 5/B 4 8 2 1 1 1/A	360 700 1240 500 1100 730 1720 1200 <hr/> 7550 <hr/>	1) Gopal Dharma Mhatre (Deceased), 2) Chahu Gopal Mhatre (Deceased), 3) Gurunath Chahu Mhatre
10	Lodha Dwellers Pvt Ltd	Development Agreement	185 185 192 192	5 4 1/C/3 1/C/2	1010 500 910 910 <hr/> 3330 <hr/>	1) Kathod Janu Koli (Deceased), 2) Ragho Kathod Koli (Deceased), 3) Dharmraj Ragho Koli (Deceased), 4) Narayan Rama alias Ragho Koli, 5) Shantabai Dharmaraj Koli,



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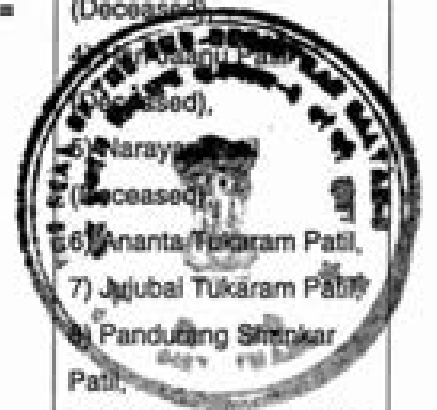
						6) Kalles Dharmaraj Koli, 7) Navnath Dharmaraj Koli, 8) Shalik Ragho Koli (Deceased), 9) Kalpana Shalik Koli, 10) Roshan Shalik Koli,
11	Lodha Dwellers Pvt Ltd	Development Agreement	214	1	3060	1) Ravindranath Ramdev Tiwari, 2) Valmiki Ramdev Tiwari, 3) Raghurai Ramdev Tiwari, 4) Dharmaraj Ramdev Tiwari, 5) Vijay Bhalchandra Tiwari, 6) Uma Avdhes Mishra, 7) Seema Ravishankar Upadhyay, 8) Rama Ravishankar Upadhyay
12	Lodha Dwellers Pvt Ltd	Development Agreement	185 186 184 185 185 186 186	8 2 2 9 11 1A2 3	880 480 200 1130 200 10700 13000	1) Hari Jaanu Patil 2) Yashwantrao Hari Patil (Deceased), 3) Hridayas Purushottam Patil, 4) Gangabai Purushottam Patil, 5) Vansar Hari Patil, 6) Sonabai Hari Patil (Deceased), 7) Chandrabai Hari Patil, 8) Shankar Nathu Patil (Deceased), 9) Bai Shankar Patil (Deceased), 10) Pandurang Shankar Patil, 11) Gautam Shankar Patil
13	Lodha Dwellers Pvt	Development Agreement	186	1A1	6530	1) Rami Aa Padu Patil (Deceased),

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	Ltd					2) Ananta Tukaram Patil, 3) Jujubai Tukaram Patil, 4) Pandurang Shankar Patil, 5) Gautam Shankar Patil, 6) Haridas Purushottam Patil, 7) Gangubai Purushottam Patil
14	Lodha Dwellers Pvt Ltd	Development Agreement	180 169 170	2 5A -	3420 300 1420 <hr/> 5140	1) Rama Narayan Mhatre (Deceased), 2) Parvati Rama Mhatre (Deceased), 3) Arun Rama Mhatre
15	Lodha Dwellers Pvt Ltd	Development Agreement	188 184 168	2 3 -	1870 710 1040 <hr/> 3620	1) Vitthu Kamlya Patil (Deceased), 2) Rami Aa Padu Patil (Deceased), 3) Nathu Jaanu Patil (Deceased), 4) Ananta Tukaram Patil (Deceased), 5) Narayan Shankar Patil (Deceased), 6) Ananta Tukaram Patil, 7) Jujubai Tukaram Patil, 8) Pandurang Shankar Patil, 9) Gautam Shankar Patil, 10) Chandrabai Hari Patil, 11) Haridas Purushottam Patil, 12) Gangabai Purushottam Patil
16	Lodha Dwellers Pvt Ltd	Development Agreement	166	1B	3840	1) Soni Hari Patil (Deceased), 2) Purushottam Hari Patil (Deceased), 3) Vaman Hari Patil (Deceased), 4) Bai Shankar Patil (Deceased), 5) Haridas Purushottam Patil, 6) Gangabai Purushottam

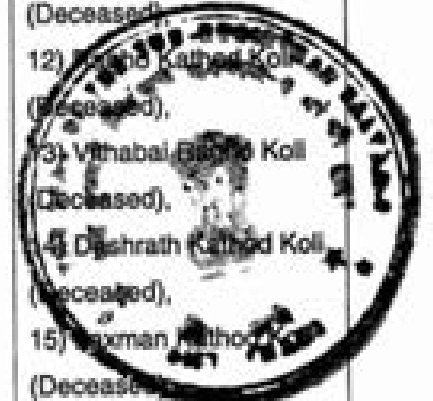


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						Patil, 7) Pandurang Shankar Patil, 8) Gautam Shankar Patil
17	Lodha Dwellers Pvt Ltd	Development Agreement	169 192 185 185 185	9 1A+8A 16 6 17	2100 2580 1970 1040 2280 ----- 9970 -----	1) Chango Chahu Koli (Deceased), 2) Kanha Chango Koli (Deceased), 3) Gopinath Kanha Koli, 4) Baburao Kanha Koli, 5) Rama Chango Koli (Deceased), 6) Janibai Rama Koli, 7) Vasudev Rama Koli, 8) Prakash Rama Koli, 9) Krishna Chango Koli (Deceased), 10) Ambibai Krishna Koli, 11) Kathod Jaanu Koli (Deceased), 12) Ragho Kathod Koli (Deceased), 13) Vitabai Ragho Koli (Deceased), 14) Dushrath Kathod Koli (Deceased), 15) Daxman Kathod (Deceased), 16) Dharmaraj Ragho Koli (Deceased), 17) Shantabai Dharmaraj Koli, 18) Kailas Dharmaraj Koli, 19) Navnath Dharmaraj Koli, 20) Narayan Ragho Koli, 21) Shalik Ragho Koli (Deceased), 22) Kalpana Shalik Koli, 23) Roshan Shalik Koli, 24) Sitabai Tukaram Koli (Deceased), 25) Hasha Dharma Koli (Deceased), 26) Laxmibai Hasha Koli,

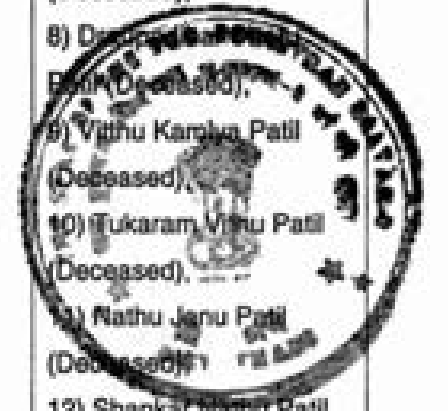


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						27) Mahadu Dhama Koli (Deceased), 28) Harishchandra Hasha Koli (Deceased)
18	Lodha Dwellers Pvt Ltd	Development Agreement	185 185 216	23 15 1B	350 940 3900 <hr/> 5190 <hr/>	1) Pandurang Dhama Patil (Deceased), 2) Dunkar Bhika Patil (Deceased), 3) Babu Dunkar Patil (Deceased), 4) Ananta Dunkar Patil (Deceased), 5) Shalik Dunkar Patil (Deceased), 6) Degadu Zavarya Patil (Deceased), 7) Sadashiv Charu Patil (Deceased), 8) D... (Deceased), 9) Vithu Karsha Patil (Deceased), 10) Tukaram Vithu Patil (Deceased), 11) Nathu Janu Patil (Deceased), 12) Shankar Nathu Patil (Deceased), 13) Hari Janu Patil (Deceased), 14) Purshottam Hari Patil (Deceased), 15) Vaman Hari Patil (Deceased), 16) Rami Aa Padu Patil (Deceased), 17) Ziparya Narayan Patil (Deceased), 18) Ananta Tukaram Patil, 19) Jujubai Tukaram Patil, 20) Pandurang Shankar

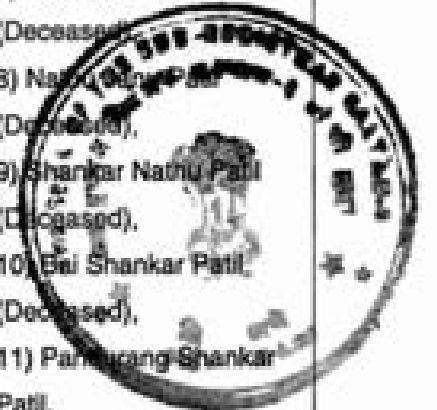


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						Patil, 21) Gautam Shankar Patil, 22) Avantibai Dattu Mhatre, 23) Haridas Purushottam Patil, 24) Gangabai Purshotam Patil, 25) Chandrabai Hari Patil, 26) Sunanda Shalik Pati
19	Lodha Dwellers Pvt Ltd	Development Agreement	185 185 185 166 186 169 169 169 192 192 215	1/C 18 13 1/A 1/4 13 3 4 5A/1 5/A/2 -	220 80 80 130 200 2770 1100 2600 1210 1170 2100 11660	1) Rami Padu Patil (Deceased), 2) Vitthu Kamiya Patil (Deceased), 3) Tukaram Vitthu Patil (Deceased), 4) Kiran Mohan Patil, 5) Ananta Tukaram Patil, 6) Anjubai Tukaram Patil, 7) Hari Janu Patil (Deceased), 8) Nandu Shankar (Deceased), 9) Shankar Nathu Patil (Deceased), 10) Bai Shankar Patil, (Deceased), 11) Parshurang Shankar Patil, 12) Gautam Shankar Patil, 13) Avantibai Shankar Patil alias Avantibai Dattu Mhatre, 14) Purshottam Hari Patil, 15) Haridas Purshottam Patil, 16) Gangabai Purshottam Patil, 17) Vaman Hari Patil (Deceased), 18) Chandrabai Hari Patil, 19) Sonibai Hari Patil (Deceased)



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20	Lodha Dwellers Pvt Ltd	Agreement for Sale	185	3	11130	1) Munga Posha Futane (Deceased), 2) Kalubai Nago Futane (Deceased), 3) Jijabai Vitthal Futane (Deceased), 4) Premnath Vitthal Futane, 5) Deepak Vitthal Futane
21	Lodha Dwellers Pvt Ltd	Agreement for Sale	4	3	1040	1) Songya Pandu Patil (Deceased), 2) Satyawar Sudam Patil, 3) Ramdas Sudam Patil
22	Lodha Dwellers Pvt Ltd	Agreement for Sale	176	4	4350	1) Bajubai Dunkar Mhatre (Deceased), 2) Vishwanath Dunkar Mhatre, 3) Nirabai Gulab Sante, 4) Tarabai Sakharan Patil, 5) Mhatre
23	Lodha Dwellers Pvt. Limited	Deed of Conveyance	169 171 171 171	1 1 3 5	200 3150 810 130 ----- 4290 -----	1) Undarya Dharma Mhatre (Deceased), 2) Songya Undarya Mhatre (Deceased), 3) Ramchandra Songya Mhatre, 4) Wandar Songya Mhatre, 5) Gurunath Chahu Mhatre (Third party)
24	Lodha Dwellers Pvt. Limited	Agreement for Sale	192	2C	1420	1) Rama Chango Koli (Deceased), 2) Krishna Chango Koli (Deceased), 3) Ambibai Krishna Koli, 4) Kashinath Krishna Koli, 5) Machindra Krishna Koli
25	Lodha Dwellers Pvt.	Agreement for Sale	176	5B	5720	1) Gopal Rokya Gharat Ais Patil (Deceased), 2)

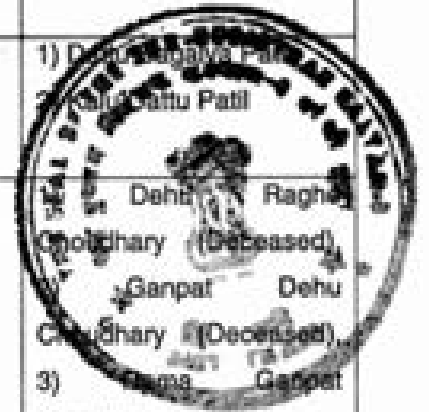


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	Limited					Venu Gopal Gharat Alias Patil (Deceased), 3) Jagannath Gopal Gharat Alias Patil, 4) Balaram Gopal Gharat Alias Patil, 5) Tarabai Balaram Gharat Alias Patil, 6) Dipak Balaram Gharat Alias Patil, 7) Netaji Balaram Gharat Alias Patil, 8) Jivan Balaram Gharat Alias Patil (Deceased), 9) Sharada Jivan Gharat Alias Patil, 10) Priyanka Jivan Gharat Alias Patil, 11) Avinash Jivan Gharat Alias Patil, 12) Abhay Jivan Gharat Alias Patil, 13) Darshana Jivan Gharat Alias Patil
26.	Lodha Dwellers Pvt. Ltd.	Agreement for Sale	5	7	860	1) Dehu Chaudhary Patil 2) Ganpatu Patil 3) Dehu Raghu Choudhary (Deceased), 4) Ganpat Dehu Choudhary (Deceased), 5) Ganpat Choudhary, 6) Sitaram Dehu Choudhary (Deceased), 7) Bhagwan Sitaram Choudhary, 8) Vithabai Ananta Keni, 9) Motiram Dehu Choudhary 8) Tukaram Dehu Choudhary (Deceased), 9) Kanubai Tukaram Choudhary, 10) Gangaram Tukaram Choudhary, 11) Rangnath Tukaram Choudhary, 12) Manda Vilas Mutha, 13) Lata Sadashiv Kadav
27.	Lodha Dwellers Pvt. Ltd.	Deed of Conveyance	175 172 175 174	1 3 4 2	400 250 1820 780 ----- 3250 -----	

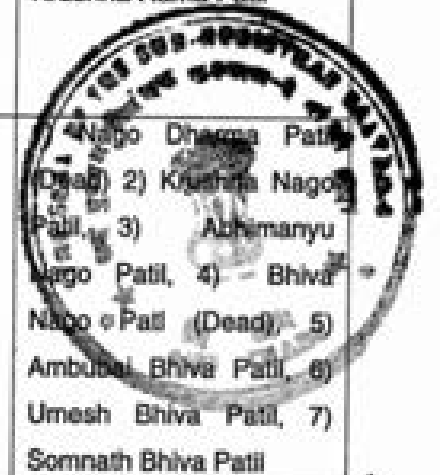


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						Rajubai Munde,
28.	Lodha Dwellers Pvt. Limited	Agreement for Sale	185 185	12 20	3330 460 ----- 3790 -----	1) Rama Chango Koli (Deceased), 2) Krishna Chango Koli (Deceased), 3) Janabai Rama Koli, 4) Vasudev Rama Koli, 5) Prakash Rama Koli
29.	Lodha Dwellers Pvt. Limited	Deed of Conveyance	166	3B	2080	1) Motiram Balu Patil (Dead), 2) Manisha Motiram Patil, 3) Gajanan Motiram Patil, 4) Sudhir Motiram Patil
30.	Lodha Dwellers Pvt. Limited	Agreement for Sale	166	3A	3230	1) Motiram Balu Patil (Dead), 2) Krushna Balu Patil, 3) Dharna Balu Patil, 4) Tukaram Balu Patil, 5) Vanabai Pandharinath Munde, 6) Dropadibai Annak Patil, 7) Patil B. P.
31.	Lodha Dwellers Pvt. Limited	Agreement for Sale	193	3	485	Krushna Rama Patil
32.	Lodha Dwellers Pvt. Ltd.	Deed of Conveyance	194	3	1010	Nago Dharna Patil (Dead) 2) Krushna Nago Patil, 3) Abhimanyu Nago Patil, 4) Bhiva Nago Patil (Dead), 5) Ambubai Bhiva Patil, 6) Umesh Bhiva Patil, 7) Somnath Bhiva Patil
33.	Lodha Dwellers Pvt. Limited	Deed of Conveyance	194	1B	5100	Dasharath Sidhu Patil
34.	Lodha Dwellers Pvt. Limited	Deed of Conveyance	4 185 189 216 190	7 2 2 1B 3B	1110 330 50 3900 960 ----- 6350	1) Zipa Narayan Patil (Dead), 2) Charu Narayan Patil (Dead) 3) Harishchandra Zhipa Patil, 4) Chandramohan Zhipa Patil, 5) Kantabai Jaideo Gondhale, 6) Latabai Sopan Bhoir, 7) Vithabai Zhipa Patil
35.	Lodha Dwellers Pvt.	Deed of Conveyance	192 193	1 4A	1490 220	1) Anandibai Shantaram Patil, 2) Sukhdeo

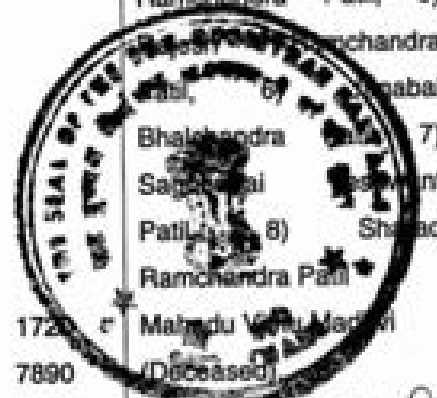


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					1710	Jaideo alias Jaldas Shantaram Patil, 4) Gajanan Shantaram Patil
36.	Lodha Dwellers Pvt. Ltd.	Development Agreement	123 123	1 2	810 810 1620	1) Sadashiv Charu Patil, (since deceased), 2) Draupadibai Charu Patil (since deceased), 3) Harishchandra Zhipa (Zhiprya) Patil, 4) Chandramohan Zhipa (Zhiprya) Patil, 5) Kantabai Jaideo Gondhale, 6) Latabai Sopan Bhoir, 7) Vithabai Zhipa (Zhiprya) Patil
37.	Lodha Dwellers Pvt. Limited	Deed of Conveyance	5 190	8 2	1140 130 1270	1) Vasant Ramchandra Patil, 2) Waman Ramchandra Patil, 3) Ramesh Ramchandra Patil, 4) Sunil Ramchandra Patil, 5) Ramchandra Patil, 6) Kantabai Bhalchandra Sagarbhai Patil, 7) Shantaram Patil, 8) Shantaram Ramchandra Patil
38.	Lodha Dwellers Pvt Ltd	Agreement for Sale	74 125	2A 1	1720 7890 9610	Mahadu Vithu Madhvi (Deceased), Ganpat Vithu Madhvi (Deceased), Bhagwan Ganpat Madhvi (Deceased), Nago Vithu (Deceased), 1) Rajaram Mahadu Madhvi, 2) Balaram Mahadu Madhvi, 3) Prabhakar Mahadu Madhvi, 4) Ratan Ganpat Madhvi, 5) Baburao Ganpat Madhvi, 6) Jijabai Bhagwan Madhvi



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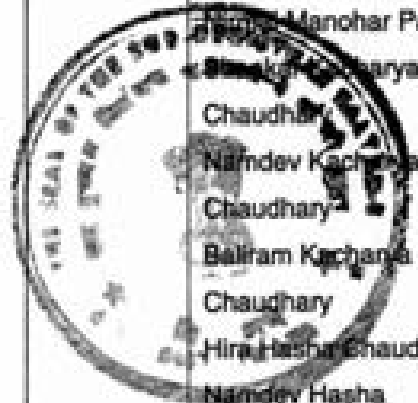
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39.	Lodha Dwellers Pvt Ltd	Agreement for Sale	12 1 12	4A 10 14(P)	5000 280 430 ----- 5710 -----	Padubai Godrya @ Hasha Thakur (Deceased), Baliram Godrya @ Hasha Thakur (Deceased), 1) Sanjay Baliram Thakur, 2) Waman Godrya @ Hasha Thakur, 3) Lilabai Gopinath Mhatre
40.	Lodha Dwellers Pvt Ltd	Agreement for Sale	125 137	7 2	13060 3720 ----- 16780 -----	Balaram Hari Madhvi (Deceased), 1) Jankubai Dina Sante
41.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	16	9	1210	Shalik Manglya Sante
42.	Lodha Dwellers Pvt Ltd	Agreement for Sale	65 100 100 100 100	2A 8 5 9 4	900 400 700 380 200 600	1) Kalya Bedkya Chaudhari, 2) Ramash Chaudhari, 3) Dadasand Nana Chaudhari, 4) Kashi Nana Chaudhari, 5) Jaspal Nana Chaudhari (Deceased), 6) Nirabai Nana Chaudhari, 7) Asha Nana Chaudhari, 8) Mina Nana Chaudhari, 9) Barkubai Nana Chaudhari (Deceased), 10) Namdev Bedkya Chaudhari, 11) Bhagubai Bedkya Chaudhari (Deceased)
43.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	41	3	2990	Bhagwan Gana Sante 1) Hira Gana Sante, 2) Indrabai Chandrakant Mhatre, 3) Bhagwan Gana Sante,

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44.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	175	5	2910	4) Sitabai Jaywant Khandagle
			175	2	150	1) Laxman Aba Mhatre,
			174	3	460	2) Gunjibai Hari Bhandari,
			173	2	400	3) Anata Balu Mhatre (Confirming Party),
			172	4	1530	4) Bhagwan Ragho Mhatre (Confirming Party),
			172	1	4650	5) Bala Ragho Mhatre (Confirming Party),
					10100	6) Suresh Balu Mhatre (Confirming Party)
45.	Lodha Dwellers Pvt Ltd	Development Agreement	11	9	3170	Ramchandra Dharma
			11	22	580	Chaudhary
			16	--	17500	Laxman Bedkya Chaudhary
						Shevantabai Chango Chaudhary
						Janabai Chango Chaudhary
						Manohar Patil
						Chaudhary
						Nandev Kacharya Chaudhary
						Baliram Kacharya Chaudhary
						Hira Hasha Chaudhary
						Nandev Hasha Chaudhary
						Kaluram Hasha Chaudhary
						Janardan Hasha Chaudhary
						Janabai Balaram Patil
					21250	Jaswandi Dharma Chaudhary
46.	Lodha Dwellers Pvt Ltd	Development Agreement	8	7B	730	Dasharath Sawalaram Patil
			10	2	250	
			9	2	200	
			7	1A	170	
			27	1B	1080	
			97	3A	1160	



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			8	7A	1420	
			11	10	2710	
			9	1A	3160	
			95	8D	800	
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					11680	
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47.	Lodha Dwellers Pvt Ltd	Development Agreement	18	2	4000	Devakibai Padu Patil (Deceased) Gautam Padu Patil Parvati Satyawan Kene Dnyaneshwar Padu Patil
48.	Lodha Dwellers Pvt Ltd	Agreement for Sale	11 8 11 11 21	8 6A 2 17 3	3540 430 530 230 20	Janki Hira Patil (Deceased) Tukaram Hira Patil Krushna Hira Patil Vishnu Hira Patil Babu Hira Patil (Deceased) Changunabai Babu Patil Baban Babu Patil Babu Patil Kisan Patil Sahadeo Motiram Mhatre
49.	Lodha Dwellers Pvt Ltd	Agreement for Sale	15		6470	Janki Hira Patil (Deceased) Tukaram Hira Patil Krushna Hira Patil Vishnu Hira Patil Babu Hira Patil (Deceased) Changunabai Babu Patil Baban Babu Patil Arjun Babu Patil Drupada Kisan Pawar Shubhadra Motiram Mhatre
50.	Lodha Dwellers Pvt Ltd	Agreement for Sale	19 84	2 2	1640 200	Ashok Padya Patil



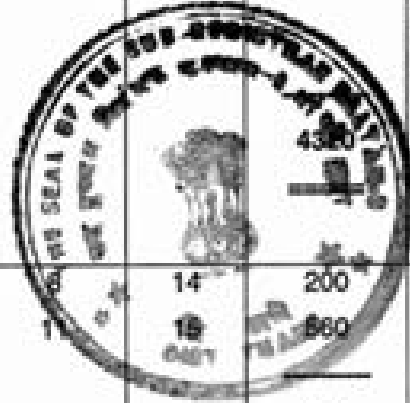
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51.	Lodha Dwellers Pvt Ltd	Agreement for Sale	19	6	400	Ashok Padya Patil
52.	Lodha Dwellers Pvt Ltd	Development Agreement	11 11 7	11 4 2A	1440 300 2580	Sudam Sukarya Patil (Deceased) Jaywant Dinkar Patil (Deceased) Songya Sukarya Patil (Deceased) Harichandra Vishnu Patil (Deceased) Barkya Krushna Patil (Deceased) Gajanan Jaywant Patil Shantaram Dinkar Patil Arjun Dinkar Patil Eknath Dinkar Patil Kamalabai Vishnu Patil Gopinath Vishnu Patil Subhash Vishnu Patil Shantibai Krushna Patil Fulchand Krushna Patil Ranjana Barkya Patil Ravina Barkya Patil Rohit Barkya Patil Tanaji Krushna Patil
53.	Lodha Dwellers Pvt Ltd	Agreement for Sale	14	14	200 580	Dagadu Kalu Patil
54.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	8 8 11 19 83	8A 13 16 4 1	2630 430 2350 700 860	Shardabai Dattu Patil Dattu Rama Patil (Deceased) Mukund Dattu Patil Deepak Dattu Patil Mahesh Dattu Patil Chandan Dattu Patil
55.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	19 19 84	3 5 3	2060 510 330	Manohar Posha Chaudhari Gana Posha Chaudhari



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						Nirabai Babu Chaudhar (Mundhe) Kalibai Babu Chaudhari Kantabai Dhondu Patil 2900
56.	Lodha Dwellers Pvt Ltd	Agreement for Sale	8 8 11 12 13 13 14	1A 15 18 1 1 2 -	820 750 20 780 3540 2630 860 9400	Munga Posha Futane (Deceased) Kalubai Nago Futane (Deceased) Jijabai Vitthal Futane (Deceased) Premnath Vitthal Futane Deepak Vitthal Futane
57.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	11 11 11	12A 13 14	3190 330 630 4150	Waman Sakharam Patil (Deceased) Kailash Sakharam Patil Sharada Waman Patil Nitin Waman Patil Anil Waman Patil Amit Waman Patil Apama Waman Patil
58.	Lodha Dwellers Pvt Ltd	Agreement for Sale	109		7270	Kana Hira Patil Dhanaji Chango Patil (Deceased) Hira Krishna Patil (Deceased) Chango Krishna Patil (Deceased) Shankar Narayan Patil (Deceased) Shantaram Hira Patil Tulshiram Hira Patil
59.	Lodha Dwellers Pvt Ltd	Agreement for Sale	83	2	940	Kalu Bendrya Patil Baburao Bendrya Patil Gopal Krishna Patil (Deceased) Gunabai Bendrya Patil (Deceased) Krishnabai Gopal Patil Anandibai Padu Patil Harishchandra Gopal Patil

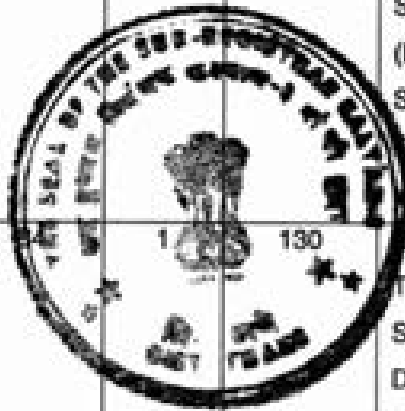


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						Aimeram Gopal Patil Barkibai Gopal Patil Rajubai Gopal Patil Kalubai Gopal Patil Venubai Anil Salunkhe Ramesh Ratan Patil (Confirming Party)
60.	Lodha Dwellers Pvt Ltd	Agreement for Sale	4	4	610	Ashok Padya Patil
61.	Lodha Dwellers Pvt Ltd	Agreement for Sale	122	--	13300	Hira Krishna Patil (Deceased) Kanha Hira Patil Tulshiram Hira Patil Shantaram Hira Patil Chango Krishna Patil (Deceased) Dhanaji Chango Patil (Deceased) Shankar Narayan Patil (Deceased) Ladku Krishna Patil (Deceased) Shevantabai Ladku Patil (Deceased) Sumitrabai Ladku Patil Dilip Ladku Patil
62.	Lodha Dwellers Pvt Ltd	Agreement for Sale			130	Kanha Hira Patil Tulshiram Hira Patil Shantaram Hira Patil Dhanaji Chango Patil (Deceased)
63.	Lodha Dwellers Pvt Ltd	Agreement for Sale	12	2	1700	Motiram Shankar Patil (Deceased) Yamunabai Motiram Patil (Deceased) Vishwanath Motiram Patil Vinayak Motiram Patil Vithabai Shalik Patil Girja Laxman Mhatre Chandrabai Janardan Salunke



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						Sampada Harishchandra Patil Lata Hareesh Tandel Machhindra Motiram Patil
64.	Lodha Dwellers Pvt Ltd	Agreement for Sale	11 11	1 6	180 300	Shamibai Parshuram Patil (Decesed) Shravan Parshuram Patil Kantilal Parshuram Patil Vishwanath Parshuram Patil Vimal Hanuman Gaikar Ramesh Ratan Patil (Confirming Party)
					480	
65.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	10 9	1 1B	2050 1010	Dashrath Balkrishna Patil Anant Balkrishna Patil Jaywant Balkrishna Patil Devkibai Balkrishna Patil Bebibai Dashrath Mhatre Leelabai Kundalik Patil Manubai Balkrishna Patil Pushpa Balkrishna Patil
					3060	
66.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	63	5	480	Bhimabai Janya Chaudhary Subhash H. Chaudhary (Confirming Party)
67	Lodha Dwellers Pvt Ltd	Agreement for Sale				Tarabai Dattu Patil Prabhakar Dattu Patil Ram Dattu Patil Suresh Dattu Patil Sundarabai Bhagwan Khanawkar Sugandha Baban Mhatre Shantabai Rajesh Bhandari
68.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	8 17 7 2	11K 2B 19	60 1340 1040 510	Chandrakant Bama Patil, Naresh Bama Patil, Manohar Bama Patil, Bebibai Jayram Dayare, Pravatibai Hari Bhoir, Drupadi Vasant Pawashe
					2950	
69.	Lodha	Development	11	20	480	Govind Narayan Patil



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(Deceased), Kishor	

	Dwellers Pvt Ltd	Agreement	11	21	300	Atmaram Patil, Hirabai Atmaram Patil, Ananta Govind Patil, Subhash Govind Patil, Umesh Govind Patil
70.	Lodha Dwellers Pvt. Limited	Agreement for Sale	7 11	3A 12B	2830 1060 3890	Kaluram Balu Patil, Ganpat Balu Patil
71.	Lodha Dwellers Pvt. Limited	Deed of Conveyance	95	5	3500	Dasharath Balkrushna Patil, Ananta Balkrushna Patil, Jaywant Balkrushna Patil, Devdabai Balkrushna Patil, Bebibai Dasharath Mhathre, Leelabai Kundlik Patil, Manubai Balkrushna Patil, Pushpa Balkrushna Patil, Subhash Chaudhari
72.	Lodha Dwellers Pvt. Limited	Agreement for Sale	11 11 84 8	7 3 4 10A	150 1010 1770 420 3350	Ganesh Songya Patil, Sada Songya Patil, Devanand Sakharam Patil, Kailas Sakharam Patil, Chaya Sakharam Patil, Sharada Waman Patil, Nitin Waman Patil, Anil Waman Patil, Amit Waman Patil, Apama Waman Patil, Kalabai Kathod Patil, Shewantabai Kathod Patil, Prabhakar Kathod Patil, Rakesh Kathod Patil, Yashwant Mahadu Patil, Devkubai Dasharath Patil, Gangubai Zipa Patil, Kusum, Laichand, Dinesh, Sudhakar Zipa Patil, Nitabai Gopinath Patil, Akshay Gopinath Patil, Ratnaprabha Bhaskar Mhathre, Prema Prabhakar Kharpe,



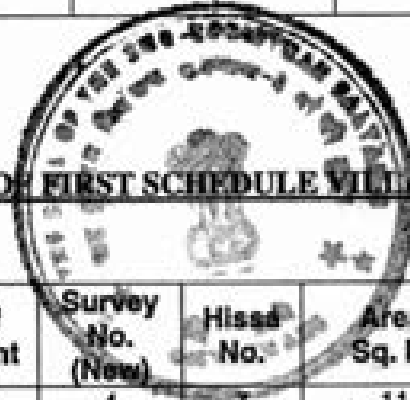
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					Ramesh Ratan Patil, Vijay Ratan Patil, Pramod Ratan Patil, Vinod Ratan Patil, Dilip Ladaku Patil, Shewantabai Ladku Patil, Sominabai Ladku Patil, Samir Gopinath Patil, Vanita Kathod Patil, Nilam Kathod Patil, Nisha Kathod Patil, Purnima Kathod Patil, Mainsha Kathod Patil, Roshan Kathod Patil, Rajesh Kathod Patil, Geeta Mohan Bhandari, Sunita Krishna Gaykar, Ranjana Ekanath Phadke, Janardhan Chango Patil, Leelabai Chango Patil, Kana Hira Patil, Tulshiram Hira Patil, Shantaram Hira Patil, Vithabai, Aniruddha, Nirabai, Janabai, Kaluram Balu Patil, Ganpat Balu Patil
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THIRDLY OF FIRST SCHEDULE VILLAGE NILJE



Patil

Sr. No	Name of Developer / Owner	Name of Agreement	Survey No. (New)	Hissd No.	Area in Sq. Mtrs	Name of the Land Owners
1.	Lodha Estate Pvt. Limited	Deed of Exchange	4	7	1110	1) Mahadibai Dattu Patil, 2) Balaram Chango Patil, 3) Prakash Dharma Patil, 4) Parshuram Dharma Patil, 5) Talbai Dharma Patil, 6) Banabai Dharma Patil, 7) Megha Patil, 8) Ganesh Patil, 9) Pervati Kalu Patil, 10) Subhash Kalu Patil, 11) Jaywant Ratan Patil,

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						12) Ganesh Rafan Patil, 13) Jujibal Baliram Patil, 14) Nagesh Chango Patil, And 15) Harishchandra Zhipa Patil, 16) Chandramohan Zhipa Patil, 17) Kantabai Jaldeo Gondhale, 18) Latabai Sopan Bhoir, 19) Vithabai Zhipa Patil, 20) Sandip Motiram Patil
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FOURTHLY OF FIRST SCHEDULE VILLAGE KATAI

1.	Mahavir Build Estate Pvt Ltd.	Deed of Conveyance	19	3	2060	Manohar
			19	5	510	Posha
			84	3	330	Chaudhari
						Gana Posh
						Chaudhari
						Nirabal Babu
					2900	Chaudhari
						(Mundhe)
						Kalibal Babu
						Chaudhari
						Kantabai
						Dhondu Patil



Sale

FIFTHLY OF FIRST SCHEDULE

VILLAGE USARGHAR KATAI AND NILJE

Sr. No	Name of Developer/ Owner	Name of Agreement	Survey No. (New)	Hissa No.	Area in Sq. Mtrs	Name of the Land Owners
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1	Lodha Dwellers Pvt Ltd	Deed of Conveyance	74	10	1620	1) Anant Chango Madhvi, 2) Tulshiram Chango Madhvi, 3) Dattu Chango Madhvi, 4) Sonabai Madan Patil, 5) Gunabai Jagannath Santa, 6) Usha (Raiba) Waman Santa, 7) Jijabai Bhagwan Madhvi
			74	3	5270	
			74	6	400	
			137	1	1920	
			125	5B	1620	
			137	3	1110	
					12140	
2	Lodha Dwellers Pvt Ltd	Deed of Conveyance	1	12	380	1) Madan Ragho Mundhe, 2) Atmaram Ragho Mundhe, 3) Tukaram Ragho Mundhe, 4) Sukhdev Ragho Mundhe, 5) Nirabai Balkrishna Mundhe, 6) Narmada Balkrishna Mundhe, 7) Chandrabhaga Yashwant Patil, 8) Bhimabai Vasant Patil
			12	8/A	1010	
			12	9/A	900	
3	Lodha Dwellers Pvt Ltd	Deed of Conveyance	8	8A	2630	1) Shardabai Dattu Patil 2) Dattu Rama Patil (Deceased) 3) Mukund Dattu Patil 4) Deepak Dattu Patil 5) Mahesh Dattu Patil 6) Chandan Dattu Patil
			8	13	430	
			11	16	2350	
			19	4	700	
			83	1	860	



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4	LoDha Dwellers Pvt Ltd	Deed of Conveyance	11	12A	3190	1) Waman Sakharam Patil (Deceased) 2) Kailash Sakharam Patil 3) Sharada Waman Patil 4) Nitin Waman Patil 5) Anil Waman Patil 6) Amit Waman Patil 7) Apama Waman Patil
			11	13	330	
			11	14	630	
					4150	
5.	Lodha Dwellers Pvt Ltd	Deed of Conveyance	188	1	11180	1. Waman Sakharam Patil (Deceased), 2. Devanand Sakharam Patil, 3. Kailas Sakharam Patil, 4. Sharada Waman Patil, 5. Nitin Waman Patil, 6. Anil Waman Patil, 7. Amit Waman Patil, 8. Apama Waman Patil, 9. (Apama Santosh Thakur)



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SIXTHLY OF FIRST SCHEDULE
VILLAGE USARGHAR AND NILJE

1.	Lodha Dwellers Pvt. Limited	Deed of Exchange	4	5A	1930	1) Mahadibai Dattu Patil, 2) Balaram Chango Patil, 3) Prakash Dharma Patil, 4) Parshuram Dharma Patil, 5) Talbai Dharma Patil, 6) Banabai Dharma
			4	6A	580	
					2510	

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						Patil, 7) Megha Patil, 8) Ganesh Patil, 9) Parvati Kalu Patil, 10) Subhash Kalu Patil, 11) Jaywant Ratan Patil, 12) Ganesh Ratan Patil, 13) Jujibai Baliram Patil, 14) Nagesh Chango Patil, And 15) Manisha Motiram Patil, 16) Gajanan Motiram Patil, 17) Sandeep Motiram Patil, 18) Sudhir Motiram Patil
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SEVENTHLY OF FIRST SCHEDULE
VILLAGE NILJE

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1.	Galaxy Premises Pvt Ltd	Development Agreement Dated 09-05- 2006	236	2	2000	1) Sukarya Posa Bhoir, 2) Sukhdev Posa Bhoir, 3) Dhondu Posa Bhoir, 4) Banubai Damu Patil, 5) Gangubai Zparya Bhoir 6) Shwenta Kashinath Bhoir, 7) Ananta Kashinath
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						Bhoir, 8) Balkrishna Kashinath Bhoir, 9) Nakul Kashinath Bhoir, 10) Kantabal Deoram Kalan, 11) Mandabal Madhukar Patil, 12) Waman Bachhu Bhoir 13) Jaywant Bachhu Bhoir, 14) Shantabal Tulshiram Mandvi, 15) Fasubal Bachhu Bhoir
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THE SECOND SCHEDULE ABOVE REFERRED TO

COMMON AREAS:

1. Stair case and main passage
2. Staircase Entrance Area.
3. Staircase Landings.
4. Pump rooms.
5. Lift Rooms and Lift Well.
6. Entrance Lobby on ground floor.
7. Garden Areas and the facilities thereon.



Patil.

COMMON AMENITIES:

1. R.C.C. under ground and overhead tanks.
2. Pump(s)
3. Lifts in the said Building/s
4. Light and electrical fitting in staircase entrance hall and compound.
5. Meter Room.
6. Exterior Plumbing fixtures.
7. Septic Tank.
8. Suction Tank.
9. Watchman Cabin.
10. Electric Cabin.
11. Fire Fighting System

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THE THIRD SCHEDULE ABOVE REFERRED TO

LIST OF AMENITIES

Amenities For 1 BHK And 2 BHK Optima: Stilt + 8

- o **Amenities for each building:**
 - Lifts from leading manufacturer.
 - Power backup for lifts and common area lighting
- o **Amenities inside each apartment:**
 - Vitrified Tile flooring in all the rooms.
 - Separate wardrobe area in bedroom.
 - Toilets finish would be Ceramic tiles for dado and flooring.
 - Kitchen finished with granite platform and vitrified tile flooring.
 - Jaguar fittings and Parry ware sanitary ware in toilets (or equivalent as per discretion of the designers)

Common facilities for the Clusters:

1. Club House with
 - a) Gymnasium
 - b) Indoor games room. (Carom, chess, cards)
2. Swimming pool for adults & kids
3. Children play area
4. Tennis Court
5. Gated Entry



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COMMON SEAL OF the withinnamed
 LODHA DWELLERS PRIVATE LIMITED
 The Builder/Promoter in its individual capacity
 holding the Power of Attorneys dated _____
 _____ of the Confirming Parties
 abovenamed through the hands of its Directors *Partly*
 on 30th day of March 2011 (*Surrendran Naik*)
 In the presence of:
 1. Mangesh Sawant *Sawant*
 2. Gajip Dalvi *Dalvi*

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SIGNED SEALED AND DELIVERED
 By the within named Confirming Party No. 1
 LODHA PINNACLE BUILD TECH PRIVATE
 LIMITED
 In the presence of:
 1. Kunal Yadav *Kunal*

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SIGNED SEALED AND DELIVERED
 By the within named Confirming Party No.2
 LODHA ESTATE PRIVATE LIMITED
 In the presence of:
 1. Ashish Binje *Binje*

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SIGNED SEALED AND DELIVERED
 By the within named Confirming Party No. 3
 GALAXY PREMISES PRIVATE LIMITED
 In the presence of:
 1. Mangesh Sawant *Sawant*

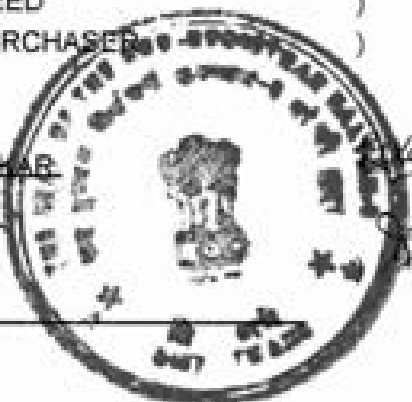
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SIGNED SEALED AND DELIVERED
 By the within named Confirming Party No. 4
 MAHAVIR BUILD ESTATE PRIVATE LIMITED
 In the presence of:
 1. Dilip Dalvi *Dalvi*

[Handwritten signature]

SIGNED AND DELIVERED
 By the within named PURCHASER

Dr. RAHUL B. KAWTHEKAR
Mrs. SAPANA S. PATIL
 In the presence of:
 1. _____



[Handwritten signature]



क. ल. न. - ३
दस्त २०११
५१ १९५

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RECEIVED on the day and year first)
Hereinabove written of and from the)
Withinamed Purchaser the sum of)
Rs. 568895/- (RUPEES FIVE LAKH SIXTY-)
EIGHT THOUSAND EIGHT HUNDRED NINE-)
TY FIVE ONLY.)
Being the amount to be paid by the)
Purchaser on execution of these)
presents to us.)

Details are in the table below:

DATE	STAGE	CHQ NO.	AMOUNT
19.02.2011	Earnest money	004241	Rs.27000/-
05.03.2011	Within 21 days	534163	Rs.258018/-
05.03.2011	WITHIN 42 DAYS	534163	Rs.285877/-

Rs. 568895/-

WE SAY RECEIVED

[Handwritten Signature]

FOR LODHA DWELLERS PRIVATE LIMITED
DIRECTOR



WITNESSES-

1. *[Signature]*
2. *[Signature]*

IDBI BANK

Customer's Copy B.I. Ser. No. _____
Date 28/2/2011

Account No. 37200100000000000000
and debit the sum with right and bank A/C stamp duly
credited to your Type of Document *Hyderabad for A.C.*

Particulars	Type of Stamp	Rs. No.	Rs. No.
Initial sum	Franchise Value	Rs. No.	1,54,500 + 100
Final sum	Service Charges	Rs. No.	20
Total		Rs. No.	1,54,520/-

with right amount for sum of sum of stamp duly paying party

Rohit Kaur Dalal

31/03/2011
31/03/2011
31/03/2011

INDUSTRIAL CREDIT BANK OF INDIA
HYDRABAD

Signature of Purchaser / Applicant
[Signature]
For IDBI BANK, Hyderabad, T.D.

Signature of Authorized Signatory
[Signature]
Authorized Signatory

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.....
DATED THIS 30th DAY OF March 2011
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LODHA DWELLERS PRIVATE LIMITED
.. BUILDER/PROMOTER

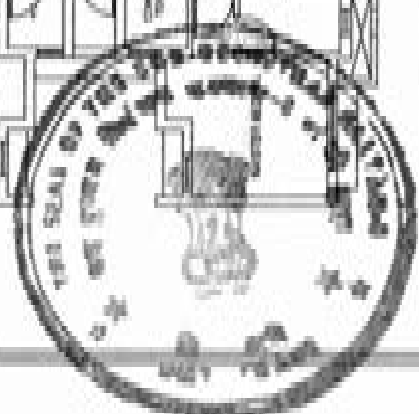
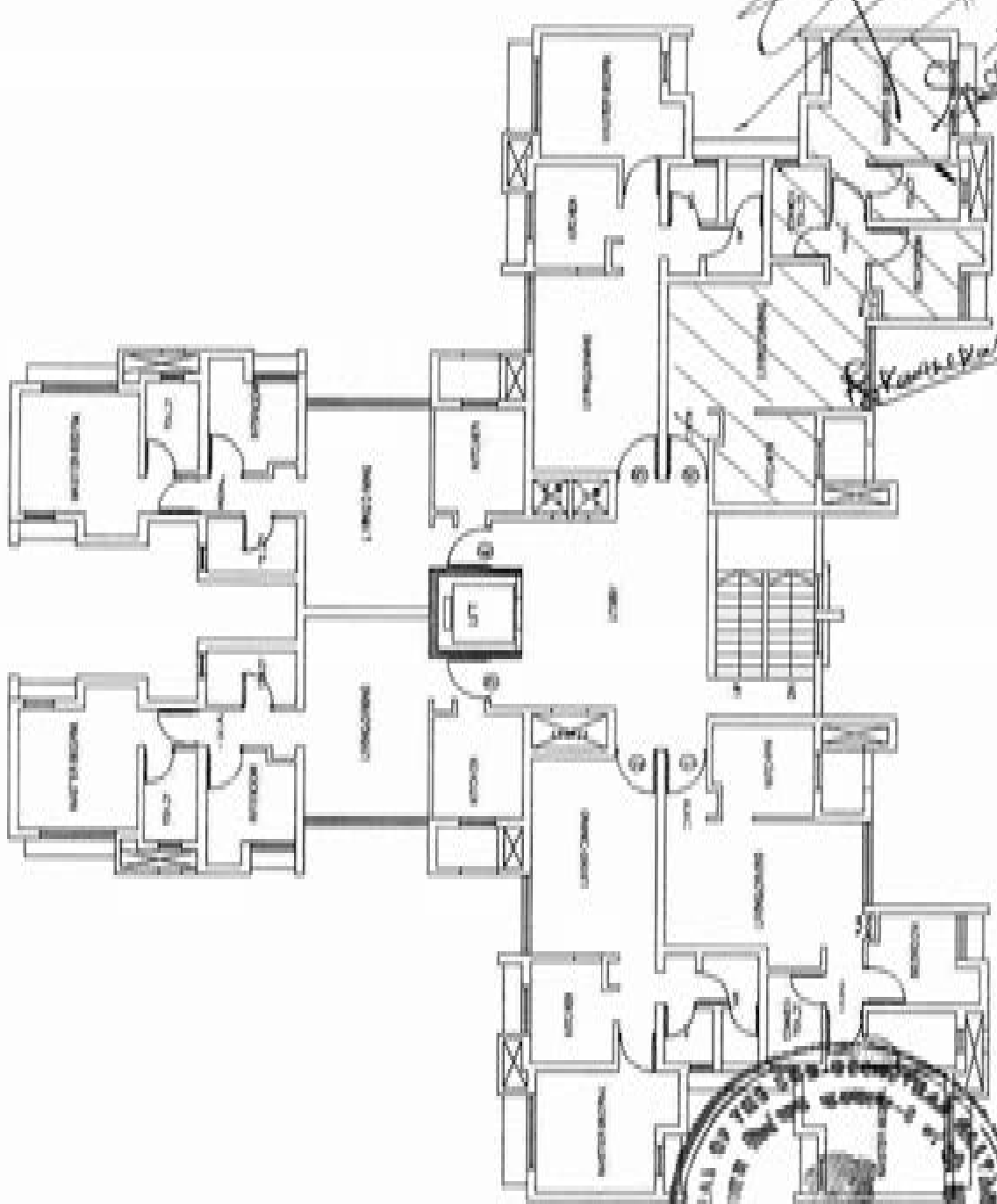
AND

PURCHASER

AGREEMENT FOR SALE of Residential
Flat No. E-0508 on 5TH FLOOR in Wing
E in the Building known Eleganta E at
"CASA BELLA".



क. ल. न. - ३३
 दरत क्र. २६०
 ६० ८१



CASA BELLA DOMENICALI	CLUSTER 11 : ELEGANTIA WING : E	FLOOR 5	FLAT NO. 2506
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NOT TO SCALE

DEVELOPERS
LODHA
 BUILDING A BETTER LIFE

ARCHITECT
 IMPROMAGS&S&PVT.LTD
 ARCHITECTURE PROFESSION
 17, ANANDI DAD TELANGANABUILDING
 401, PUNE-411 004

NOTE: NORTH

DEVELOPERS
LODHA DWELLERS PVT. LTD.
 201, Shah Keshavnagar Indira Nagar
 Dr. E. M. Road,
 Worli, Mumbai - 400 025

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Handwritten notes and stamps: "L17 67", "ՀՀ ԿՈՍՏԱՆԻՆՆԵՐ", "ՀՀ ԿՈՍՏԱՆԻՆՆԵՐ", "ՀՀ ԿՈՍՏԱՆԻՆՆԵՐ".

Large table with multiple columns and rows, containing financial or administrative data.



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Table with 8 columns and 10 rows, containing numerical data.

Table with 8 columns and 25 rows, containing numerical data.



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Pati (since deceased), Vitu Kaniya Pati (since deceased), Tukaram Vitu Pati (since deceased), Hari Janu Pati (since deceased), Nathu Janu Pati (since deceased), Shankar Nathu Pati (since deceased), Bai Shankar Pati (since deceased) vs. (1) Krun Mohan Pati, (2) Ananta Tukaram Pati, (3) Ananta Tukaram Pati, (4) Panchajany Shankar Pati, (5) Gautam Shankar Pati, (6) Anantbal Shankar Pati also Anantbal Datta Mhatre, (7) Haridas Panchajany Pati, (8) Gangabai Panchajany Pati and (9) Chandrahal Hari Pati of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN-2143-2007 on 20/06/2007, the said Krun Mohan Pati and others granted development rights in respect of the said property to M/s. Lodha Dwellers Pvt. Ltd for consideration and subject to the terms and conditions as set out therein.

10. In terms of Development Agreement, while a total consideration of Rs.82,77,870/- has been agreed to be paid to Krun Mohan Pati and others by M/s. Lodha Dwellers Pvt. Ltd in respect of the said property, only a part of the said consideration has been so far paid and balance if any is payable in installments as set out in the Development Agreement.
11. By a Power of Attorney dated 15/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 2630/2007 on 26/06/2007, the said Krun Mohan Pati and Others have granted unto (1) Mangalnath Gurnaman Laloo and (2) Rajendra Laloo, the Directors of M/s. Lodha Dwellers Pvt. Ltd. powers and authorities to deal with and develop the said property.
12. By a Power of Attorney for Conveyance dated 15/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLN-294-2007 on 29/06/2007, the said Krun Mohan Pati and others have granted unto the (1) Anantbal Mangalnath Laloo and (2) Anantbal Mangalnath Laloo, the representatives of M/s. Lodha Dwellers Pvt. Ltd. the right to convey the said property.
13. By Confirmation Deed dated 14/06/2007 executed by Anantbal Datta Mhatre in favour of M/s. Lodha Dwellers Pvt. Ltd. and registered under No. KLN-54834/2007 dated 14/06/2007 wherein she has stated that she could not remain present during the execution of the said Development Agreement dated 15/06/2007 and now by this consent deed they confirm the said Development Agreement and the terms and conditions stated therein.

14. By Confirmation Deed dated 13/06/2007 executed by 1) Meena Mohan Pati, 2) Krun Mohan Pati and 3) Raju Mohan Pati in favour of M/s. Lodha Dwellers Pvt. Ltd. and registered under No. KLN-54838/2007 dated 14/06/2007 wherein they have stated that they could not remain present during the execution of the said Development Agreement dated 15/06/2007 and now by this consent deed they confirm the said Development Agreement and the terms and conditions stated therein.
15. By a Power of Attorney dated 11/03/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 632008 on 11/03/2008, the said 1) Shantaram B. Mhatre and 2) Yashward N. Sarde have granted unto (1) Mangalnath Gurnaman Laloo and (2) Rajendra Laloo, the Directors of M/s. Lodha Dwellers Pvt. Ltd. powers and authorities to deal with and develop the property bearing S.No. 1694A.
16. By Confirmation Deed dated 11/03/2008 executed by 1) Shantaram B. Mhatre and 2) Yashward N. Sarde in favour of M/s. Lodha Dwellers Pvt. Ltd. and registered under No. KLN-50860/2008 dated 11/03/2008 wherein they have stated that they could not remain present during the execution of the said Development Agreement dated 15/06/2007 and now by this consent deed they confirm the said Development Agreement and the terms and conditions stated therein.
17. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is awaited.
18. On the basis of the findings included in this report, I am of the opinion that on mutation of the Revenue records in the name of Krun Mohan Pati and others, being the legal heirs of Rami Padu Pati (since deceased), Vitu Kaniya Pati (since deceased), Tukaram Vitu Pati (since deceased), Hari Janu Pati (since deceased), Nathu Janu Pati (since deceased), Shankar Nathu Pati (since deceased), Bai Shankar Pati (since deceased), are entitled to the said property subject to the development rights granted in favour of M/s. Lodha Dwellers Pvt. Ltd.
19. On the basis of the findings included in this report and on compliance of Non-Agricultural use of the said properties, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd. pursuant to the Development Agreement and the Powers of Attorney executed by the said Krun Mohan Pati and others, development rights in respect of the said properties.

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दस्त क्र. २६०८
१४/०६/०७

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Village No.	Area (Sq. mtrs.)
188	102	229
188	102	89
188	102	84
188	105	130
188	104	304
188	102	2170
188	7	1104
188	4	2000
192	107	1210
192	107	1170
218	-	1100

is aggregate measuring 11,000 sq. mtrs. in therabouts situate at Village No. 10, Tanuka Kalyan, District Thane.

Dated this 12th day of February, 2008.

(Signature)
(Pradip Garach)
Advocate High Court Bombay

Sikr.-18

REPORT ON TITLE

M/s. Lodha Dwellers Pvt. Ltd.

(Ex-certe)



1. I have examined this Title Certificate of the above property (the "Certificate") on the basis of the Revenue records, namely the Mutation (No. 118) issued on 01/06/07 for the above property, 6/12 of 1957 and mutation entries issued by Taluk and District Offices of Thane with knowledge respect of the above property, produce before me for the entries. Accordingly, I have perused such Revenue records, documents and other information regarding the above property and after due consideration and verification, I have found that:
 - (a) retained verified true copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents establishing the rights and interests of M/s. Lodha Dwellers Pvt. Ltd.;
 - (b) verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which the development rights of the abovementioned property have been granted and on the basis of the above, I have found that
2. The mutation records maintained at the Taluk and Tahsildar's Office reflect the name of the following persons as Owners with their respective land holding on the date of this certificate.

In aggregate admeasuring 5190 sq. mtrs. or thereabouts situate at Village Nilje, Taluka Kalyan, District Thane.

Dated this 22nd day of February, 2009.


(Pradip Garach)
Advocate High Court Bombay

Pradip Garach
Advocate
High Court, Bombay

4, Kalyan Apartments
L. B. S. Road, Kalyan,
Dist. Thane, Mumbai - 400 107
Phone: 2622 5127

Sheet - 2

REPORT ON TITLE

M/s. Loka Builders Pvt. Ltd.

(To be filled)

Re: Property bearing

Survey No.	Area (sq. mtrs.)	Area (sq. mtrs.)
1856	14.54	14.54
1857	16	16
1858	16	16
1859	16	16
1860	16	16
1861	16	16
1862	16	16
1863	16	16
1864	16	16
1865	16	16
1866	16	16
1867	16	16
1868	16	16
1869	16	16
1870	16	16
1871	16	16
1872	16	16
1873	16	16
1874	16	16
1875	16	16
1876	16	16
1877	16	16
1878	16	16
1879	16	16
1880	16	16
1881	16	16
1882	16	16
1883	16	16
1884	16	16
1885	16	16
1886	16	16
1887	16	16
1888	16	16
1889	16	16
1890	16	16
1891	16	16
1892	16	16
1893	16	16
1894	16	16
1895	16	16
1896	16	16
1897	16	16
1898	16	16
1899	16	16
1900	16	16

In aggregate admeasuring 5190 sq. mtrs. or thereabouts situate at Village Nilje, Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records (namely 5712 extract (Record of Rights) issued on 24/04/2007 for the year 2006-07, 5712 extract and mutation entries issued by Taluqa and documents of transactions therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as envisaged hereunder.
- For the purpose of my title opinion, I have caused to
 - reviewed certified true copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents evidencing the rights and interests of M/s. Loka Builders Pvt. Ltd.;
 - verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which the development rights of the above-mentioned property have been granted and on the basis of the above, I have found that
- The mutation records maintained at the Taluqa and Taluqdari's Office reflect the following:-

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S. No.	Name of the Persons
1856	Chango Kathod, Kathod Janu, Chango Chahu Kol, Raghu Chango Kathod, Kathod Janu, Chango Chahu Kol, Raghu Kathod Kol, Laxmbai Haaha Kol, Ramchandra Haaha Kol, Premabai Bhairchandra Galkar, Shamabai Mahadu Kol, Hanishchandra Mahadu Kol, Vatsala Ram Pegade, Jibai Mohan Patil, Yashodabai Tanaj Galkar, Kamalajai Jitram Patil
1821A+8A	Laxmbai Haaha Kol, Ramchandra Haaha Kol, Premabai Bhairchandra Galkar, Shamabai Mahadu Kol, Hanishchandra Mahadu Kol, Vatsala Ram Pegade, Jibai Mohan Patil, Yashodabai Tanaj Galkar, Kamalajai Jitram Patil
1857/18	Laxmbai Haaha Kol, Ramchandra Haaha Kol, Premabai Bhairchandra Galkar, Shamabai Mahadu Kol, Hanishchandra Mahadu Kol, Vatsala Ram Pegade, Jibai Mohan Patil, Yashodabai Tanaj Galkar, Kamalajai Jitram Patil
1858	Laxmbai Haaha Kol, Ramchandra Haaha Kol, Premabai Bhairchandra Galkar, Shamabai Mahadu Kol, Hanishchandra Mahadu Kol, Vatsala Ram Pegade, Jibai Mohan Patil, Yashodabai Tanaj Galkar, Kamalajai Jitram Patil
1857/17	Kana Chango Kol (head of the Family), Chango Chahu Kol, Raghu Kathod Kol, Haaha Dharma, Mahadu Dharma, Dharmaji (Raghu) Kol, Narayan Raghu Kol, Shaikhi Raghu Kol, Stabal Tukaram, Vihabai Raghu, Dashrath Kathod, Laxman Kathod.

Pradip Garach
Advocate
High Court, Bombay

4, Kalyan Apartments
L. B. S. Road, Kalyan,
Dist. Thane, Mumbai - 400 107
Phone: 2622 5127

- Mutation Entry No. 121 is not relevant to the said property.
- As per Mutation Entry No. 167 dated 22/05/1933 by Sale Deed dated 19/05/1933 Hari Naraj Kol had sold and conveyed the property bearing S.No. 1856 and 1857/17 in favour of Chango Chahu Kol for consideration of Rs.50/-.
- As per Mutation Entry No. 171 dated 25/05/1933 one Dharma Chahu Kol had mortgaged the property bearing S.No. 1856 and 1828 without actual possession in favour of Hanjivan Devraj Thakkar for Rs.100/- on 25/05/1933.
- As per Mutation Entry No. 284 dated 01/09/1947 by Sale Deed dated 1) Haaha Dharma Kol, 2) Mahadu Dharma Kol and 3) Soni Dharma Kol had sold and conveyed the property bearing S.No. 1856 and S.No.1828 in favour of Krishna Bapu Shrivastava for consideration of Rs.300/-.
- As per Mutation Entry No.416 dated 23/11/1948 on death of Dharma Chahu Kol amount 56 years, back the name of his legal heirs 1) Haaha Dharma and 2) Mahadu Dharma were entered on the 712 extract in respect of the property bearing S.No.1856, 1857/18, 1858, 1857/17 and 1828.

- As per Mutation Entry No. 452 the property bearing S. No. 1856, 1857/17 have been declared as Jagirlands.
- As per Mutation Entry No. 587 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of property bearing S. No. 1856.
- As per Mutation Entry No. 592 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of the property bearing S. No. 1856.
- As per Mutation Entry No. 602 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of the property bearing S. No. 1856.
- As per Mutation Entry No. 603 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of the property bearing S. No. 1856.
- As per Mutation Entry No. 604 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of the property bearing S. No. 1856.
- As per Mutation Entry No. 605 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of the property bearing S. No. 1856.
- As per Mutation Entry No. 606 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of the property bearing S. No. 1856.
- As per Mutation Entry No. 607 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of the property bearing S. No. 1856.
- As per Mutation Entry No. 608 dated 02/12/1952 on death of Krishna Bapu Shrivastava on 28/12/1950, the names of his legal heirs 1) Ramchandra Krishna Shrivastava and 2) Anuram Krishna Shrivastava were entered on the 712 extract in respect of the property bearing S. No. 1856.
- Mutation Entry No. 1201 is not relevant to the said property.
- Mutation Entry No. 1071 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
- As per Mutation Entry No. 1072 dated 15/05/1971, upon enactment of Decreeal (Metric) System in respect to the area of land in village Nilje, land records viz. 712 extracts were revised by converting areas of land into decimal measurement accordingly.



18. As per Mutation Entry No. 1112 dated 01/12/1975 on death of Kathod Janu Koli around one year ago, the name of his legal heirs 1) Ragho Kathod (since deceased) (Ragho Kathod also died nine months ago), 2) Dharmraj Ragho, 3) Narayan Ragho, 4) Shaik Ragho (being minor represented by Dharmraj Ragho), 5) Sitabal Tukaram, 6) Vitthal Koli, 7) Deshraj Kathod, 8) Laxman Kathod were entered in respect of property bearing S.No. 185/17. The wife of the said Kathod Janu predeceased him.

19. As per Mutation Entry No. 1800 dated 10/05/1999 on the death of Hasha Koli (Head of the Family) on 26/10/1994, the names of his legal heirs 1) Laxmbai Hasha Koli, 2) Ramchandra Hasha Koli and Premabai Bhalkhandra Galkar, 4) Mahadu Dhama Koli (since deceased) and 1) Shantabai Mahadu Koli, 2) Harishchandra Mahadu Koli, 3) Vasala Ram Pagade, 4) Jitabai Mohan Patil, 5) Yashodabai Tanaj Galkar and 6) Kamalajai Jaiaram Patil were entered on the 7/12 extract in respect of S.No. 185/18.

20. By Development Agreement dated 21/06/2007 executed between M/s. Lodha Dwellers Pvt. Ltd. of One Part and the legal heirs of Chango Chahu Koli (since deceased), Kanha Chango Koli (since deceased), Rama Chango Koli (since deceased), Dhama Ragho Koli (since deceased), Shaik Ragho Koli (since deceased), Sitabal Tukaram Koli (since deceased), Mahadu Dhama Koli (since deceased), viz. 1) Gopinath Kanha Koli, 2) Baburao Kanha Koli, 3) Janbal Rama Koli, 4) Vasudeo Rama Koli, 5) Prakash Rama Koli, 6) Ambikal Krishna Koli, 7) Shantabai Dharmraj Koli, 8) Kalyan Dharmraj Koli, 9) Navnath Dharmraj Koli, 10) Narayan Ragho Koli, 11) Kalpana Shaik Koli, 12) Roshan Shaik Koli, 13) Laxmbai Hasha Koli of the Other Part and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. KLN-03680 of 2007 on 21/06/2007, the said Gopinath Kanha Koli and others have granted development rights in respect of the said property to M/s. Lodha Dwellers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.

21. In terms of Development Agreement, while a total consideration of Rs.53,67,548/- has been agreed to be paid to Gopinath Kanha Koli and others by M/s. Lodha Dwellers Pvt. Ltd., in respect of the said property, only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Development Agreement.

22. By a Power of Attorney dated 21/06/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 242/2007 on 21/06/2007 the said Gopinath Kanha Koli and others have granted M/s. Lodha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.

23. On the basis of the findings included in this report, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd., pursuant to the Development Agreement dated 21/06/2007 referred in clause 22 and the Powers of Attorney thereto executed by Gopinath Kanha Koli and others have development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area No	Area (sq.mtrs)
185	9	2100
185	1A + 8A	2580
185	15	1970
185	8	1040
185	17	2280

In aggregate admeasuring 9970 sq mtrs or thereabouts situate a Village Nije Taluk Kalyan District Thane.

Dated this 27th day of February, 2008.

Prady Garach
(Prady Garach)
Advocate High Court Bombay

Prady Garach
Advocate
High Court, Bombay

2, Rose Villa Apartments
1, B. S. Road, Kalyan
District (Thane) Mumbai - 400 107
Phone: 2553 2127

23. By a Power of Attorney for Conveyance dated 21/06/2007 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 242/2007 on 21/06/2007 the said Gopinath Kanha Koli and others have granted unto 1) Ashadeo Mangalprasad Lodha and 2) Ashantaban Mangalprasad Lodha (brother of M/s. Lodha Dwellers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.

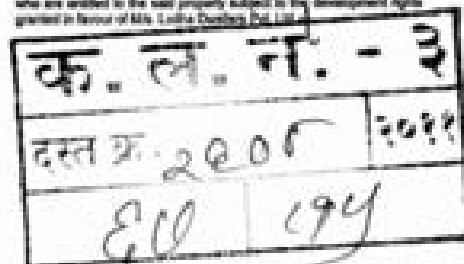
24. By Confirmation Deed dated 20/06/2007 executed by 1) Kamlath Sarfina Koli, 2) Meghendra Kamlath Koli, 3) Ramchandra Hasha Koli in favour of M/s. Lodha Dwellers Pvt. Ltd. and registered with the Office of the Sub-Registrar of Assurances at Kalyan under Serial No. 268/2007 dated 20/06/2007 wherein they have stated that they could remain present at the time of execution of the Development Agreement dated 21/06/2007 and that they have no objection of whatsoever nature for the said transaction.

25. By Confirmation Deed dated 20/07/2007 executed by 1) Shantabai Mahadu Koli, 2) Harishchandra Koli, 3) Nagrath Harishchandra, 4) Premabai Harishchandra Koli, 5) Vasala Ram Pagde, 6) Jitabai Mohan Patil, 7) Yashodabai Tanaj Galkar, 8) Kamalajai Jaiaram Patil in favour of M/s. Lodha Dwellers Pvt. Ltd. and registered with the Office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN-03680/2007 dated 20/07/2007 wherein they have confirmed the Development Agreement dated 21/06/2007 and that they have no objection of whatsoever nature for the said transaction.

26. By Confirmation Deed dated 16/06/2007 executed by 1) Kamlath Dharmraj Koli, 2) Navnath Dharmraj Koli in favour of M/s. Lodha Dwellers Pvt. Ltd. and registered with the Office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN-03680/2007 dated 16/06/2007 wherein they have confirmed the Development Agreement dated 21/06/2007 and that they have no objection of whatsoever nature for the said transaction.

27. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is awaited.

28. On the basis of the findings included in this report and subject to the compliance of the representation to carry out necessary matters in the name of Gopinath Kanha Koli and others, I am of the opinion that the said Property is lawfully owned by Gopinath Kanha Koli and others who are entitled to the said property subject to the development rights granted in favour of M/s. Lodha Dwellers Pvt. Ltd.

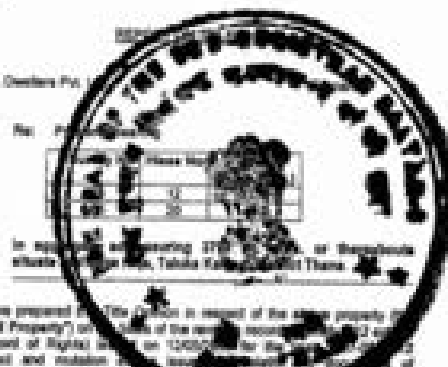


Prady Garach
Advocate
High Court, Bombay

2, Rose Villa Apartments
1, B. S. Road, Kalyan
District (Thane) Mumbai - 400 107
Phone: 2553 2127

58b-12

M/s. Lodha Dwellers Pvt. Ltd.



I have prepared this report in respect of the said property (the "said Property") on the basis of the records, documents and information (Record of Rights) available on 12/02/2008 for the purpose of the said report and subject to the said records, documents and information being true and correct and subject to the said records, documents, gathered information and explanation received, and undertake procedure as enumerated hereunder.

- For the purpose of my this report, I have caused to:
 - reviewed certified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Power of Attorney, Possession receipt and other documents evidencing the rights and interests of M/s. Lodha Dwellers Pvt. Ltd.;
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which the above-mentioned property is agreed to be sold and also the development rights in respect of above-mentioned properties have been granted and on the basis of the above, I have found that...

3. The mutation records maintained at the Talathi and Tahsildar's Office reflect the names of Rama Chango Kol and Others as the Owners as of the date of this certificate.
4. As per Mutation Entry No. 187 dated 22/05/1933 is not relevant to the said property.
5. As per Mutation Entry No. 237 dated 10/10/1938 on death of Jaipal Govind Thewri on 20/05/1938, the names of his legal heirs 1) Furushottam, 2) Ramnarayan, 3) Laxmi Narayan were entered on the 712 extract in respect of the property bearing S.No.185/12.
6. As per Mutation Entry No.259 dated 15/02/1940 is not relevant to the said property.
7. As per Mutation Entry No.349 dated 10/09/1945, on 06/07/1944 1) Sheprasad Dokul and 2) Ram Narayan and 3) Laxmi Narayan had mortgaged the property bearing 185/12 in favour of Ramchandra Govind Somani for Rs.4000/- and therefore an encumbrance of Rs.4000/- was entered in other rights column.
8. As per Mutation Entry No.402 dated 24/09/1952 the property bearing S.No.185/20 has been declared as hagnant.
9. As per Mutation Entry No. 801 dated 12/12/1957 Furushottam Jaipal Thewri died around 13 years back leaving him surviving legal heirs viz. 1) Murtujabal Ramnarayan Thewri and 2) Laxminarayan Jaipal Thewri and on submission by the said 1) Murtujabal Ramnarayan Thewri and 2) Laxminarayan Jaipal Thewri, the sole name of Anil Murtujabal was entered on the 712 extract in respect of the property bearing S.No.185/12.
10. As per Mutation Entry No. 609 dated 01/09/1961 pursuant to the Order passed by Agricultural Land Tribunal and Additional Member Kalyan via. 220 of Bombay Tenancy and Agricultural Land Act, 1948, tenant Purchaser viz. Chango Chahu had agreed to purchase the said property from Thewri Murtujabal Ramnarayan for a consideration of Rs.3271/- to be paid in installments subject to Section 43 of the said Act and thereupon the encumbrance of Rs.3271/- was entered on the 712 extract in the other rights column.
11. As per Mutation Entry No. 737 dated 20/10/1963, Chango Pandu Kol died leaving behind the following legal heirs viz. 1) Kana Chango Kol, 2) Rama Chango Kol and 3) Krishna Chango Kol. However, the name of Kana Chango Kol was entered on the 712 extract in respect of the said property being the Head of the Family.

2

- a part of the said consideration has been so far paid and balance if any is payable in installment as set out in the Agreement for Sale.
18. By a Power of Attorney dated 15/07/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 245/2008 on 15/07/2008 the said Janabai Rama Kol and Others have granted Mrs. Lodha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
 19. By a Power of Attorney dated 15/07/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 246/2008 on 15/07/2008, the said Janabai Rama Kol and others have granted unto (1) Rajendra Lodha, 2) Bhaskar Kamat and 3) Harish Bhagirathi, representatives of Mrs. Lodha Dwellers Pvt. Ltd. right to register and admit execution thereof of the Conveyance in respect of the said property.
 20. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is awaited.
 21. On the basis of the findings included in this report, I am of the opinion that, the said Property is lawfully owned by Janabai Rama Kol and others who are entitled to the said property subject to the development rights granted in favour of Mrs. Lodha Dwellers Pvt. Ltd.
 22. On the basis of the findings included in this report, I am of the opinion that, Mrs. Lodha Dwellers Pvt. Ltd pursuant to the Agreement for Sale thereof, executed by Janabai Rama Kol and others are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	Area No	Area (in sq. mtrs.)
185	12	3330
185	20	490

4

Pradip Garach
Advocate
High Court, Bombay

1, Rose Villa Apartments,
L. B. S. Road, Kalyan,
Dist. (Thane), Mumbai - 400 107
Phone: 4008 5107

12. As per Mutation Entry No.834 dated 19/02/1966 on payment of purchase price by tenant Purchaser Chango Chahu viz. of Rs.4000/- to Murtujabal Ramnarayan Thewri (land holder) as stated herein above clause 11 subject to permission under 43 of Bombay Tenancy and Agricultural Land Act, 1948. By reason whereof certificate under Section 52M of the said act was issued to Chango Chahu.
13. As per Mutation Entry No. 1071 dated 15/05/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
14. As per Mutation Entry No.1759 dated 28/05/2000 on death of Kanta Chango Kol on 31/08/2001 and his wife Shantabai Kanta Kol also expired on 15/10/1991, the name of his legal heirs 1) Girishbhai Kanta Kol and 2) Baburao Kanta Kol were entered on the 712 extract in respect of the said property.
15. I am informed that Rama Chango and Krishna Chango are dead. Hence the right and interest of the said deceased persons in the said property was devolved upon their respective heirs viz. 1)Janabai Rama Kol, 2) Vinodrai Rama Kol, 3) Prakash Rama Kol, 4) Laddubai Ramchandra Kol, and Anilbhai Krishna Kol, Rameshbhai Krishna Kol and Manomohan Krishna Kol alongwith Gopabhat Kanta Kol and Baburao Kanta Kol as co-owners thereof.
16. By Agreement for Sale dated 02/07/2008 made between the Mrs. Lodha Dwellers Private Limited of One Part and the legal heirs of Rama Chango Kol (since deceased), 2) Krishna Chango Kol (since deceased) viz. 1)Janabai Rama Kol, 2) Vinodrai Rama Kol, 3) Prakash Rama Kol, 4) Laddubai Ramchandra Kol, 5) Shantabai Jagan Wastkar and 7) Shantabai Ramdeo Kol of the Second Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 2520-4046/2008 and 25274 on 15/07/2008, the said Janabai Rama Kol and others granted development rights in respect of the said property to Mrs. Lodha Dwellers Pvt. Ltd for consideration and subject to the terms and conditions as set out therein.
17. In terms of Agreement for Sale, while a total consideration of Rs.28,42,500/- has been agreed to be paid to Janabai Rama Kol and others by Mrs. Lodha Dwellers Pvt. Ltd in respect of the said property, only

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Pradip Garach
Advocate
High Court, Bombay

1, Rose Villa Apartments,
L. B. S. Road, Kalyan,
Dist. (Thane), Mumbai - 400 107
Phone: 4008 5107

In appropriate administrative jurisdiction, the respondents submit that Village No. 712



INTER-OFFICE MEMO

27th February, 2007

To,
Mr. Smita Chag
Documentation Department

Madam,

As instructed by Kail Tandelkar, I am forwarding herewith Title Reports, the details of which are given below. Kindly accept and acknowledge the same.

Sr. No.	File No.	Village	S.No. & Block Nos.
1.	1	Nije	1907B and 1907C
2.	2	Nije	1907B, 1907B
3.	3	Nije	1907C/1 and 1907B/2
4.	4	Nije	2140B, 2140C, 2140D, 1862, 1871, 233B
5.	5	Nije	1761, 1712, 1892
6.	11	Nije	2141
7.	12	Nije	1858, 1862, 1842, 1854, 1851, 1861A2, 1867
8.	14	Nije	1867, 1867A, 176
9.	15	Nije	1862, 1843, 148
10.	16	Nije	1601B
11.	20	Nije	1881
12.	21	Nije	1753, 1752, 1743, 1732, 1724, 1721
13.	24	Nije	47
14.	27	Nije	1781, 1713, 1715, 1712
15.	31	Nije	1751, 1734, 1732, 1742
16.	32	Nije	2447B
17.	36	Nije	1747
18.	37	Nije	1947B
19.	38	Nije	47, 1852, 1892, 2147B, 1907B

Received
for
15/01/07

Smita Chag
Smita Chag
Legal Department

Pradip Garask
Advocate
High Court, Bombay

6, New 4th Apartments
L. B. S. Road, Kurla
Mumbai - 400 017
Phone: 2626 2127

Enclosed

REPORT ON TITLE

M/s. Laxmi Overseas Pvt. Ltd. (In parts)

Re: Property bearing

Survey No.	Block No.	Area (in sq. mtrs.)
1907	2B	882
1907	1	242

In aggregate amounting to 1124 sq. mtrs. or thereabouts situate at Village Nije, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "said Property") on the basis of the revenue records namely 712 extract (Extract of Rights) issued on 02/02/2006 for the year 2005-06, 8712 extract and mutation entries issued by Tahsil and documents of transactions therein in respect of the above property produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have caused to:
 - reviewed/verified true copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents evidencing the rights and interests of M/s. Laxmi Overseas Pvt. Ltd.,
 - verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which the development rights of the abovementioned property have been created and on the basis of the aforesaid, I have found that

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3. The Mutation records maintained at the Tahsil and Tahsiladar's Office reflect the following name as the Owners of the following Survey Nos as of the date of this certificate :-

Survey Nos/Block Nos.	Name of Khatidar
1907B	Zopya Narayan Patil Charu Narayan Patil
1907C	Sadasahr Charu Patil Draupadibai Charu Patil

On the demise of (i) Zopya Narayan Patil (ii) Charu Narayan Patil (iii) Sadasahr Charu Patil and (iv) Draupadibai Charu Patil, the revenue records are so far not mutated in the names of their legal heirs Hanishchandra Zopya Patil and others in respect of said Property as of the date of this certificate. However, it is represented to me that the said mutation in the name of Hanishchandra Zopya Patil and others in the record of rights will be carried out in due course.

- As per Mutation Entry No. 432 dated 24/08/1952 the property bearing S No 1907C has been declared as fragment.
- The Mutation Entry No. 408 is not relevant to said Property.
- As per Mutation Entry No. 691 dated 31/03/1983 on death of one Dhama Laxman Patil two years ago, the names of his legal heirs (i) Pandurang Dhama Patil and (ii) Yamunabai Balu Patil were entered on the 712 extract of the said Property.
- As per Mutation Entry No. 923 dated 01/02/1986, upon partition of various land holdings between (i) Zopya Narayan Patil (ii) Charu Narayan Patil (iii) Dunkar Shive Patil (iv) Daga Dhananya Patil (v) Pandurang Dhama Patil and (vi) Yamunabai Balu Patil fifteen years ago, the said (i) Zopya Narayan Patil and (ii) Charu Narayan Patil became entitled to the said Property.
- The Mutation Entry No. 1081 is not relevant to said Property.
- As per Mutation Entry No. 1096 dated 13/05/1974 on death of Koribai Charu Patil on 06/05/1974, the names of her legal heirs (i) Sadasahr Charu Patil and (ii) Draupadibai Charu Patil were entered on the 712 extract of the property bearing S No 1907C.
- I am informed that said (i) Zopya Narayan Patil (ii) Charu Narayan Patil (iii) Sadasahr Charu Patil and (iv) Draupadibai Charu Patil have died leaving their legal heirs (1) Hanishchandra Zopya Patil, (2) Chandramohan Zopya

Pradip Garask
Advocate
High Court, Bombay

6, New 4th Apartments
L. B. S. Road, Kurla
Mumbai - 400 017
Phone: 2626 2127

Patil, (3) Hanishchandra Zopya Patil, (4) Lalabai Dhanu Shrivastava and (5) Vinodini Zopya Patil.

- By a Development Agreement dated 12/04/2007 entered into between M/s. Laxmi Overseas Private Limited of 6, New 4th Apartments, L. B. S. Road, Kurla, Mumbai - 400 017, (1) Hanishchandra Zopya Patil, (2) Chandramohan Zopya Patil, (3) Hanishchandra Zopya Patil, (4) Lalabai Dhanu Shrivastava and (5) Vinodini Zopya Patil, the said property is being developed for residential purposes. The said Development Agreement is registered with the office of the Sub-Registrar of Assurances at Kalyan on 12/04/2007 under Serial No. KL/1204/2007. The said Development Agreement is in compliance with the provisions of the Maharashtra Real Estate Regulatory Act, 2003. The said Development Agreement is in compliance with the provisions of the Maharashtra Real Estate Regulatory Act, 2003. The said Development Agreement is in compliance with the provisions of the Maharashtra Real Estate Regulatory Act, 2003.
- In terms of the said Development Agreement, M/s. Laxmi Overseas Private Limited is to be paid the consideration of Rs. 5,04,00,000/- to be paid in installments by the said Hanishchandra Zopya Patil and others to the said M/s. Laxmi Overseas Private Limited. The said Development Agreement is in compliance with the provisions of the Maharashtra Real Estate Regulatory Act, 2003. The said Development Agreement is in compliance with the provisions of the Maharashtra Real Estate Regulatory Act, 2003. The said Development Agreement is in compliance with the provisions of the Maharashtra Real Estate Regulatory Act, 2003.
- By a Power of Attorney dated 12/04/2007 entered into between M/s. Laxmi Overseas Private Limited and the Sub-Registrar of Assurances at Kalyan under Serial No. KL/1204/2007, the said Hanishchandra Zopya Patil and others have granted unto the (1) Hanishchandra Zopya Patil and (2) Draupadibai Charu Patil and M/s. Laxmi Overseas Private Limited powers and authorities to develop the said property.
- By a Power of Attorney dated 12/04/2007 entered into between M/s. Laxmi Overseas Private Limited and the Sub-Registrar of Assurances at Kalyan under Serial No. KL/1204/2007, the said Hanishchandra Zopya Patil and others have granted unto the (1) Hanishchandra Zopya Patil and (2) Draupadibai Charu Patil and M/s. Laxmi Overseas Private Limited powers and authorities to develop the said property.
- It is represented that Laxmi Overseas Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said property and such permission is awaited.
- On the basis of the findings included in this report and subject to the compliance of the representation to carry out necessary mutations in the name of Hanishchandra Zopya Patil and others, I am of the opinion that the said Property is lawfully owned by Hanishchandra Zopya Patil and



others who are entitled to the said property subject to the development rights granted in favour of M/s. Lodha Dwellers Pvt. Ltd.

- On the basis of the findings included in this report, I am of the opinion that M/s. Lodha Dwellers Pvt. Ltd., pursuant to the Development Agreement dated 12/04/2007 entered in clause 11 and the Powers of Attorney granted executed by Mahabubuddin Syed Pahl and others have development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
188	1/8	2800
188	2	712

In aggregate amounting 3582 sq. mtrs. or thereabouts situate at Village Nijya, Taluka Kalyan, District Thane.

Dated the 27th day of February, 2008.

Pradyip Garaskh
Advocate
High Court, Bombay

Pradyip Garaskh
Advocate
High Court, Bombay

A Plot in Apartment
L. B. S. Road, Kalyan,
Maha. (Distt), Mumbai - 402 017
Phone: 8822 5127

M/s. L.

REPORT ON TITLE

M/s. Lodha Dwellers Pvt. Ltd.

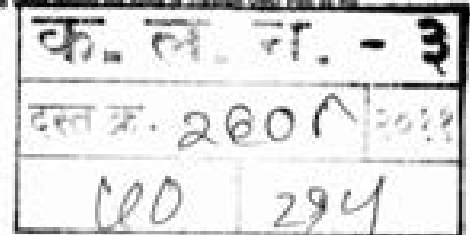
(Clients)

Re: Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
188	1/8	2800
188	2/8	712

In aggregate amounting 3582 sq. mtrs. or thereabouts situate at Village Nijya, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T112 extract (Record of Rights) issued on 02/02/2008 for the year 2006-07, B112 extract and mutation entries issued by Talathi and documents of transactions therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have caused to:
 - reviewed/verified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents vesting the rights and interests of M/s. Lodha Dwellers Pvt. Ltd.;
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which the abovementioned property is agreed to be sold and also the development rights in respect of abovementioned properties have been granted and on the basis of the above, I have found that
- The Record of Rights and mutation record refers to mutation entries hereinafter mention in Revenue record maintained at the Talathi and Talathi's Office which reflects the name of Mahabub Syed Pahl as the



Land Owner of the said Property as of the date of this certificate. However the names of his heirs viz. Mohan Tukaram Pahl (since deceased) and/or in turn his heirs and Ananta Tukaram Pahl have so far not brought on revenue record. It is represented that same will be mutated in the names of the said legal heirs in due course.

- Mutation Entry No. 127 is not relevant to the said property.
- As per Mutation Entry No. 379 dated 30/11/1946 on death of Vitlu Kaniya Pahl in or about February 1946, the name of his legal heir Mr. Tukaram Vitlu Pahl was entered on the T112 extract in respect of the said property.
- As per Mutation Entry No. 452 dated 24/09/1952 the property bearing S.No. 188/50 has been declared as a fragment.
- As per Mutation Entry No. 1278 an encumbrance was recorded in favour of Maharashtra State Land Mortgage Bank Limited, Mumbai for Rs.6350/- on security of the above referred property.
- I inferred from Mutation Entries that on the death of Tukaram Vitlu Pahl and one of his son viz. Mohan Tukaram Pahl, the said property was devolved upon and inherited by their respective legal heir viz. Ananta Tukaram Pahl, Meena Mohan Pahl, Kiran Mohan Pahl and Raju Mohan Pahl as Co-Owners thereof.
- By an Agreement for Sale dated 12/04/2007 made between M/s. Lodha Dwellers Private Limited of One Part and Ananta Tukaram Pahl of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLND-2013-2007 on 12/04/2007, the said Ananta Tukaram Pahl agreed to sell the said property in favour of M/s. Lodha Dwellers Private Limited and further granted development rights in respect of the said property to M/s. Lodha Dwellers Private Limited for consideration and on terms and conditions stated therein.
- In terms of Agreement for Sale, while a total consideration of Rs.17,42,400/- has been agreed to be paid to Ananta Tukaram Pahl by M/s. Lodha Dwellers Pvt. Ltd in respect of the said property, only a part of the said consideration has been so far paid and balance, if any, is payable in instalment as set out in the Agreement for Sale.
- By a Power of Attorney dated 10/04/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLND-135-2007 on 10/04/2007, the said Ananta Tukaram Pahl has granted unto (1) Mangalprabhat Gurnanmal Lodha and (2) Rajendra Lodha, the Directors of M/s. Lodha Dwellers Pvt. Ltd. powers and authorities to deal with and develop the said property.

Pradyip Garaskh
Advocate
High Court, Bombay

A Plot in Apartment
L. B. S. Road, Kalyan,
Maha. (Distt), Mumbai - 402 017
Phone: 8822 5127

- By a Power of Attorney dated 10/04/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLND-135-2007 on 10/04/2007, the said Ananta Tukaram Pahl has granted unto (1) Mangalprabhat Gurnanmal Lodha and (2) Rajendra Mangalprabhat Lodha, the representatives of M/s. Lodha Dwellers Pvt. Ltd. the right to convey the said property.
- By Confirmation dated 12/05/2007 executed and registered under No.KLND-8038/2007 on 14/05/2007 with the Sub-Registrar, Kalyan 2 by said Meena Mohan Pahl, Kiran Mohan Pahl and Raju Mohan Pahl, the said Ananta Tukaram Pahl has granted unto M/s. Lodha Dwellers Pvt. Ltd. the right to convey the said property.
- It is represented that M/s. Lodha Dwellers Pvt. Ltd. has applied permission for conversion of the said property into agricultural land and such permission has been granted by the Talathi.
- On the basis of the findings included in this report, I am of the opinion that the said Property is duly owned by Ananta Tukaram Pahl, Meena Mohan Pahl, Kiran Mohan Pahl and Raju Mohan Pahl as Co-Owners thereof, unencumbered, unattached and in the sole proprietary interest. Development rights granted in favour of Lodha Dwellers Pvt. Ltd.
- On the basis of the findings included in this report, I am of the opinion that M/s. Lodha Dwellers Pvt. Ltd., pursuant to the Development Agreement dated 12/04/2007 and the Powers of Attorney, executed by Ananta Tukaram Pahl, and other documents thereof by Meena Mohan Pahl, Kiran Mohan Pahl and Raju Mohan Pahl, have full clear, unencumbered, marketable and complete development rights in respect of the said property and the right to convey the said property on the terms and conditions as mentioned therein.



Lodha Dwellers Pvt. Limited, are entitled to the said property as a absolute owner thereof and revenue record will be mutated in due course of time accordingly.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	Area No	Area (In sq. mtrs.)
182	307	1180
182	307	1270

In aggregate admeasuring 2450 sq. mtrs. or thereabouts situate at Village Nijga, Taluka Kalyan, District Thane.

Dated this 24th day of February, 2009.

Fredrick Garach
(Fredrick Garach)
Advocate High Court Bombay

Fredrick Garach
Advocate
High Court, Bombay

4, Newville Apartments,
L. B. S. Road, Kalyan,
Mumbai (Distt.) Taluka - 422 007
Phone - 2528 9127

File-1

REPRODUCTION FILE

Ms. Lodha Dwellers Pvt. Ltd.

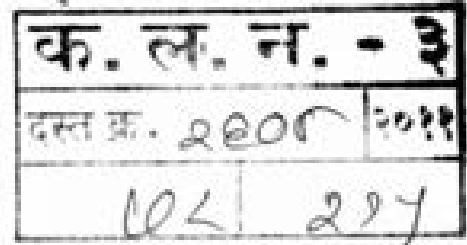
(Esports)

Re: Property bearing

Survey No	Area No	Area (In sq. mtrs.)
182	307	1180
182	307	1270
182	307	1270
182	307	1270
182	307	1270
182	307	1270
182	307	1270
182	307	1270
182	307	1270

In aggregate admeasuring 8770 sq. mtrs. or thereabouts situate at Village Nijga, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 extract (Record of Rights) issued on 02/02/2007 for the year 2006-07, 712 extract and mutation entries issued by Talathi and documents of transactions therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have caused to:
 - collected certified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney, Possession Letter and other documents entrenching the rights and interests of Ms. Lodha Dwellers Pvt. Ltd.
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and other documents by which the aforementioned property is agreed to be sold and also the



development rights in respect of abovementioned properties have been granted and on the basis of the above, I have found that

- The Record of Rights and mutation record refers to mutation entries tantamount mention in Revenue record maintained at the Talathi and Tahsildar's Office which reflects the name of Mahendra Jaywant Patil and Others as the Land Owners of the said Property as of the date of the certificate.
- As per Mutation Entry No.452 dated 24/09/1952 the property bearing S.No. 185/5, 185/7, 185/9 have been declared as fragments.
- As per Mutation Entry No.458 dated 20/06/1953 on the death of Narayan Laxman Patil on 25/12/1952 names of his heirs 1) Zhiprya Patil (son), 2) Charu Narayan Patil (son), 3) Dharna Laxman Patil (brother), 4) Dinkar Shiba Patil (nephew), 5) Daga Du Zhiprya Patil (nephew) were entered on 712 extracts in respect of several land holdings which inter alia includes 215/1B.
- As per Mutation Entry No.658 dated 31/03/1962 Order dated 31/03/1962 of Special Land Acquisition Officer, Diva, Panvel, Uran Railway Panvel, Area of Land bearing S.No. 5/33 was recalled belonged to Zhiprya Narayan Patil and Charu Narayan and Others.
- As per Mutation Entry No.691 dated 31/03/1963 on the death of one of the joint holder viz. Dharna Laxman Patil around 2 years ago, names of his heirs 1) Pandurang Dharna Patil (son) and 2) Yamunabai Balu Patil were entered on 712 extract in respect of the aforesaid property except S.No.215/1B.
- As per Mutation Entry No. 693 dated 31/01/1963 is not relevant to the aforesaid property.
- As per Mutation Entry No.823 dated 01/08/1966 a partition was effected amongst Zhiprya and Charu Narayan Patil 3) Dinkar Shiba Patil, 3) Daga Du Zhiprya Patil, 4) Pandurang Dharna Patil and 5) Yamunabai Balu Patil in accordance with the division taken place around 15 to 20 years before on the basis of possession and enjoyment thereof by them, which are as follows :-

Names	Survey Nos.	Area
Zhiprya & Charu Narayan Patil	215/1B	11800
Dinkar Shiba	215/1B	800
Pandurang Dharna	-	-
Daga Du Zhiprya Patil	5/3, 186/5, 185/7, 185/8, 187/1, 215/1B	15000

Fredrick Garach
Advocate
High Court, Bombay

4, Newville Apartments,
L. B. S. Road, Kalyan,
Mumbai (Distt.) Taluka - 422 007
Phone - 2528 9127

- Mutation Entry No. 824 dated 15/02/1966 is not relevant to the aforesaid properties.
- As per Mutation Entry No. 825 dated 15/02/1966 on per Order No. LAGW/1966 dated 08/02/1966 of Special Land Acquisition Officer Thane, portion of the land bearing S.No. 5/33 was recalled for the public purpose of Railway.
- As per Mutation Entry No. 826 dated 15/02/1966 on per Order No. LAGW/1966 dated 08/02/1966 of Special Land Acquisition Officer Thane, portion of the land bearing S.No. 5/33 was recalled for the public purpose of Railway.
- Mutation Entry No. 827 dated 15/02/1966 on per Order No. LAGW/1966 dated 08/02/1966 of Special Land Acquisition Officer Thane, portion of the land bearing S.No. 5/33 was recalled for the public purpose of Railway.
- As per Mutation Entry No. 1052 dated 01/08/1966 on death of Daga Du Zhiprya Patil around 15 years ago, the names of his heirs 1) Pandurang Dharna Patil (son) and 2) Yamunabai Balu Patil were entered on 712 extract in respect of the aforesaid property except S.No.215/1B.
- As per Mutation Entry No. 1053 dated 01/08/1966 on death of Daga Du Zhiprya Patil on 20/06/1953 names of his heirs 1) Pandurang Dharna Patil, 2) Yamunabai Balu Patil, 3) Mahendra Jaywant Patil were entered on 712 extract in respect of the said property.
- I am informed that portion of the land bearing S.No. 185/9 admeasuring 1800 sq.mts. has been acquired for public purpose of Railway.
- By an Agreement for Sale dated 20/02/2007 made between Ms. Lodha Dwellers Private Limited of One Part and (1) Mahendra Jaywant Patil, (2) Shiba Mahend Patil, (3) Yamunabai Balu Patil and (4) Sunanda Ashok Shukla of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 62/44-1115-2007 on 20/02/2007, the said Mahendra Jaywant Patil and Others agreed to sell the said property in favour of Ms. Lodha Dwellers Private Limited and



further, granted development rights in respect of the said property to M/s. Lodha Dwellers Private Limited for consideration and on terms and conditions stated therein.

18. By a Power of Attorney dated 21/03/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No.KLJ4-1820-2007 on 22/03/2007, the said Mahendra Jaywant Patil and Others have granted unto (1) Mangalprabhat Gurnamall Lodha and (2) Rajendra Lodha, the Directors of M/s. Lodha Dwellers Pvt. Ltd. powers and authorities to deal with and develop the said property.
19. By a Power of Attorney dated 21/03/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No.KLJ4-1821-2007 on 22/03/2007, the said Mahendra Jaywant Patil and Others have granted unto the (1) Ashishchek Mangalprabhat Lodha and (2) Abhinandan Mangalprabhat Lodha, the representatives of M/s. Lodha Dwellers Pvt. Ltd. the right to convey the said property.
20. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is granted.
21. By indenture of Conveyance dated 01/04/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLJ3-2100-2008 dated 09/04/2008 by (1) Mahendra Jaywant Patil, (2) Sitabai Mukund Patil, (3) Vatsalabai Nandu Shinde, (4) Sureshba Ashok Shinde and (5) Ashok Ambo Kani as Vendors of the One Part in favour of M/s. Lodha Dwellers Pvt. Ltd. as Purchasers of the Other, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on-terms, covenants and conditions stated therein.
22. On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by Mahendra Jaywant Patil and Others who have clear, unencumbered, and marketable title to the said property.
23. On the basis of the findings included in this report, I am of the opinion that, Lodha Dwellers Pvt. Ltd., pursuant to the Agreement for Sale and the 2 Powers of Attorney and upon execution of Deed of Conveyance the said Mahendra Jaywant Patil and Others are entitled to the said property as a absolute owner thereof and revenue record will be mutated in due course of time accordingly.

further, granted development rights in respect of the said property to M/s. Lodha Dwellers Private Limited for consideration and on terms and conditions stated therein.

18. By a Power of Attorney dated 21/03/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No.KLJ4-1820-2007 on 22/03/2007, the said Mahendra Jaywant Patil and Others have granted unto (1) Mangalprabhat Gurnamall Lodha and (2) Rajendra Lodha, the Directors of M/s. Lodha Dwellers Pvt. Ltd. powers and authorities to deal with and develop the said property.
19. By a Power of Attorney dated 21/03/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No.KLJ4-1821-2007 on 22/03/2007, the said Mahendra Jaywant Patil and Others have granted unto the (1) Ashishchek Mangalprabhat Lodha and (2) Abhinandan Mangalprabhat Lodha, the representatives of M/s. Lodha Dwellers Pvt. Ltd. the right to convey the said property.
20. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is granted.
21. By indenture of Conveyance dated 01/04/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLJ3-2100-2008 dated 09/04/2008 by (1) Mahendra Jaywant Patil, (2) Sitabai Mukund Patil, (3) Vatsalabai Nandu Shinde, (4) Sureshba Ashok Shinde and (5) Ashok Ambo Kani as Vendors of the One Part in favour of M/s. Lodha Dwellers Pvt. Ltd. as Purchasers of the Other, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on-terms, covenants and conditions stated therein.
22. On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by Mahendra Jaywant Patil and Others who have clear, unencumbered, and marketable title to the said property.
23. On the basis of the findings included in this report, I am of the opinion that, Lodha Dwellers Pvt. Ltd., pursuant to the Agreement for Sale and the 2 Powers of Attorney and upon execution of Deed of Conveyance the said Mahendra Jaywant Patil and Others are entitled to the said property as a absolute owner thereof and revenue record will be mutated in due course of time accordingly.

क. ल. न. - ३

दस्त क्र. २६०८

०३ २१७

Prady Geraok
Advocate
High Court, Bombay

2, New 4th Apartment,
1, B. S. Road, Kalyan,
Dist. Thane, Mumbai - 400 017
Phone - 252 5127

Prady Geraok
Advocate
High Court, Bombay

2, New 4th Apartment,
1, B. S. Road, Kalyan,
Dist. Thane, Mumbai - 400 017
Phone - 252 5127

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (Sq. Ft. or Mts.)

In aggregate amounting 8879 sq. mts. or Moreabouts situate at Village Waj, Taluka Kalyan, District Thane.

Dated this 21st day of February, 2008.

Prady Geraok
Prady Geraok
Advocate High Court Bombay

RE:-

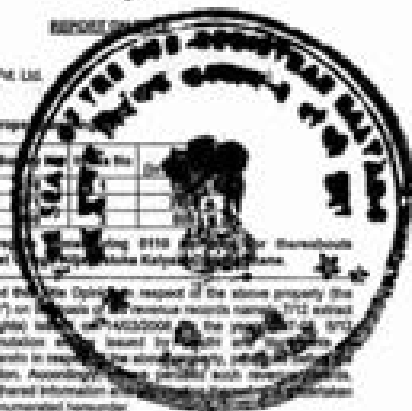
REPORT ON

M/s. Lodha Dwellers Pvt. Ltd.

Re: Property

Sl. No.	Particulars	Page No.

In agreement dated 21/03/2007 and 21/03/2007 executed at Kalyan, District Thane.



1. I have prepared this Report in respect of the above property (the "Said Property") on the basis of previous records namely, 1712 extract (Record of Rights) and 1412/2008 extract (the previous 1712 extract and mutation and 1412/2008 extract) and other documents and transactions therein in respect of the above property, and on the basis of my inspection, accordingly, I have prepared this Report, and on the basis of documents, gathered information and other records and other documents and transactions as aforesaid.
2. For the purpose of my title opinion, I have caused to
 - (a) reviewed certified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Power of Attorney, Possession receipt and other documents establishing the rights and interests of M/s. Lodha Dwellers Pvt. Ltd.,
 - (b) verified that adequate stamp duty has been paid in respect of the Agreement for Sale and Conveyance Deed transferring the rights and interest over the above-situated properties and on the basis of the above, I have found that

3. The Record of Rights and mutation record refers to mutation entries hereinafter mentioned in Revenue record maintained at the Taluqa and Tahsilde's Office which reflects the name of Vishwanath Dunkar Mhatre and Others as the Land Owner of the said Property as of the date of the certificate.
4. Mutation Entry No. 319 dated 13/05/1944 is not relevant to the abovesaid property.
5. As per Mutation Entry No. 340 dated 25/05/1944, Rama Chafu Mhatre had sold and conveyed the property bearing S.No. 1892 and 1761 in favour of Jambhvan Kishanrao Shinde on 18/05/1944 for consideration of Rs.500/-.
6. As per Mutation Entry No.452 dated 24/08/1942 the property bearing S.No. 1761 and 1892 were declared as fragments.
7. As per Mutation Entry No.528 dated 02/04/1943, mutation of tenancy was recorded under Bombay Tenancy and Agricultural Land Act, 1948 whereunder name of Rama Saifu Mhatre was entered as a protected tenant in other rights column in the T112 extract in respect of property bearing S.No. 1712 belonged to Shrutaj Aashji.
8. As per Mutation Entry No.647 dated 15/05/1951 one Dunkar Rama Mhatre is cultivating the property bearing S.No. 1892 and 1761 and therefore his name was entered as simple tenant in other rights column in respect of the said property. It appears that the simple tenancy of Dunkar Rama Mhatre was converted to protected tenancy.
9. As per Mutation Entry No.734 dated 25/10/1953 a tenant viz. Dunkar Rama Mhatre, as a tenant Purchaser had agreed to purchase the property bearing S.No. 1892 and 1761 from Agricultural Land Tribunal and Additional Munsiff Kalyan viz. 320 of Bombay Tenancy and Agricultural Land Act, 1948, from Jambhvan Kishanrao Shinde for Rs.852/- to be paid in instalments subject to Section 43 of the said Act and thereupon the amount of Rs.852/- was entered on the T112 extract in the other rights column in the name of Jambhvan Kishanrao Shinde.
10. As per Mutation Entry No.734 dated 25/10/1953 a tenant viz. Dunkar Rama Mhatre, as a tenant Purchaser had agreed to purchase the property bearing S.No. 1712 from Agricultural Land Tribunal and Additional Munsiff Kalyan viz. 320 of Bombay Tenancy and Agricultural Land Act, 1948, from Kondannaal Shrutaj Mawad for Rs.346/- to be paid in instalments subject to Section 43 of the said Act and thereupon the amount of Rs.346/- was entered on the T112 extract in the other rights column in the name of Kondannaal Shrutaj Mawad.

11. As per Mutation Entry No.1071 dated 10/05/1972 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Cottage Act, 1957.
12. As per Mutation Entry No.1407 dated 10/05/1988 on death of Dunkar Rama Mhatre around 8 years back, the names of his legal heirs 1) Baljuba Dunkar Mhatre, 2) Vishwanath Dunkar Mhatre, 3) Neerajal Gulab Sante, 4) Taralal Sakharam Pali and 5) Laxmi Vasant Mhatre were entered on the T112 extract in respect of the said property.
13. As per Mutation Entry No.1490 dated 23/11/1989 on payment of the consideration of Rs.346/- by the legal heirs of Dunkar Rama Mhatre, a tenancy certificate issued to them by Agricultural Land Tribunal and Additional Munsiff Kalyan as a purchaser of the property bearing S.No. 1712 and an amount of Rs.346/- was deleted from the other rights column in respect of the said property.
14. As per Mutation Entry No.1491 dated 23/11/1989 on payment of the consideration of Rs.346/- by the legal heirs of Dunkar Rama Mhatre, a tenancy certificate issued to them by Agricultural Land Tribunal and Additional Munsiff Kalyan as a purchaser of the property bearing S.No. 1892 and 1761 an amount of Rs.346/- was deleted from the other rights column in respect of the said property.
15. By an Agreement for Sale dated 10/05/2007 made between M/s. Lodha Dwellers Private Limited of One Part and (1) Baljuba Dunkar Mhatre, (2) Vishwanath Dunkar Mhatre, (3) Neerajal Gulab Sante, (4) Taralal Sakharam Pali and (5) Laxmi Vasant Mhatre of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLND-2714-2007 on 14/05/2007, the said Baljuba Dunkar Mhatre and Others agreed to sell the said property in favour of M/s. Lodha Dwellers Private Limited and further, granted development rights in respect of the said property to M/s. Lodha Dwellers Private Limited for consideration and on terms and conditions stated therein.
16. By a Power of Attorney dated 10/05/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 186 of 2007 on 14/05/2007, the said Baljuba Dunkar Mhatre and others have granted unto (1) Mangalprabhat Gopalrao Lodha and (2) Rajendra Lodha of M/s. Lodha Dwellers Pvt. Ltd. powers and authorities to deal with and develop the said property.

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17. By a Power of Attorney dated 10/05/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 187 of 2007 on 14/05/2007, the said Baljuba Dunkar Mhatre and others have granted unto the (1) Ashishch Mangalprabhat Lodha and (2) Ashirandan Mangalprabhat Lodha, the representatives of M/s. Lodha Dwellers Pvt. Ltd. the right to convey the said property.
18. As per Mutation Entry No. 1820 dated 01/02/2008 on death of Baljuba Dunkar Mhatre on 10/11/2008, the names of her legal heirs 1) Vishwanath Dunkar Mhatre, 2) Neerajal Gulab Sante, 3) Taralal Sakharam Pali and 4) Laxmi Vasant Sante were entered on the T112 extract in respect of the said property.
19. By Indenture of Conveyance dated 25/03/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLND-1768-2008 dated 05/08/2008 by Vishwanath Dunkar Mhatre and Others as Vendors of the One Part in favour of M/s. Lodha Dwellers Pvt. Ltd. as Purchasers of the Other, the said Vendors sold, conveyed, transferred and assented in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.
20. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is awaited.
21. On the basis of the findings included in this report, I am of the opinion that the said Property is lawfully owned by Vishwanath Dunkar Mhatre and Others who have clear, unencumbered, and marketable title to the said property.
22. On the basis of the findings included in this report, I am of the opinion that, Lodha Dwellers Pvt. Ltd., pursuant to the Agreement for Sale and the 2 Powers of Attorney and upon execution of Deed of Conveyance the said Vishwanath Dunkar Mhatre and Others, are entitled to the said property as absolute owners thereof and revenue record will be mutated in due course of time accordingly.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (Sq. ft. or mtr.)
112	1	1000
111	1	1000
113	1	1000

In aggregate amount of Rs. 10,00,000/-

Dated this 10th day of February, 2008.



Ms.L.S.S.

RECORD ON FILE

M/s. Luftha Dealers Pvt. Ltd.

(Ex parte)

Re: Property bearing

Survey No.	Block No.	Area
214	1	265,8996 Sqm.

In aggregate administratively 3688 sq. mtrs. or thereabouts situated at Village Hingl Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract (Record of Rights) issued on 02/02/2008 for the year 2007-08, 7/12 extract and mutation entries issued by Talathi and documents of transactions therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have issued to
 - intended certified true copies of the relevant documents viz. Development Agreement, Deed of Conveyance, Possession letter, Power of Attorney or other documents entitling the rights or interests of Luftha Dealers Pvt. Ltd.;
 - certified that adequate stamp duty has been paid in respect of the Development Agreement with regard to rights of Development as also Conveyance Deed transferring title, rights or interest over the abovementioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Talathi's Office reflect the names of Ramchandrath Ramdeo Thawat and Others as of the date of the certificate.

- As per Mutation Entry No.237 dated 20/10/1938 on death of Jaipal Govind Thawat on 20/06/1938 the names of his legal heirs 1) Punthottam, 2) Ramnarayan, 3) Laxminarayan were entered on the 7/12 extracts in respect of the said property.
- As per Mutation Entry No.349 dated 10/09/1945 Ramchandra Narayan and Others had created an encumbrance on security of the said property for Rs.4000/- for 2 years.
- As per Mutation Entry No. 631 dated 20/05/1960 Ramchandra Narayan and Others had redeemed the said property from Ramchandra Govind Sawant by payment of mortgage money.
- As per Mutation Entry No. 668 dated 02/09/1961 pursuant to the Order No. A.L.T.55 dated 12/08/1961 of Agricultural Land Tribunal, Kalyan - 2 wherein right of protected tenant viz. Krishna Rama Patil vs. 32G of Bombay Tenancy and Agricultural Lands Act, 1948 to purchase the said property was postponed till the lapse of right of termination vested in landowner for the said tenancy for personal cultivation vs. 31 of the said Act. Thereafter, the said protected tenant shall be entitled to purchase the said property vs. 32G of the said Act.
- Mutation Entry No. 1071 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
- As per Mutation Entry No. 1482 dated 25/05/1998 on death of Marutal Ramnarayan Thawat on 05/01/1995, the name of her only legal heir Asha Shankar Phatak was entered on the 7/12 extract in respect of the said property.
- As per Mutation Entry No. 1726 dated 09/05/2006, Asha Shankar Phatak died on 06/10/2003 without any issues, and therefore the names of following persons as heirs and next of kin were entered on the 7/12 extract in respect of the said property :-
 - Ramdeo Ramchand Thawat (who died on 16/07/2004)
 - Ramchandranath Ramdeo Thawat
 - Walmik Ramdeo Thawat
 - Raghuraj Ramdeo Thawat
 - Dharmraj Ramnath Thawat
 - Shachandra Shingrao Thawat (who died on 05/05/1982)
 - Vijay Shachandra Thawat
- As per Mutation Entry No. 1750 dated 02/06/2007, by a registered Deed of Release and transfer dated 12/05/2007 under No.2739 of 2007, 1) Uma Avdesh Mishra, 2) Rama Ravishanker Upadhyay and 3) Seema Ravishanker Upadhyay had released relinquished and transferred their undivided right and interest in favour of Vijay Shachandra Thawat and Others in respect of the said property.

Ms.L.S.S.

RECORD ON FILE

M/s. Luftha Dealers Pvt. Ltd.

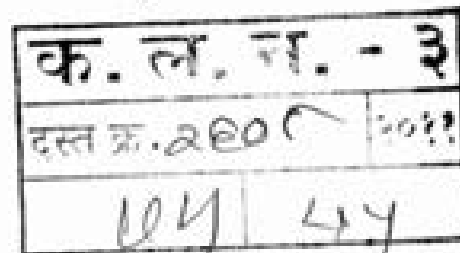
(Ex parte)

Re: Property bearing

Survey No.	Block No.	Area
214	1	265,8996 Sqm.

In aggregate administratively 3688 sq. mtrs. or thereabouts situated at Village Hingl Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract (Record of Rights) issued on 02/02/2008 for the year 2007-08, 7/12 extract and mutation entries issued by Talathi and documents of transactions therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have issued to
 - intended certified true copies of the relevant documents viz. Development Agreement, Deed of Conveyance, Possession letter, Power of Attorney or other documents entitling the rights or interests of Luftha Dealers Pvt. Ltd.;
 - certified that adequate stamp duty has been paid in respect of the Development Agreement with regard to rights of Development as also Conveyance Deed transferring title, rights or interest over the abovementioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Talathi's Office reflect the names of Ramchandrath Ramdeo Thawat and Others as of the date of the certificate.



- By Development Agreement dated 15/05/2007 executed between M/s. Luftha Dealers Pvt. Ltd. of One Part and 1) Ramdeo Ramdeo Thawat, 2) Walmik Ramdeo Thawat, 3) Raghuraj Ramdeo Thawat, 4) Dharmraj Ramdeo Thawat, 5) Vijay Shachandra Thawat, 6) Uma Avdesh Mishra, 7) Seema Ravishanker Upadhyay and 8) Rama Ravishanker Upadhyay of the Other Part and registered with the office of the Sub Registrar of Assurances at Thane 15/05/2007, the said Development Agreement, the said Deed of Conveyance and as per the conditions set out therein.

- In terms of the said Development Agreement, the said Walmik Ramdeo Thawat and others have granted to the said Luftha Dealers Pvt. Ltd. the right to purchase the said property, only subject to the condition that the said Development Agreement.

- By a Power of Attorney dated 15/05/2007 executed with the office of the Sub Registrar of Assurances at Kalyan under No. 2739 of 2007 on 12/05/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Series No. 252/2007 on 02/06/2007, the said Luftha Dealers Pvt. Ltd. has granted to the said property and in its stead the said Development Agreement.

- By a Power of Attorney for the said Luftha Dealers Pvt. Ltd. dated and registered with the office of the Sub Registrar of Assurances at Kalyan under Series No. 252/2007 on 02/06/2007, the said Luftha Dealers Pvt. Ltd. has granted to the said property and in its stead the said Development Agreement.

- By instrument of Conveyance dated 20/02/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under No. 4243-116-2008 dated 26/02/2008 by 1) Ramchandranath Ramdeo Thawat, 2) Walmik Ramdeo Thawat, 3) Raghuraj Ramdeo Thawat, 4) Dharmraj Ramdeo Thawat and 5) Vijay Shachandra Thawat as vendors of the One Part in favour of M/s. Luftha Dealers Pvt. Ltd. as Purchaser of the Other, the said Vendors sold, conveyed, transferred and assured in favor of Purchaser, the said Property for valuable consideration and on terms, covenants and conditions stated therein.



17. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is awaited.

18. On the basis of the findings included in this report, I am of the opinion that, Mrs. Lodha Dwellers Pvt. Ltd pursuant to the Development Agreement, Deed of Conveyance thereof, executed by Ravindra Ramdeo Thakur and Others are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	House No	Area (sq. mtrs.)
214	1	3060

In aggregate admeasuring 3060 sq mtrs or thereabouts situate at Village Nije Taluka Kalyan District Thane.

Dated this 21st day of February, 2008.

Pradip Garach
(Pradip Garach)
Advocate High Court Bombay

Pradip Garach
Advocate
High Court, Bombay

5, Poo-walla Apartments,
1, B. S. Road, Kalyan,
Dist. Thane, District - 401 011
Phone: 2522 9147

MR.L-12

REPORT ON TITLE

Mrs. Lodha Dwellers Pvt. Ltd.

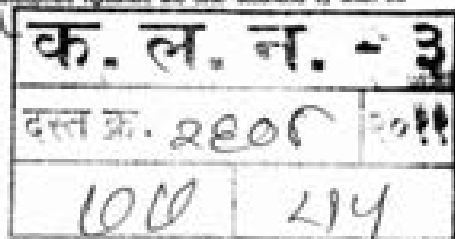
(Owner)

Re: Property bearing

Survey No	House No	Area (sq. mtrs.)
110	1	1000
110	2	1000
110	3	1000
110	4	1000
110	5	1000
110	6	1000
110	7	1000
110	8	1000
110	9	1000
110	10	1000

In aggregate admeasuring 10000 sq. mtrs. or thereabouts situate at Village Nije, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "said Property") on the basis of the revenue records namely 712 extract (Percent of Rights) issued on 02/05/2007 for the year 2005-06, 6712 extract and mutation entries issued by Talukha and documents of transactions therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have caused to:
 - interview/verified the copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents entitling the rights and interests of Mrs. Lodha Dwellers Pvt. Ltd.
 - verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which the



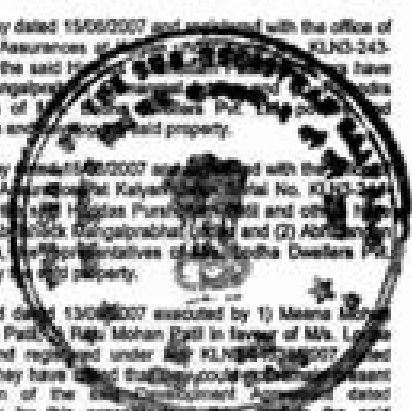
Pradip Garach
Advocate
High Court, Bombay

5, Poo-walla Apartments,
1, B. S. Road, Kalyan,
Dist. Thane, District - 401 011
Phone: 2522 9147

7. As per Mutation Entry No. 482 dated the property bearing S.No. 18571, 18548, 18548, 18402, 18502, 18514 have been declared as fragments.
8. Mutation Entry No. 482 is not relevant to the said property.
9. As per Mutation Entry No. 483 dated 15/05/1982 on death of Hattar Jansu Patti around 8 years back, the name of his legal heirs 1) Purushottam Patti, 2) Nirmal Patti and 3) Sontar Patti were entered on the 712 extract in respect of the property bearing S.No. 18402 and 18571AC.
10. As per Mutation Entry No. 484 dated 01/02/1982 is not relevant to the said property.
11. As per Mutation Entry No. 784 dated 25/05/1984 on death of Hattar Jansu Patti around 1985, the name of his legal heirs 1) Purushottam Patti, 2) Nirmal Patti and 3) Sontar Patti were entered on the 712 extract in respect of the property bearing S.No. 18402, 18548, 18502 and 18503.
12. As per Mutation Entry No. 1071 dated 15/05/1971 was entered on account of the enforcement of attachment of Weights and Measurement (Enforcement) Act, 1957 and Indian Conveyance Act, 1927.
13. Mutation Entry No. 1072 is not relevant to the said properties.
14. As per Mutation Entry No. 1001 dated 26/05/1973 on death of Shankar Nathu Patti around 7 years back, the names of his legal heirs 1) Pandurang Shankar Patti, 2) Gaudan Shankar Patti, 3) Avantibai Shankar Patti and 4) Sai Shankar Patti (Ss. No. 1 in 3 being minor represented by Ss. No. 4 being mother and natural guardian) were entered on the 712 extract in respect of deceased several land holdings but the same do not include any of the aforesaid property.
15. By Development Agreement dated 15/05/2007 made between Mrs. Lodha Dwellers Private Limited of One Part and the legal heirs of deceased Hattar Jansu Patti and Purushottam Hatt Patti viz. (1) Purushottam Patti, (2) Pandurang Shankar Patti, (3) Gaudan Shankar Patti, (4) Pandurang Shankar Patti and (5) Gaudan Shankar Patti of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan

under Serial No. KLND-3483-2007 on 15/05/2007, the said Hattar Purushottam Patti and others granted development rights in respect of the said property to Mrs. Lodha Dwellers Pvt. Ltd for consideration and subject to the terms and conditions as set out therein.

16. In terms of Development Agreement, while a total consideration of Rs.70,47,394/- has been agreed to be paid to Hattar Purushottam Patti and others by Mrs. Lodha Dwellers Pvt. Ltd in respect of the said property, only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Development Agreement.
17. By a Power of Attorney dated 15/05/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLND-243-2007 on 15/05/2007, the said Mrs. Lodha Dwellers Pvt. Ltd have granted unto (1) Mangalprabhat Lodha, Director of Mrs. Lodha Dwellers Pvt. Ltd, the authority to deal with and dispose the said property.
18. By a Power of Attorney dated 15/05/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLND-244-2007 on 15/05/2007, the said Hattar Purushottam Patti and others granted unto the (1) Mangalprabhat Lodha and (2) Avanti Bai Mangalprabhat Lodha, Director/representatives of Mrs. Lodha Dwellers Pvt. Ltd, the right to convey the said property.
19. By Confirmation Deed dated 13/05/2007 executed by 1) Meena Mohan Patti, 2) Kiran Mohan Patti, 3) Raju Mohan Patti in favour of Mrs. Lodha Dwellers Pvt. Ltd. and registered under Serial No. KLND-488-2007 dated 14/05/2007 wherein they have stated that they could not remain present during the execution of the said Development Agreement dated 15/05/2007 and now by this consent deed they confirm the said Development Agreement and the terms and conditions stated therein.
20. By Confirmation Deed dated 14/05/2007 executed by Avanti Bai Dattu Mhatre, in favour of Mrs. Lodha Dwellers Pvt. Ltd. and registered under Serial No. KLND-489-2007 dated 14/05/2007 wherein she has stated that she could not remain present during the execution of the said Development Agreement dated 15/05/2007 and now by this consent deed they confirm the said Development Agreement and the terms and conditions stated therein.
21. It is represented that confirmation of Laxmibai Woman Patti and Aruna Woman Patti will be obtained to the aforesaid Development Agreement in respect of the said property.



22. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is sought.
23. On the basis of the findings included in this report and subject to the compliance of the representation to carry out necessary mutations in the name of Narayan Purushottam Patil and others, I am of the opinion that the said Property is lawfully owned by Narayan Purushottam Patil and others who are entitled to the said property subject to the development rights granted in favour of Mrs. Lodha Dwellers Pvt. Ltd.
24. On the basis of the findings included in this report and upon execution of confirmation by remaining legal heirs viz. Laxmidas Waman Patil and Arun Waman Patil of Waman Hari Patil, I am of the opinion that Mrs. Lodha Dwellers Pvt. Ltd., pursuant to the Development Agreement dated 15/06/2007 referred in clause 10 and the Powers of Attorney thereto executed by Narayan Purushottam Patil and others have development rights in respect of the said property.

THE ORIGINAL RECORDS REFERRED TO:

Property bearing

Survey No.	Area No.	Area (in sq. mtrs.)
124	1	100
124	2	100
124	3	100
124	4	100
124	5	100
124	6	100
124	7	100
124	8	100
124	9	100
124	10	100
124	11	100
124	12	100
124	13	100
124	14	100
124	15	100
124	16	100
124	17	100
124	18	100
124	19	100
124	20	100
124	21	100
124	22	100
124	23	100
124	24	100
124	25	100
124	26	100
124	27	100
124	28	100
124	29	100
124	30	100
124	31	100
124	32	100
124	33	100
124	34	100
124	35	100
124	36	100
124	37	100
124	38	100
124	39	100
124	40	100
124	41	100
124	42	100
124	43	100
124	44	100
124	45	100
124	46	100
124	47	100
124	48	100
124	49	100
124	50	100
124	51	100
124	52	100
124	53	100
124	54	100
124	55	100
124	56	100
124	57	100
124	58	100
124	59	100
124	60	100
124	61	100
124	62	100
124	63	100
124	64	100
124	65	100
124	66	100
124	67	100
124	68	100
124	69	100
124	70	100
124	71	100
124	72	100
124	73	100
124	74	100
124	75	100
124	76	100
124	77	100
124	78	100
124	79	100
124	80	100
124	81	100
124	82	100
124	83	100
124	84	100
124	85	100
124	86	100
124	87	100
124	88	100
124	89	100
124	90	100
124	91	100
124	92	100
124	93	100
124	94	100
124	95	100
124	96	100
124	97	100
124	98	100
124	99	100
124	100	100

In aggregate amounting to 1999 sq. mtrs. or thereabouts situated at Village Nije, Taluka Kalyan, District Thane.

Dated this 21st Day of February 2008.

Fredly Garask
Fredly Garask
Advocate High Court Bombay

Ms. 14

REPORT ON TITLE

Mrs. Lodha Dwellers Pvt. Ltd.

(Developer)

Re: Property bearing

Survey No.	Area No.	Area (in sq. mtrs.)
124	1	100
124	2	100
124	3	100
124	4	100
124	5	100
124	6	100
124	7	100
124	8	100
124	9	100
124	10	100
124	11	100
124	12	100
124	13	100
124	14	100
124	15	100
124	16	100
124	17	100
124	18	100
124	19	100
124	20	100
124	21	100
124	22	100
124	23	100
124	24	100
124	25	100
124	26	100
124	27	100
124	28	100
124	29	100
124	30	100
124	31	100
124	32	100
124	33	100
124	34	100
124	35	100
124	36	100
124	37	100
124	38	100
124	39	100
124	40	100
124	41	100
124	42	100
124	43	100
124	44	100
124	45	100
124	46	100
124	47	100
124	48	100
124	49	100
124	50	100
124	51	100
124	52	100
124	53	100
124	54	100
124	55	100
124	56	100
124	57	100
124	58	100
124	59	100
124	60	100
124	61	100
124	62	100
124	63	100
124	64	100
124	65	100
124	66	100
124	67	100
124	68	100
124	69	100
124	70	100
124	71	100
124	72	100
124	73	100
124	74	100
124	75	100
124	76	100
124	77	100
124	78	100
124	79	100
124	80	100
124	81	100
124	82	100
124	83	100
124	84	100
124	85	100
124	86	100
124	87	100
124	88	100
124	89	100
124	90	100
124	91	100
124	92	100
124	93	100
124	94	100
124	95	100
124	96	100
124	97	100
124	98	100
124	99	100
124	100	100

In aggregate amounting to 1999 sq. mtrs. or thereabouts situated at Village Nije, Taluka Kalyan, District Thane.

1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 without (Record of Rights) based on 04000008 for the year 2007-08, 812 extract and mutation entries issued by Talathi and documents of transactions thereto in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertake procedure as enumerated hereunder.
2. For the purpose of my title opinion, I have issued to
 - (a) reviewed certified copies of the relevant documents viz. Development Agreement, Deed of Conveyance, Possession letter, Power of Attorney or other documents entrenching the rights or interests of Lodha Dwellers Pvt. Ltd.
 - (b) verified that adequate stamp duty has been paid in respect of the Development Agreement with regard to rights of Development as also Conveyance Deed vesting the rights or interest over the above-mentioned properties and on the basis of the above, I have found that

3. The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of Arun Rama Mhatre as the Owner as of the date of this certificate.
4. As per Mutation Entry No. 91 dated 20/12/1929 on submission by Jans Bai Patil on 20/12/1929 the name of Padu Bai Patil and Vitru Ramya were entered as joint holders in respect of property bearing S.No.170/-.
5. As per Mutation Entry No. 239 dated 10/02/1939 Padu Bai Patil had sold and conveyed the property bearing S.No.170/- and 199/5/1 in favour of Narayan Hasha Mhatre for Rs.50/- on 10/12/1938.
6. As per Mutation Entry No. 452 dated 25/09/1952 the property bearing S.No. 199/5A, 170 have been declared as fragments.
7. As per Mutation Entry No. 738 dated 20/10/1963 on death of Narayan Hasha Mhatre around 2 years back, the name of his legal heirs 1) Rama Narayan Mhatre, 2) Rami Vitru Patil, 3) Janikbal Sukrya Patil but on reply submission the name of only Ram Narayan Mhatre were entered on the 712 extract in respect of the said property.
8. As per Mutation Entry No. 902 dated 17/09/1965, it is recorded that on the basis of Order No.TA0226 dated 16/01/1964, a charge was created by Ram Narayan Mhatre in respect of the property bearing S.No.199/5A and 180/2 in favour of Development Officer for loan amount Rs.500/- on 03/07/1964.
9. Mutation Entry No. 1071 dated 15/05/1972 was entered on account of the enforcement of attachment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
10. As per Mutation Entry No. 1781 dated 01/11/2007 on death of Rama Narayan Mhatre around 40 years back, the names of his legal heirs 1)Parvat Rama Mhatre (since deceased) and 2) Arun Rama Mhatre were entered on the 712 extract in respect of the said property.
11. By a Development Agreement dated 15/06/2007 made between Mrs. Lodha Dwellers Private Limited of One Part and Arun Rama Mhatre of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN3-3493-2007 on 15/06/2007, the said Arun Rama Mhatre have granted development rights in respect of the said property to Mrs. Lodha Dwellers Private Limited for consideration and on terms and conditions stated therein.
12. By a Power of Attorney dated 15/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN3-341-

क. ल. नं. - ३
दस्ता क्र. २८०८ २००८
१०८ २८१

2007 on 15/06/2007, the said Arun Rama Mhatre have applied unto (7) Municipal Corporation Lodha and others, the representatives of Mrs. Lodha Dwellers Pvt. Ltd. for the said property.

13. By a Power of Attorney dated 15/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN3-3493-2007 on 15/06/2007, the said Arun Rama Mhatre has granted unto Mrs. Lodha Dwellers Private Limited (7) Municipal Corporation Lodha, the representatives of Mrs. Lodha Dwellers Pvt. Ltd. the right to convey the said property.

14. By Confirmation Deed dated 15/06/2008 executed by Arun Rama Mhatre, in favour of Mrs. Lodha Dwellers Pvt. Ltd. registered under No. KLN3-1960/2008 on 15/06/2008 whereby Arun Rama Mhatre has released the said property to the right of Mrs. Lodha Dwellers Pvt. Ltd. on the captioned date and also confirmed the execution and the Development Agreement dated 15/06/2007 entered by Arun Rama Mhatre with Lodha Dwellers Pvt. Ltd.

15. By Intention of Conveyance dated 15/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN3-2008 dated 15/06/2007 by Arun Rama Mhatre in favour of Mrs. Lodha Dwellers Private Limited, the said Vendor with, conveyed, transferred, assigned, granted, the said Property for valuable consideration and on terms, conditions and conditions stated therein.

16. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is sought.

17. On the basis of the findings included in this report and compliance of the representation to carry out necessary mutations in the name of Mrs. Lodha Dwellers Pvt. Ltd., (Developer) as a Subholder of the said property, I am of the opinion that, Mrs. Lodha Dwellers Pvt. Ltd. pursuant to the Deed of Conveyance thereto, executed by Arun Rama Mhatre is entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.



3. The mutation records maintained at the Talathi and Tahsildar's Office reflect the name of Anan Rama Mhatre as the Owner as of the date of this certificate.
4. As per Mutation Entry No. 91 dated 20/12/1929 on submission by Jenu Bai Patil on 20/12/1929 the name of Padu Bai Patil and Vithu Kantiya were entered as joint holders in respect of property bearing S.No.170/-.
5. As per Mutation Entry No. 239 dated 10/02/1939 Padu Bai Patil had sold and conveyed the property bearing S.No.170/- and 189/5/1 in favour of Narayan Hasha Mhatre for Rs.50/- on 10/12/1938.
6. As per Mutation Entry No. 452 dated 25/09/1952 the property bearing S.No. 189/5A, 170 have been declared as fragments.
7. As per Mutation Entry No. 735 dated 20/10/1953 on death of Narayan Hasha Mhatre around 2 years back, the name of his legal heirs 1) Rama Narayan Mhatre, 2) Ramji Vithu Patil, 3) Jankubai Sukrya Patil but on reply submission the name of only Ram Narayan Mhatre were entered on the T/12 extract in respect of the said property.
8. As per Mutation Entry No. 902 dated 17/09/1955, it is recorded that on the basis of Order No.TAQ228 dated 18/01/1954, a charge was created by Ram Narayan Mhatre in respect of the property bearing S.No.189/5A and 189/2 in favour of Development Officer for loan amount Rs.500/- on 02/07/1954.
9. Mutation Entry No. 1071 dated 15/05/1957 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
10. As per Mutation Entry No. 1781 dated 01/11/2007 on death of Rama Narayan Mhatre around 40 years back, the names of his legal heirs 1)Parvati Rama Mhatre (since deceased) and 2) Anan Rama Mhatre were entered on the T/12 extract in respect of the said property.
11. By a Development Agreement dated 15/06/2007 made between M/s. Lodha Dwellers Private Limited of One Part and Anan Rama Mhatre of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN3-3491-2007 on 15/06/2007, the said Anan Rama Mhatre have granted development rights in respect of the said property to M/s. Lodha Dwellers Private Limited for consideration and on terms and conditions stated therein.
12. By a Power of Attorney dated 15/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN3-341-

2007 on 15/06/2007, the said Anan Rama Mhatre have granted unto (1) Mangalprabhat Gurnamal Lodha and (2) Rajendra Lodha, the Directors of M/s. Lodha Dwellers Pvt. Ltd. powers and authorities to deal with and develop the said property.

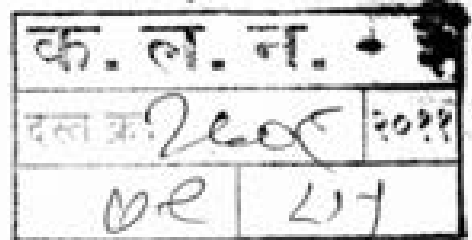
13. By a Power of Attorney dated 15/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLN3-343-2007 on 15/06/2007, the said Anan Rama Mhatre have granted unto (1) Akhilesh Mangalprabhat Lodha and (2) Akhilesh Mangalprabhat Lodha, the representatives of M/s. Lodha Dwellers Pvt. Ltd. the right to occupy the said property.

14. By Confirmation Deed dated 15/02/2008 executed by Sarvash Kishore Mhatre, in favour of M/s. Lodha Dwellers Pvt. Ltd. and registered under No. KLN3-10002008 dated 20/02/2008 wherein said Sarvash Kishore Mhatre had released and relinquished his rights and interest of whatsoever nature on the captioned property and also confirmed the transaction under the Development Agreement dated 15/06/2007 executed by Anan Rama Mhatre with Lodha Dwellers Pvt. Limited.

15. By Intention of Conveyance dated 25/06/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under S. No. KLN3-3523-2008 dated 24/06/2008 by Anan Rama Mhatre as Vendor of the One Part in favour of M/s. Lodha Dwellers Pvt. Ltd. as Purchasers of the Other, the said Vendor sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.

16. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is awaited.

17. On the basis of the findings indicated in this report and on compliance of the representations and petition of Revenue Record in the name of M/s. Lodha Dwellers Pvt. Ltd. (Developer) as a Kulkarni of the said property, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd. pursuant to the Deed of Conveyance therein, executed by Anan Rama Mhatre is entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.



THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	Hisas No	Area (in sq. mtrs.)
180	2	2420
189	5A	300
170	-	1420

In aggregate admeasuring 5140 sq. mtrs. or thereabouts situate at Village Nijje, Taluka Kalyan, District Thane.

Dated this 24th day of February, 2009.

Fredip Garsch
(Fredip Garsch)
Advocate High Court Bombay

Wk.-21

REPORT ON TITLE

M/s. Lodha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No	Hisas No	Area (in sq. mtrs.)
180	2	2420
189	5A	300
170	-	1420

In Application submitted by M/s. Lodha Dwellers Pvt. Ltd. of One Part and Anan Rama Mhatre of the Other Part, Taluka Kalyan, District Thane.

1. I have prepared this Report in respect of the above property (the "Said Property") on the basis of the records and documents (Title Deeds) (Record of Rights, Revenue, Mutation, etc.) of the year 2008-09 and other records and documents available at the Taluka and District Offices for my inspection. Accordingly, I have prepared this Report on the basis of the documents, gathered and examined by me in accordance with the procedure as mentioned above.
2. For the purpose of my title opinion, I have:
 - (a) reviewed verified the copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents entitling the rights and interests of M/s. Lodha Dwellers Pvt. Ltd.,
 - (b) verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which the development rights of the abovesaid property have been granted and on the basis of the above, I have found that
3. The mutation records maintained at the Talathi and Tahsildar's Office reflect the names of Vithu Kantiya Patil and Others as the Owners as of the date of this certificate. However, Revenue Records viz. T/12 extracts

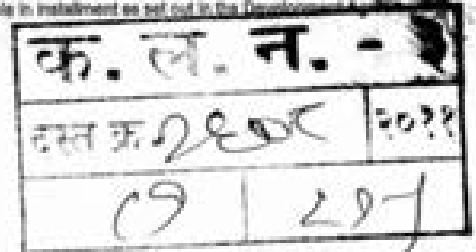


In aggregate amounting Rs 20,00,000/- or thereabouts
situate at Village Nijje, Taluka Kalyan, District Thane.

Dated this 21st day of February, 2008.


(Fredrick Garach)
Advocate High Court Bombay

4. As per Mutation Entry No. 410 dated 24/07/2006 on death of Jenu Bai Padi around 9 years back, the names of his legal heirs 1) Nathu Jenu, 2) Hari Jenu were entered on the T112 extract in respect of property bearing S.No.109/12.
5. As per Mutation Entry No. 483 dated 15/05/1952 on death of Nathu Jenu around 9 months back, the names of his legal heir Shankar Nathu Padi was entered on the T112 extract in respect of the said property.
6. As per Mutation Entry No. 784 dated 25/05/1984 on death of Hari Jenu Padi on 1958 the names of his legal heirs 1) Punashottam Hari Padi and 2) Waman Hari Padi and 3) Sonbai Hari Padi (Sr. No. 1 and 2 being minor represented by Sr.No.3 being mother and natural guardian) were entered on the T112 extract in respect of the said property.
7. Mutation Entry No. 1071 dated 15/05/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
8. As per Mutation Entry No. 1091 dated 29/09/1973 on death of Shankar Nathu Padi around 7 years back, the names of his legal heirs 1) Pandurang Shankar Padi, 2) Gauram Shankar Padi, 3) Avenitai Shankar Padi and 4) Bai Shankar Padi (Sr.No. 1 to 3 being minor represented by Bai Shankar Padi being their mother and natural guardian) were entered on the T112 extract in respect of the said property.
9. By Development Agreement dated 15/06/2007 made between M/s. Lodha Dwellers Private Limited of One Part and 1) Haridas Punashottam Padi, 2) Ganpatai Punashottam Padi, 3) Pandurang Shankar Padi, 4) Gauram Shankar Padi and 5) Chamratbai Hari Padi of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD-3403-2007 on 15/06/2007, the said Haridas Punashottam Padi and others granted development rights in respect of the said property to M/s. Lodha Dwellers Pvt. Ltd for consideration and subject to the terms and conditions as set out therein.
10. In terms of Development Agreement, while a total consideration of Rs.20,87,380/- has been agreed to be paid to Haridas Punashottam Padi and others by M/s. Lodha Dwellers Pvt. Ltd in respect of the said property, only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Development Agreement.



MsA-11

REPORT ON TITLE

M/s. Lodha Dwellers Pvt. Ltd

(Experts)

Re: Property bearing

Survey No.	Area No.
121	121

amounting Rs 20,00,000/- or thereabouts situate at Village Nijje, Taluka Kalyan, District Thane.

1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely T112 extract (Record of Rights) issued on 02/03/2006 for the year 2003-04, S112 extract and mutation entries issued by Talathi and documents of transferees therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
2. For the purpose of my title opinion, I have caused to
 - (a) reviewed/certified that copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents extending the rights and interests of M/s Lodha Dwellers Pvt. Ltd.;
 - (b) verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which the development rights of the above-mentioned property have been granted and on the basis of the above, I have found that
3. The mutation records maintained at the Talathi and Tehsildar's Office reflect the names of Punashottam Padi and Others as the Owners as of the date of this certificate. However the revenue records have so far not been mutated in the name of legal heirs of Punashottam Padi and Others who have executed and registered the Development Agreement with Lodha Dwellers Pvt. Limited.

11. By a Power of Attorney dated 15/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD-340-2007 on 15/06/2007, the said Haridas Punashottam Padi and Others have granted unto 1) Mangayathal Gauram Laloo and 2) Rajendra Laloo, the Director of M/s. Lodha Dwellers Pvt. Ltd. powers and authorities to deal with and develop the said property.
12. By a Power of Attorney dated 15/06/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD-340-2007 on 15/06/2007, the said Haridas Punashottam Padi and Others have granted unto the (1) Mangayathal Gauram Laloo and (2) Rajendra Mangayathal Laloo, the Director of M/s. Lodha Dwellers Pvt. Ltd. the right to
13. By Confirmation Deed dated 15/06/2007 executed by 1) L. Punashottam Padi, 2) Anant Laloo, 3) Waman (Sgd.) Shankar Nathu, 4) Anant Waman, 5) Sr. No. 1 and 2 and 3 being minor represented by Sr. No. 4 in favour of M/s. Lodha Dwellers Pvt. Ltd. registered under No. 4577/2007 dated 15/06/2007 wherein it is stated that the said Haridas Punashottam Padi and Others have confirmed that the Development Agreement dated 15/06/2007 and other documents extending the rights and interests of M/s. Lodha Dwellers Pvt. Ltd. are valid and enforceable.
14. By Confirmation Deed dated 15/06/2007 executed by 1) Mangayathal Laloo, 2) Rajendra Laloo, 3) Raju Laloo in favour of M/s. Lodha Dwellers Pvt. Ltd. and registered under No. KLAD-340/2007 dated 14/06/2007 wherein it is stated that they have confirmed that the said Development Agreement dated 15/06/2007 and other documents extending the rights and interests of M/s. Lodha Dwellers Pvt. Ltd. are valid and enforceable.
15. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is sought.
16. On the basis of the findings intimated in this report, I am of the opinion that the said Property is lawfully owned by Haridas Punashottam Padi and others being the legal heirs of Punashottam Padi and Others and as such are entitled to the said property subject to the development rights granted in favour of M/s. Lodha Dwellers Pvt. Ltd.



17. On the basis of the findings included in this report and subject to aforesaid, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd. pursuant to the Development Agreement and the Powers of Attorney, executed by Hanisha Purneshwar Patil and others, have complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	House No.
100	100

admeasuring 3840 sq. mtrs. or thereabouts situate at Village Nijs, Taluka Kalyan, District Thane.

Dated this 21st day of February, 2008.


(Pradyip Ganesh)
Advocate High Court Bombay

Pradyip Ganesh
Advocate
High Court, Bombay

6, Shivaji Park, Kalyan,
C. B. S. Road, Kalyan,
Taluka (Thane) District - 401 017
Phone : 2551 1127

Ms. L.

REPORT ON TITLE

Ms. Lodha Pinnacle Build Tech Private Limited

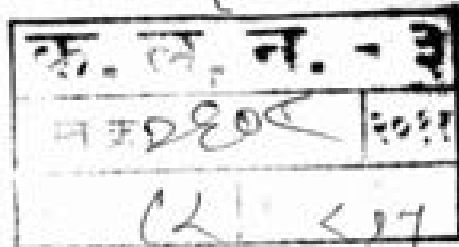
(Expanded)

Re: Property bearing

Survey No.	House No.
100	1

admeasuring 11180 sq. mtrs. or thereabouts situate at Village Nijs, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7112 extract (Record of Rights) issued for the year 2007-08, 9/12 extract and mutation entries issued by Talathi and documents of transactions thereto in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Possession letter, Power of Attorney or other documents evidencing the rights or interests of Lodha Pinnacle Build Tech Pvt. Ltd.;
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and Conveyance Deed transferring title, rights or interest over the abovementioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Tahsilat's Office reflect the names of Devanand Saktharam Patil and Others as the Owners as of the date of the certificate.



- As per Mutation Entry No. 358 dated 10/05/1945 Saktharam Ganpat Choudhary had purchased the said property from Dharmu Laxman Patil for consideration of Rs.500/- dated 19/05/1945.
- As per Mutation Entry No. 439 dated 01/06/1951, Saktharam Ganpat Choudhary had purchased possessory right of the said property from Yashwanth Narayan Shinde for consideration of Rs.400/- on 08/04/1951.
- As per Mutation Entry No. 1130 dated 11/06/1976 on death of Saktharam Ganpat Patil (Choudhary) around 45 years back, the name of his legal heirs 1) Waman Saktharam Patil, 2) Devanand Saktharam Patil, 3) Kallash Saktharam Patil, 4) Neerabal Shankar Patil, 5) Aashabal Tuliram Patil, 6) Rupabal Saktharam Patil, 7) Jeevanti Saktharam Patil, 8) Nirmal Saktharam Patil and 9) Chhaya Saktharam Patil (Sr. No. 7 to 9 being minor represented by Ratan Ganpat Patil being their uncle) were entered on the 7112 extract in respect of the said property.
- As per Mutation Entry No. 1127 dated 11/06/1976, the names of 1) Neerabal Shankar Patil, 2) Aashabal Tuliram Patil and 3) Rupabal Saktharam Patil were shown in respect of the said property. Since, they are married and well settled elsewhere. Thus, on the basis of reply admission given by 1) Neerabal Shankar Patil, 2) Aashabal Tuliram Patil and 3) Rupabal Saktharam Patil, their names were deleted.
- Mutation Entry No. 1071 dated 15/05/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
- By an Agreement for Sale dated 18/10/2007 made between M/s. Lodha Pinnacle Build Tech Private Limited of One Part and (1) Devanand Saktharam Patil, (2) Kallash Saktharam Patil, (3) Shanode Waman Patil, (4) Nitin Waman Patil, (5) Anil Waman Patil, (6) Anil Waman Patil and (7) Aparna Waman Patil of the other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KJN4-5863-2007 on 18/10/2007, the said Devanand Saktharam Patil and others agreed to sell the said property in favour of M/s. Lodha Pinnacle Build Tech Private Limited and further, granted development rights in respect of the said property to M/s. Lodha Pinnacle Build Tech Private Limited for consideration and on terms and conditions stated therein.
- By a Power of Attorney dated 21/08/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 4320007 on 18/10/2007, the said Devanand Saktharam Patil and Others have granted unto (1) Mangalprabhat Ganeswar Lodha and (2) Rajendra Lodha, the Directors of M/s. Lodha Pinnacle Build Tech Pvt. Ltd. powers and authorities to deal with and develop the said property.

Pradyip Ganesh
Advocate
High Court, Bombay

6, Shivaji Park, Kalyan,
C. B. S. Road, Kalyan,
Taluka (Thane), District - 401 017
Phone : 2551 1127

- By a Power of Attorney dated 21/08/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 4400007 on 18/10/2007, the said Devanand Saktharam Patil and Others have granted unto (1) Ajitprabhat Mangalprabhat Lodha and (2) Abhinandan Mangalprabhat Lodha, the representatives of M/s. Lodha Pinnacle Build Tech Pvt. Ltd. the right to convey the said property.
- By Confirmation Deed dated 23/10/2007 executed by 1) Jeevanti Saktharam Patil, 2) Nirmal Saktharam Patil, 3) Chhaya Saktharam Patil, 4) Lakshmi Shankar Patil, 5) Aashabal Tuliram Patil and 6) Deva Sanjay Patil on behalf of M/s. Lodha Pinnacle Build Tech Pvt. Ltd. and M/s. Lodha Pinnacle Build Tech Pvt. Ltd. and others, dated 23/10/2007 whereas the said Agreement for Sale and the Power of Attorney now by this certificate, from the said Agreement for Sale, the terms and conditions stated therein.
- By Intention of Conveyance dated 02/09/2007 registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. 4320007 on 18/10/2007 and 02/09/2007 by Devanand Saktharam Patil and others as Vendors of the said Property and M/s. Lodha Pinnacle Build Tech Pvt. Ltd. as Purchasers of the Other, the said Property and, dated 02/09/2007 transferred and conveyed the ownership of the said Property for reliable conveyance and other terms, conditions and conditions stated therein.
- M/s. Lodha Pinnacle Build Tech Pvt. Limited has applied for permission for construction of non-agricultural use of the said property and such permission is granted.
- On the basis of the Sub-Registrar's Report dated 02/09/2007 and Intention of Conveyance of mutation of Revenue Record in favour of M/s. Lodha Pinnacle Build Tech Pvt. Ltd. (Developer) on the said Property, I am of the opinion that, M/s. Lodha Pinnacle Build Tech Pvt. Ltd. pursuant to the Deed of Conveyance Deed, executed by Devanand Saktharam Patil and others are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.



THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	Hissa No
188	1

admeasuring 11180 sq. mtrs. or thereabouts situate at Village Nije, Taluka Kalyan, District Thane.

Dated this 21st day of February, 2009

(Signature)
(Firdip Garach)

Advocate High Court Bombay

Firdip Garach
Advocate
High Court Bombay

4 Floor - 10A Apartments,
1, D. S. Road, Airoli,
Mumbai - 400 061, India
Phone: 2222 5147

MR. J.J.

REPORT ON TITLE

M/s. Lohia Dwellers Private Limited

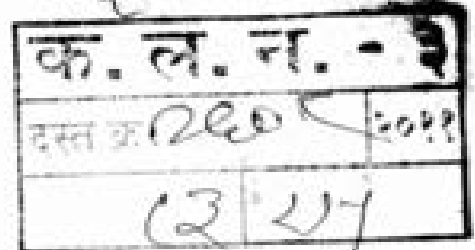
(Company)

Re: Property bearing

Survey No.	Hissa No.	Area (In sq. mtrs.)
188	1	11180
189	1	11180
190	1	11180
191	1	11180
192	1	11180
193	1	11180
194	1	11180
195	1	11180
196	1	11180
197	1	11180
198	1	11180
199	1	11180
200	1	11180

In aggregate admeasuring 11180 sq. mtrs. or thereabouts situate at Village Nije, Taluka Kalyan, District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 1712 extract (Record of Rights) issued on 24/05/2008 for the year 2007-08, 1973 extract and mutation entries issued by Talathi and documents of transactions therein in respect of the above property produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have
 - reviewed certified true copies of the relevant documents viz. Deed of Conveyance, Possession letter, Power of Attorney or other documents entitling the rights or interests of Lohia Dwellers Pvt. Ltd;
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed transferring the rights or interest over the abovesaid properties and on the basis of the above, I have found that



- The mutation records maintained at the Talathi and Tahsildar's Office reflect the names of Ganpat Hari Shantani and another as the Owners as of the date of the certificate.
- As per Mutation Entry No. 432 dated 24/05/1952 the property bearing S.No. 1725, 1726, 1727, 1728 have been declared as fragments.
- As per Mutation Entry No. 548 dated 11/05/1954 on death of Vitlu Linchya Desaikar around 3 months back, the name of his legal heir Pagan Vitlu Mishra was entered on the 1712 extract in respect of property bearing S.No. 1724, 1724A, 1725, 1726 and 1727.
- As per Mutation Entry No. 1027 dated 21/12/1956, it is recorded that from very inception, the abovesaid properties is owned by Aka Pudu Mishra. However, by reason of family relation the said properties was recorded in the name of Bhagwan Raju Mishra and Others. Nevertheless for all intent and purpose Aka Pudu Mishra was in use and occupation of the said properties and as such names of Bhagwan Raju Mishra and Others were deleted and substituted by Aka Pudu Mishra as a landlord of the said properties.
- As per Mutation Entry No. 1071 dated 15/05/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coing Act, 1957.
- As per Mutation Entry No. 1815 dated 07/01/2008 on death of Aka Pudu Mishra in or about 1977, the names of his legal heirs (1) Yashwantrao Aka Mishra, (2) Shantirao Aka Mishra, (3) Ganpat Hari Shantani and (4) Laxman Aka Mishra were entered on the 1712 extracts in respect of the said property.
- By Intention of Conveyance dated 24/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLAD-2102-2008 dated 24/05/2008 by M/s. Lohia Dwellers Private Limited as Purchasers of the One Part and (1) Laxman Aka Mishra and (2) Ganpat Hari Shantani as Vendors of the Second Part and (1) Ananta Balu Mishra, (2) Bhagwan Raju Mishra, (3) Balu Raju Mishra and (4) Sunesh Balu Mishra as Confirming Parties, the said Vendor sold, conveyed, transferred and assigned in favour of Purchasers with the confirmation of the Confirming Parties, the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- By a Power of Attorney dated 24/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD-190-2008 on 24/05/2008, the said Laxman Aka Mishra and another have granted unto (1) Mangalprabhat Gurusomal Lohia and (2) Rajendra

so far not brought on revenue record. It is represented that same will be mutated in the names of the said legal heirs in due course.

- As per Mutation Entry No. 414 dated 15/12/1949 on death of Deva Shau Padi around 60 years back, the names of his son Balu Deva Padi being the only legal heir was entered on the 1712 extract in respect of the said property.
- As per Mutation Entry No. 432 dated 24/05/1952 the property has been declared as fragment.
- As per Mutation Entry No. 548 dated 11/05/1954 on death of Vitlu Linchya Desaikar around 3 months back, the name of his legal heir Pagan Vitlu Mishra was entered on the 1712 extract in respect of property bearing S.No. 1724, 1724A, 1725, 1726 and 1727.
- Mutation Entry No. 1071 dated 15/05/1971 was entered on account of enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coing Act, 1957.
- I am informed that Sudam Sanyal Padi, the former Sanyal Padi (Kajedar) has also died and the legal heirs of Sudam Sanyal Padi viz. (1) Satyawan Sudam Padi and (2) Ramdas Sudam Padi have executed the Agreement for Sale with Lohia Dwellers Pvt. Ltd.
- By an Agreement for Sale dated 21/02/2008 made between M/s. Lohia Dwellers Private Limited of One Part and (1) Sanyal Sanyal Padi (since deceased) and Sudam Sanyal Padi (since deceased) (1) Satyawan Sudam Padi and (2) Ramdas Sudam Padi of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD-3211-2008 on 04/05/2008, the said Satyawan Sudam Padi and another agreed to sell the said property in favour of M/s. Lohia Dwellers Private Limited and further, granted development rights in respect of the said property to M/s. Lohia Dwellers Private Limited for consideration and on terms and conditions stated therein.
- In terms of Agreement for Sale, while a total consideration of Rs.8,70,870/- has been agreed to be paid to Satyawan Sudam Padi and another by M/s. Lohia Dwellers Pvt. Ltd in respect of the said property, only a part of the said consideration has been so far paid and balance, if any, is payable in instalment as set out in the Agreement for Sale.
- By a Power of Attorney dated 27/05/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLAD-197-2008 on 04/05/2008, the said Satyawan Sudam Padi and another have



Lotha, the Director of M/s. Lotha Dealers Pvt. Ltd. powers and authorities to deal with and develop the said property.

11. It is represented that Lotha Dealers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is sought.

12. On the basis of the findings included in this report and on compliance of representation of preceding paragraph and formalities of mutation of Revenue Record in the name of M/s. Lotha Dealers Pvt. Ltd. (Developer) on the basis of Deed of Conveyance of the said property, I am of the opinion that, M/s. Lotha Dealers Pvt. Ltd. pursuant to the Deed of Conveyance executed by Late Mr. A. B. Mhatre and another, are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area (sq. mtrs.)
173	2810
174	150
175	480
176	400
177	1650
178	4000

is aggregate measuring 10100 sq. mtrs. or thereabouts situate at Village Nije, Taluka Kalyan, District Thane.

Dated this 24th day of February, 2009.


Prady Garach
 Advocate High Court Bombay

granted unto (1) Margdarshini Commercial Lotha and (2) Ajendra Lotha, the Director of M/s. Lotha Dealers Pvt. Ltd. powers and authorities to deal with and develop the said property.

13. By a Power of Attorney dated 21/09/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLN-100-2008 on 04/09/2008, the said Satyashree Sushil Patel and another have granted unto (1) Ajendra Lotha, (2) Sheelar Kamal and (3) Harsh Bhargava, the representatives of M/s. Lotha Dealers Pvt. Ltd. to register and admission of the conveyance in respect of the said property.

14. It is represented that Lotha Dealers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is sought.

15. On the basis of the findings included in this report, I am of the opinion that on mutation of the Revenue records in the name of Satyashree Sushil Patel and another, being the legal heirs of Ganga Prasad Patel (since deceased) and Sushil Ganga Patel (since deceased) who have retained the said property for inheritance and as such have clear, unencumbered, and marketable title to the said property subject to the Agreement for Sale executed in favour of Lotha Dealers Pvt. Ltd.

16. On the basis of the findings included in this report and on compliance of Non-Agricultural use of the said properties, I am of the opinion that, M/s. Lotha Dealers Pvt. Ltd. pursuant to the Agreement for Sale and the Powers of Attorney, executed by Satyashree Sushil Patel and another, have purchased and acquired the said property for the purpose of development.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Area (sq. mtrs.)

क. ल. नं. - 3	
दस्त क्र. १६०	२००९
१४	२५

measuring 1040 sq. mtrs. or thereabouts situate at Village Nije, Taluka Kalyan, District Thane.

Dated this 24th day of February, 2009.


Prady Garach
 Advocate High Court Bombay

REPORT ON TITLE

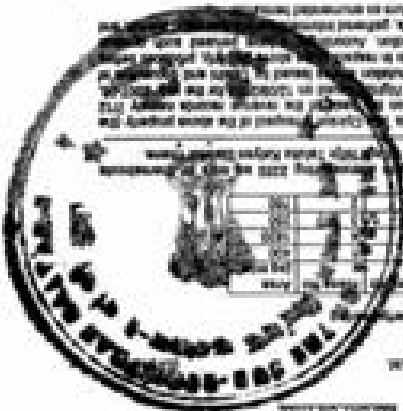
M/s. Lotha Dealers Pvt. Ltd. (Client)



- I have verified the Title Deeds of the above property and found that the same are in accordance with the provisions of the Revenue Act, 1880 and the Revenue Rules, 1908 and the provisions of the Revenue Act, 1922 and the Revenue Rules, 1924 and the provisions of the Revenue Act, 1947 and the Revenue Rules, 1952.
- For the purpose of this report, I have perused the following documents:-
 - verified certified copies of the documents viz Agreement for Sale, Deed of Conveyance, Power of Attorney, Power of Attorney and other documents evidencing the rights and interests of M/s. Lotha Dealers Pvt. Ltd.;
 - certified that adequate stamp duty has been paid in respect of the Agreement for Sale and Conveyance Deed transferring the rights or interest over the above-mentioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Talati and Tahsildar's Office reflect the names of Margdarshini Ganga Mhatre and another as of the date of this certificate.

1. The undersigned has read and understood the contents of the Agreement for Sale and Lease of the said property and has agreed to sell the same to the said purchaser for the consideration therein mentioned and to execute the necessary documents for the purpose of the said sale and lease.

2. The undersigned has read and understood the contents of the Agreement for Sale and Lease of the said property and has agreed to sell the same to the said purchaser for the consideration therein mentioned and to execute the necessary documents for the purpose of the said sale and lease.



Advocate High Court Bombay
(Pradip Garakh)
[Signature]

Dated this 14th day of February 2002.
A Village High Taluka Kalyan District Thane.
In aggregate measuring 4280 sq mtrs or thereabouts situate

Pradip Garakh
Advocate
High Court Bombay

11. By a Power of Attorney for Conveyance dated 17/07/2000 executed and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 282/2000 on 17/07/2000 the said Respondents (Dongre Brothers and another) have granted into (1) Appanick

10. By a Power of Attorney dated 17/07/2000 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 281/2000 on 17/07/2000 the said Respondents (Dongre Brothers and another) have granted into (1) Appanick and (2) another person named as (2) Appanick the said property and to do other acts deeds matters and things in respect of the said property.

9. In terms of Agreement for Sale, with a total consideration of Rs. 27,52,170/- has been agreed to be paid to Respondents (Dongre Brothers and another) by Mr. (Pradip Garakh) Pvt. Ltd. in respect of the said property, only a part of the said consideration has been so far paid by Mr. (Pradip Garakh) Pvt. Ltd. for consideration and as per the terms and conditions set out therein.

8. By Agreement for Sale dated 17/07/2000 executed between Mr. (Pradip Garakh) Pvt. Ltd. and the said Respondents (Dongre Brothers and another) in respect of the said property, the said Respondents (Dongre Brothers and another) have granted into (1) Appanick and (2) another person named as (2) Appanick the said property and to do other acts deeds matters and things in respect of the said property.

7. As per Mutation Entry No. 1843 dated 08/09/2000 on the death of Mr. (Pradip Garakh) Pvt. Ltd. the said Respondents (Dongre Brothers and another) have granted into (1) Appanick and (2) another person named as (2) Appanick the said property and to do other acts deeds matters and things in respect of the said property.

6. Mutation Entry No. 1071 dated 15/05/1972 was entered on account of the enforcement of Section 17 of the Maharashtra Revenue (Amendment) Act, 1957 and Indian Company Act, 1957.

5. As per Mutation Entry No. 452 dated 24/07/1952 the property bearing S. No. 10871, 171/2, 171/3, 171/4 have been declared as Fragment.

4. As per Mutation Entry No. 26 the name of Undya Chandra Bhabha was entered as a landholder in respect of the said property. Upon the death of Undya Chandra Bhabha the said property was declared upon the name of Mr. (Pradip Garakh) Pvt. Ltd. However the said mutation was not entered out in revenue records.

17/07/2000	17/07/2000
282/2000	281/2000
Pradip Garakh	Pradip Garakh

17/07/2000	17/07/2000
282/2000	281/2000
Pradip Garakh	Pradip Garakh

12. The undersigned has read and understood the contents of the Agreement for Sale and Lease of the said property and has agreed to sell the same to the said purchaser for the consideration therein mentioned and to execute the necessary documents for the purpose of the said sale and lease.

11. The undersigned has read and understood the contents of the Agreement for Sale and Lease of the said property and has agreed to sell the same to the said purchaser for the consideration therein mentioned and to execute the necessary documents for the purpose of the said sale and lease.

Pradip Garakh
Advocate
High Court Bombay

Pradip Garakh
Advocate
High Court Bombay

4. As per Mutation Entry No. 452 the said properties have been declared as fragments.
5. Mutation Entry No.1071 dated 15/05/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
6. As per Mutation Entry No. 1544 dated 20/08/2008 on death of Deva Ragho Choudhary around 20 years back, the names of his legal heirs 1) Sakubal Deva Choudhary (since deceased), 2) Sitaram Deva Choudhary, 3) Moliram Deva Choudhary, 4) Ganpat Deva Choudhary, 5) Tukaram Deva Choudhary, 6) Rajubal Krishna Munde, 7) Fundik Deva Choudhary were entered on 7/12 extract in respect of the said property.
7. As per Mutation Entry No. 1545 dated 10/08/2008 on death of Ganpat Deva Choudhary around 1974, the names of his legal heirs 1) Rajubal Ganpat Choudhary (since deceased), 2) Rama Ganpat Choudhary were entered on the 7/12 extract in respect of the said property.
8. As per Mutation Entry No. 1646 dated 10/08/2008 on death of Sitaram Deva Choudhary around 8 years back, the names of his legal heirs 1) Kanubal Sitaram Choudhary (since deceased) 2) Shagwan Sitaram Choudhary, 3) Vihabal Anant Kane were entered on the 7/12 extract in respect of the said property.
9. As per Mutation Entry No. 1848 dated 12/08/2008 on death of Tukaram Deva Choudhary around 20 years ago, the names of his legal heirs 1) Ranganath Tukaram Choudhary, 2) Ganpatam Tukaram Choudhary, 3) Ranganath Tukaram Choudhary, 4) Lata Tukaram Choudhary, 5) Ramula Tukaram Choudhary were entered on the 7/12 extract in respect of the said property.
10. As per Mutation Entry No. 1849 dated 12/08/2008 on death of Fundik Deva Choudhary around 20 years ago, the names of his legal heirs 1) Hirubal Fundik Choudhary and 2) Vihhal Fundik Choudhary were entered on the 7/12 extract in respect of the said property.
11. As per Mutation Entry No. 1850 dated 12/08/2008 on death of Vihhal Fundik Choudhary in or about 1996, the names of his legal heirs 1) Rajubal Vihhal Choudhary, 2) Babbal Pandit Bhandari, 3) Tukaram Vihhal Choudhary, 4) Anant Suresh Mhatre, 5) Machhindranath Vihhal Choudhary, 6) Lavmbal Madhukar Mukadam, 7) Nandakumar Vihhal Choudhary, 8) Anita Parshuram Choudhary, 9) Sunita Shivaji Patil, 10) Hasmath Vihhal Choudhary were entered on the 7/12 extract in respect of the said property.
12. By Agreement for Sale dated 23/07/2008 made between M/s. Lodha Dwellers Pvt. Ltd. of One Part and the legal heirs of Deva Ragho Choudhary (since deceased), Ganpat Deva Patil (since deceased),

Ranganath Tukaram Choudhary, 6) Nandabal Tukaram Choudhary alias Nanda Vilas Munde, 7) Lata Tukaram Choudhary alias Lata Sadashiv Kadam, 10) Rajubal Munde, 11) Ramula Tukaram Choudhary, 12) Hirubal Fundik Choudhary, 13) Rajubal Vihhal Choudhary, 14) Babbal Pandit Bhandari, 15) Tukaram Vihhal Choudhary, 16) Anjana Suresh Mhatre, 17) Machhindranath Vihhal Choudhary, 18) Lavmbal Madhukar Mukadam, 10) Nandakumar Tukaram Choudhary, 20) Anita Parshuram Choudhary, 21) Sunita Shivaji Patil and 22) Hasmath Vihhal Choudhary as Vendors of the One Part in favour of M/s. Lodha Dwellers Pvt. Ltd. as Purchasers of the Other, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.

17. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is awaited.
18. On the basis of the findings included in this report, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd pursuant to the Agreement for Sale, Deed of Conveyance thereof, executed by Ram Ganpat Choudhary and Others are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	Waste No	Area (sq. mtrs)
173	1	490
173	4	1820
172	3	250
174	2	760

In aggregate admeasuring 3250 sq mtrs or thereabouts situate at Village Hije Taluka Rayan District Thane.

Dated this 27th day of February, 2009.


(Pradip Ganesh)
Advocate High Court Bombay

Pradip Ganesh
Advocate
High Court, Bombay

1. No. of the Apartments,
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

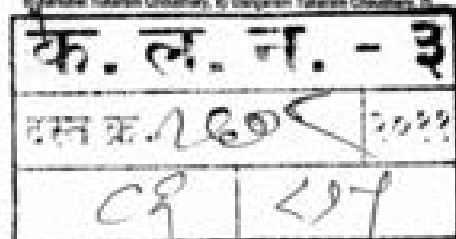
Sharan Deva Choudhary (since deceased), Sitaram Deva Choudhary (since deceased) 1) Ram Ganpat Choudhary, 2) Shagwan Sitaram Choudhary, 3) Vihabal Anant Kane, 4) Moliram Deva Choudhary, 5) Ganpat Tukaram Choudhary, 6) Ganpatam Tukaram Choudhary, 7) Ranganath Tukaram Choudhary, 8) Nandabal Tukaram Choudhary alias Nanda Vilas Munde and 9) Lata Tukaram Choudhary alias Lata Sadashiv Kadam and registered with the office of the Sub-Registrar of Assurances at Rayan under Serial No. 11/20-4233-2008 on 23/07/2008, the said Ram Ganpat Choudhary and Others have agreed to sell the said property in favour of M/s. Lodha Dwellers Pvt. Ltd. and also the said Ram Ganpat Choudhary and Others have granted development rights in respect of the said property to M/s. Lodha Dwellers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.

13. In terms of the Agreement for Sale, with a total consideration of Rs. 18,25,000/- has been agreed to be paid by the M/s. Lodha Dwellers Pvt. Ltd. to the said Ram Ganpat Choudhary and Others in respect of said property, only a part of the said consideration has been so far paid and balance if any is payable in installments as set out in the Agreement for Sale.

14. By a Power of Attorney dated 23/07/2008 and registered with the office of the Sub-Registrar of Assurances at Rayan under Serial No. 2542008 on 23/07/2008 the said Ram Ganpat Choudhary and others have granted unto 1) Ganpat Prabhakar Lodha and 2) Ms. Rajendra Lodha, Director of M/s. Lodha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.

15. By a Power of Attorney dated 23/07/2008 executed and registered with the office of the Sub-Registrar of Assurances at Rayan under Serial No. 2892008 on 23/07/2008 the said Ram Ganpat Choudhary and Others have granted unto 1) Rajendra Lodha, 2) Shaker Khanal and 3) Hasan Shigraffi, of M/s. Lodha Dwellers Pvt. Ltd. rights to lodge for registration and wait the execution of Conveyance Deed in respect of the said property.

16. By Intention of Conveyance dated 11/12/2008 and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. 15/20-4233-2008 dated 11/12/2008 by 1) Ram Ganpat Choudhary, 2) Shagwan Sitaram Choudhary, 3) Vihabal Anant Kane, 4) Moliram Deva Choudhary, 5) Ganpat Tukaram Choudhary, 6) Ganpatam Tukaram Choudhary, 7) Ranganath Tukaram Choudhary, 8) Nandabal Tukaram Choudhary alias Nanda Vilas Munde and 9) Lata Tukaram Choudhary alias Lata Sadashiv Kadam.



Pradip Ganesh
Advocate
High Court, Bombay

1. No. of the Apartments,
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Ms. J

M/s. Lodha Dwellers



- I have perused the Title Deeds in relation to the above property and the said Property on the basis of the revenue records namely 7/12 extract of Survey No. 173 dated on 23/07/2008 for Survey No. 173/4/2008 and also the entries made by the said Ram Ganpat Choudhary and Others in the office of the Sub-Registrar of Assurances at Rayan in respect of the said Property and also for my inspection the said documents and records, documents, gathered together and perused and also perused procedure as enumerated herein.
- For the purpose of my the opinion, I have issued to
 - referred certified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Power of Attorney, Possession receipt and other documents entitling the rights and interests of M/s. Lodha Dwellers Pvt. Ltd.,
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and Deed of Conveyance transferring the rights or interest over the above-mentioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Talukhi and Talukhi's Office reflect the names of Hasmath Madhan Patil and 9 Others as the Owners as of the date of this certificate.

4. As per Mutation Entry No. 1005 dated 03/05/1968 on submission made by 1) Krishna Balu Pali, 2)Shantaram Balu Pali, 3) Dhama Balu Pali, 4) Tukaram Balu Pali, 5)Motiram Balu Pali (minor), 6) Dharmi Balu Pali that due to partition amongst themselves the property bearing S.No. 1993P adm 1992 sq. mts. Plus Pot Kharaba thereto came to the share of Motiram Balu Pali being minor represented by mother Dharmi Balu Pali.
5. Mutation Entry No. 1071 dated 15/05/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
6. As per Mutation Entry No. 1767 dated 15/11/2007 on death of Motiram Balu Pali on 28/06/2006, the names of his legal heirs 1) Shaluntala Motiram Pali, 2) Manisha Motiram Pali, 3) Gajanan Motiram Pali, 4) Sandeep Motiram Pali and 5) Sudhir Motiram Pali were entered on the 7/12 extract in respect of the said property.
7. By Agreement for Sale dated 02/09/2008 made between the M/s. Lodha Dwellers Private Limited of One Part and the legal heirs of Motiram Balu Pali viz. 1) Manisha Motiram Pali, 2) Gajanan Motiram Pali, 3) Sandeep Motiram Pali and 4) Sudhir Motiram Pali, of the Second Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. KLH3-4328/2008 on 06/06/2008, the said Manisha Motiram Pali and others granted development rights in respect of the said property to M/s. Lodha Dwellers Pvt. Ltd for consideration and subject to the terms and conditions as set out therein.
8. In terms of Agreement for Sale, while a total consideration of Rs.62,12,148/- has been agreed to be paid to Manisha Motiram Pali and others by M/s. Lodha Dwellers Pvt. Ltd in respect of the said property, only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.
9. By a Power of Attorney dated 06/06/2008 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 291-2008 on 06/06/2008, the said Manisha Motiram Pali and others have granted unto (1) Mangalprabhat Gummamal Lodha and (2) Rajendra Lodha, the Directors of M/s. Lodha Dwellers Pvt. Ltd, powers and authorities to deal with and develop the said property.
10. By indenture of Conveyance dated 04/06/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLH3-5002-2008 dated 04/06/2008 by 1) Manisha Motiram Pali, 2) Gajanan Motiram Pali, 3) Sandeep Motiram Pali and 4) Sudhir Motiram Pali, as Vendors of the One Part in favour of M/s. Lodha Dwellers Pvt. Ltd, as Purchasers of the Other, the said Vendors sold, conveyed, transferred and

Fredly Garach
Advocate
High Court, Bombay

4, Anandhi Apartments,
L. B. S. Road, Kalyan,
Dist. (West), Mumbai - 400 107
Phone: 90001157

executed in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.

11. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said property and such permission is granted.

12. On the basis of the findings included in this report, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd pursuant to the Agreement for Sale, Deed of Conveyance thereof, executed by Manisha Motiram Pali and others as set forth in the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

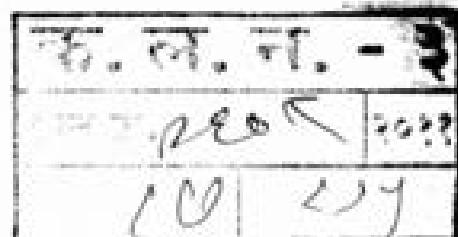
Property bearing

Survey No.	House No.	Area (sq. mtrs.)
194	3	1912

In aggregate measuring 1912 sq. mtrs. or thereabouts situate at Village Nije, Taluka Kalyan, District Thane.

Dated this 21st day of February, 2008.

Fredly Garach
(Fredly Garach)
Advocate High Court Bombay



Fredly Garach
Advocate
High Court, Bombay

4, Anandhi Apartments,
L. B. S. Road, Kalyan,
Dist. (West), Mumbai - 400 107
Phone: 90001157

MEMORANDUM

SPORTS GROUND

M/s Lodha Dwellers Pvt. Ltd.

(in party)

Re: Property bearing

Survey No.	House No.	Area (sq. mtrs.)
194	3	1912

In aggregate measuring 1912 sq. mtrs. or thereabouts situate at Village Nije, Taluka Kalyan, District Thane.

1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract (Record of Rights) issued on 27/01/2008 for the year 2008-09, 8/12 extract and mutation entries issued by Talathi and documents of transactions thereto in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
2. For the purpose of my title opinion, I have issued to
 - (a) reviewed verified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney, Deed of Conveyance, Possession receipt and other documents evidencing the rights and interests of M/s Lodha Dwellers Pvt. Ltd.,
 - (b) verified that adequate stamp duty has been paid in respect of the Agreement for Sale and Deed of Conveyance transferring title, rights or interest over the above-mentioned properties and on the basis of the above, I have found that
3. The mutation records maintained at the Talathi and Talathi's Office reflect the names of Shantanu Nago Pali and Others as the Owners as of the date of the certificate.
4. As per Mutation Entry No.412 dated 18/10/1968, on death of Dhama Pali around 8 years back, the name of his only legal heir

Nago Dhama Pali was entered on the 7/12 extract in respect of the said property.

5. As recorded in Mutation Entry No. 452 the said property has been declared as fragment.

6. As per Mutation Entry No. 531 dated 15/05/1971, on death of Sindhu Bai Pali was entered on the 7/12 extract in respect of the said property. In respect of the said property, the Order No. ALT-4 dated 25.10.1955 issued by the State Government was deleted from the 7/12 extract in respect of the said property.

7. As recorded in Mutation Entry No.861 dated 07/10/1955, on the Order No. ALT-4 dated 25.10.1955 issued by the State Government was deleted from the 7/12 extract in respect of the said property.

8. Mutation Entry No.1042 dated 15/05/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.

9. As per Mutation Entry No.1072 dated 15/05/1971, on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957, land records viz. 7/12 extracts were converted from units of land into decimal measurement accordingly.

10. As per Mutation Entry No. 1085, it appears that the said property was entered on 7/12 extract in the name of Nago Dhama Pali as a Inam Class VI. The said Inam Class stand abolished. On abolition of Inam land held by the Inamdar was reclassified as a Government land and accordingly in the 7/12 extract name of Government was entered above the lying and name of the Inam holder appeared below the line with option to landholder to pay multiple of land assessment of the land in question same will be registered in favour of the land holder i.e. Ex-Inamdar. On going through the 7/12 extract the said mutation came to be passed in the name of Nago Dhama Pali on payment of multiples of rent revenue of Rs.18.28 paise to the Government by the said Nago Dhama Pali. Thus, the name of the State Government was removed and the name of Nago Dhama Pali happened to be Ex-Inamdar became the landholder on payment of Rs.18.28. The said Entry is not available with the concerned Talathi - Nije as intimated in certificate dated 20/02/2008.

11. As per Mutation Entry No. 1138 dated 15/05/1976, on death of Sidhu Bai Pali on 15/01/1976, the names of his legal heirs 1) Changanabai Sidhu Pali, 2) Dashrath Sidhu Pali, 3) Subhadrabai Sidhu Pali, 4) Anbal Sidhu Pali (being minor represented by Changanabai Sidhu Pali) were entered on the 7/12 extract in respect of the said property.

12. As per Mutation Entry No.1873 dated 06/06/2008, on death of Nago Dhama Pali around 15 years back, the names of his legal heirs 1)

Shivram Nago Patil, 2) Krishna Nago Patil, 3) Narayan Nago Patil, 4) Anantaram Nago Patil, 5) Shantul Narayan Patil, 6) Shiva Nago Patil were entered in the 712 extracts in respect of the said property.

13. As per Mutation Entry No. 1076 dated 13/06/2008, on death of Shiva Nago Patil around 17 years back, the names of his legal heirs 1) Anantaram Shiva Patil, 2) Umesh Shiva Patil, 3) Somnath Shiva Patil, 4) Nilesh Shiva Patil and 5) Usha Narayan Patil were entered in the 712 extract in respect of the said property thereby deleting the name of the deceased.

14. By Agreement for Sale dated 27/06/2008 made between M/s. Lodha Dwellers Pvt. Ltd. of One Part and the legal heirs of Nago (Deceased) Patil (since deceased) and Shiva Nago Patil (since deceased) etc., 1) Krishna Nago Patil, 2) Anantaram Nago Patil, 3) Anantaram Shiva Patil, 4) Umesh Shiva Patil, 5) Somnath Shiva Patil, 6) Nilesh Shiva Patil, 7) Usha Narayan Patil and 8) Yasubal Namdeo Patil and registered with the office of the Sub-Registrar of Assurances at Thane under Serial No. KLAD-0484-2007 on 27-06-2008, the said Krishna Nago Patil and Others have agreed to sell the said property in favour of M/s. Lodha Dwellers Pvt. Ltd., and also the said Shiva Nago Patil and Others have granted development rights in respect of the said property to M/s. Lodha Dwellers Pvt. Ltd. for consideration and as per the terms and conditions set out therein.

15. In terms of the Agreement for Sale, while a total consideration of Rs. 18,11,825/- has been agreed to be paid by M/s. Lodha Dwellers Pvt. Ltd. to the said Krishna Nago Patil and Others in respect of said property, only a part of the said consideration has been so far paid and balance Rs only is payable in installment as set out in the Agreement for Sale.

16. By a Power of Attorney dated 27/06/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 311-2008 dated 27/06/2008 the said Krishna Nago Patil and Others have granted unto in favour of 1) Mangalprabha Lodha and 2) Rajendra Lodha directors of M/s. Lodha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.

17. By Indenture of Conveyance dated 06/11/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLAN-0180-2008 dated 06/11/2008 by 1) Shivram Nago Patil, 2) Krishna Nago Patil, 3) Narayan Nago Patil, 4) Anantaram Nago Patil, 5) Anantaram Shiva Patil, 6) Umesh Shiva Patil, 7) Somnath Shiva Patil,

8) Nilesh Shiva Patil, 9) Usha Narayan Patil and 10) Yasubal Namdeo Patil as Vendors of the One Part in favour of M/s. Lodha Dwellers Pvt. Ltd. as Purchasers of the Other, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.

18. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural use of the said properties and such permission is granted.

19. On the basis of the findings included in this report, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd pursuant to the Agreement for Sale, Deed of Conveyance thereof, executed by Shivram Nago Patil and Others are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

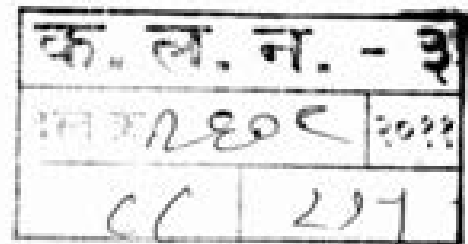
Property bearing

Survey No	Heise No	Area (sq. mtrs)
104	3	1010

In aggregate admeasuring 1010 sq mtrs or thereabouts situate at Village Hilsa Taluka Kalyan District Thane.

Dated this 27th day of February, 2009.

Pradyip Ganesh
(Pradyip Ganesh)
Advocate High Court Bombay



REPORT ON TITLE

REPORT ON TITLE

M/s. Lodha Dwellers Pvt. Ltd.

(Client)

Re: Property bearing

Survey No	Heise No	Area (sq. mtrs)
104	18	8100

In aggregate admeasuring 8100 sq mtrs or thereabouts situate at Village Hilsa Taluka Kalyan District Thane.

1. I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the various records namely 712 extract (Record of Rights) issued on 13/04/2008 for the year 2007-08, 8712 extract and mutation entries issued by Taluqa and documents of transactions therein in respect of the above property, produced before me for my inspection. Accordingly, I have provided such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.

2. For the purpose of my title opinion, I have caused to

(a) reviewed/verified true copies of the relevant documents viz. Deed of Conveyance, Possession receipt and other documents evidencing the rights and interests of M/s. Lodha Dwellers Pvt. Ltd.,

(b) verified that adequate stamp duty has been paid in respect of the Deed of Conveyance transferring the rights or interest over the above mentioned properties and on the basis of the above, I have found that

3. The mutation records maintained at the Taluqa and Taluqa's Office reflect the name of Dashrath Sindhu Patil and Others as the Owners as of the date of the certificate.

4. As per Mutation Entry No. 1422 dated 20/08/1984, on the basis of information, affidavits and say in the form of Purchasers, a partition was effected with respect to several land holdings amongst 1) Dashrath

Sindhu Patil, 2) Balakrishna Shankar Patil, 3) Anubal Sindhu Patil and 4 Others. As a result whereof, the property bearing S.No. 184/18 came to share of Dashrath Sindhu Patil and same was allotted to him accordingly.

5. By Indenture of Conveyance dated 16/07/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLAN-4077-2008 dated 16/07/2008 by the Developer M/s. Lodha Dwellers Pvt. Ltd. of the One Part and Dashrath Sindhu Patil as Vendor of the Other Part, the said Vendor sold, conveyed, transferred and assured in favour of Developer M/s. Lodha Dwellers Pvt. Ltd. the said property for valuable consideration and on terms.

6. By a notarized Deed of Partition dated 20/08/08 by 1) Dashrath Sindhu Patil and 2) Jyoti Sindhu Patil, the said Dashrath Sindhu Patil and Jyoti Sindhu Patil have given their consent to the said Lodha Dwellers Pvt. Limited and have stated that they have no objection and willing to be in possession of the said property. However, on conducting a survey of the said property it was found that there is possession of the adjoining property by the erstwhile owner. Therefore, the said Dashrath Sindhu Patil and Jyoti Sindhu Patil have withdrawn their said objection for above transaction in respect of the said property.

7. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of Non-Agricultural Use of the said properties and such permission is granted.

8. On the basis of the findings included in this report, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd pursuant to the Agreement for Sale, Deed of Conveyance thereof, executed by Dashrath Sindhu Patil and Others are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	Heise No	Area (sq. mtrs)
104	18	8100

In aggregate admeasuring 8100 sq mtrs or thereabouts situate at Village Hilsa Taluka Kalyan District Thane.

Dated this 27th day of February, 2009.

Pradyip Ganesh
(Pradyip Ganesh)
Advocate High Court Bombay

FILE NO.

REGISTERED TITLE

M/s Lodha Dwellers Pvt. Ltd.

(Complainant)

Re: Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
4	7	1110
185	2	330
189	2	90
218	18	3000
190	28	900

In aggregate admeasuring 6330 sq. mtrs. or thereabouts situate at Village Nije Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 extract (Register of Rights) issued on 17/06/2004 for the year 2001-06, 712 extract and mutation entries issued by Taluka and documents of transactions therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have
 - intended certified true copies of the relevant documents viz. Deed of Conveyance, Possession letter, Power of Attorney or other documents evidencing the rights or interests of Lodha Dwellers Pvt. Ltd.,
 - ascertained that adequate stamp duty has been paid in respect of the Conveyance Deed transferring the rights or interests over the abovesaid properties and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office read the names of 1) Hanishchandra Zipsa Pali, 2) Chandramohan

Zipsa Pali, 3) Kantabai Jaiter Gondhale, 4) Lalabai Sopan Bhoir and 5) Vilhabai Zipsa Pali as the Owners as of the date of this certificate.

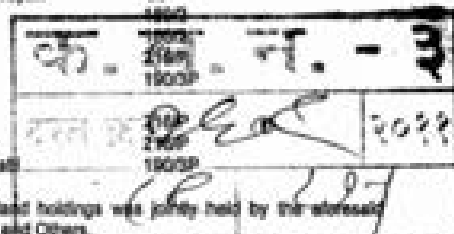
- As per Mutation Entry No.234 dated 25/07/1938 Laxman Nago Alinghkar had purchased the property bearing S.No.47 from Ganu Bhuu Pali Galhar on 21/03/1938 for Rs.100/-
- As per Mutation Entry No.452 dated 24/09/1952, the property bearing S.No. 185G has been declared as fragment.
- As per Mutation Entry No.486 dated 15/06/1953 on death of Narayan Laxman Pali on 28/12/1952, the names of his legal heirs 1) Zhiprya, 2) Charu Narayan Pali, 3) Dharma Laxman Pali, 4) Dinkar Shiva Pali and 5) Dagdu Zhiprya Pali were entered on the 712 extract in respect of the said property.
- As per Mutation Entry No.488 dated 14/06/1953 is not relevant to the said property.
- As per Mutation Entry No. 691 dated 31/01/1963 on death of joint holder Dharma Laxman Pali around 2 years back, the names of his legal heirs 1) Pandurang Dharma Pali and 2) Yamunabai Babu Pali were entered on the 712 extract in respect of the property bearing S.No.190/28, 190/2.
- As per Mutation Entry No.712 dated 07/07/1963 on death of Shankar Ganu Pali around 15/16 years back, the names of his legal heirs 1) Gopal Shankar and 2) Govind Shankar was entered on the 712 extract in respect of the property bearing S.No.47.
- As per Mutation Entry No.923 dated 01/03/1968 on the basis of partition between 1) Zhiprya Narayan Pali, 2) Dinkar Shiva Pali, 3) Dagdu Zhevrya Pali, 4) Pandurang Dharma Pali, 5) Yamunabai Babu Pali, the following properties came to the share of following persons :-

Name of the Persons Survey Numbers

Zhiprya and Charu Narayan

47

185G



Dinkar Shiva
Dagdu Zhiprya
Pandurang Dharma Pali

190/28

and their remaining said holdings was jointly held by the aforesaid Zhiprya Narayan Pali and Others.

- Mutation Entry No. 1071 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
- As per Mutation Entry No. 1091 dated 26/09/1973 is not relevant to the said property.
- As per Mutation Entry No. 1096 dated 15/09/1974, on death of Shankar Charu Pali on 06/06/1974, the names of his legal heirs 1) Balvihar Charu Pali, 2) Dhaugadbal Charu Pali being minor represented by 1)Ganeshbhai Charu Pali were entered on the 712 extract in respect of the property bearing S.No. 185G, 185G and 218/27.
- As per Mutation Entry No. 1100 dated 28/08/1974, Govind Narayan Chaudhary had purchased the property bearing S.No.218/27 admeasuring 2600 sq.mtrs. from 1)Dagdu Zhevrya Pali, 2) Zhiprya Narayan Pali, 3) Charu Narayan Pali for Rs.2000/- on 15/06/1973.
- As per Mutation Entry No. 1113 dated 10/03/1987, Balvihar Charu Pali and Dhaugadbal Charu Pali died around 20 to 25 years back without any issue and therefore the name of Zipsa Narayan Pali being their nephew was entered on the 712 extract in respect of property bearing S.No. 185G, 47, 218/27, 185G and 190/28.
- As per Mutation Entry No. 1763 dated 02/11/2007 on death of Charu Narayan Pali on 16/08/2006, the names of his legal heirs 1) Hanishchandra Zipsa Pali, 2) Chandramohan Zipsa Pali, 3) Kantabai Jaiter Gondhale, 4) Lalabai Sopan Bhoir and 5) Vilhabai Zipsa Pali were entered on the 712 extract in respect of property bearing S.No.47.
- By indenture of Conveyance dated 19/09/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under its No. RLND-02233-2008 dated 19/09/2008 by M/s. Lodha Dwellers Pvt. Limited as Developers of the One Part and the legal heirs of Charu Narayan Pali (since deceased) and 2) Charu Narayan Pali (since deceased) viz. 1) Hanishchandra Zipsa Pali, 2) Chandramohan Zipsa Pali, 3) Kantabai Jaiter Gondhale, 4) Lalabai Sopan Bhoir and 5) Vilhabai Zipsa Pali as Vendors of the Other Part, the said Vendors sold, conveyed, transferred and assured in favour of Developers, the said Property for residential construction and on terms, conditions and conditions stated therein.

18. It is represented that Lodha Dwellers Pvt. Limited has applied for permission for conversion of non-agricultural use of the said properties and such permission is available.

- On the basis of the findings made in this report, I am of the opinion that the said Property is lawfully owned by Hanishchandra Zipsa Pali and others who have acquired indenture of conveyance dated in favour of Lodha Dwellers Pvt. Limited in respect of the said property.
- On the basis of aforesaid reasons, I am of the opinion that Lodha Dwellers Pvt. Limited are entitled to the said property and carry out development thereof.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Block No.	Area (sq. mtrs.)
4	7	1110
185	2	330
189	2	90
218	18	3000
190	28	900

In aggregate admeasuring 6330 sq. mtrs. or thereabouts situate at Village Nije Taluka Kalyan District Thane.

Dated this 21st day of February, 2009.

(Pradip Garach)
Advocate High Court Bombay

En.No.1

REPORT ON TITLE

M/s Lodia Dwellers Pvt. Ltd.

(Sole party)

Re: Property bearing

Survey No.	Area	(sq. mtrs)
12	4A	5000
1	10	280
12	1A*	450

In aggregate admeasuring 5710 sq mtrs or thereabouts situate a Village Usarghar Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 712 extract (Record of Rights) issued on 16/09/2008 for the year 2007-08, 5712 extract and mutation entries issued by Taluqa and documents of encumbrance therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
- For the purpose of my title opinion, I have caused to:
 - verified certified true copies of the relevant documents viz. Agreement for Sale, Power of Attorney and other documents evidencing the rights and interests of M/s Lodia Dwellers Pvt. Ltd.
 - verified that adequate stamp duty has been paid in respect of the Agreement for Sale and Conveyance Deed transferring the rights of interest over the above-mentioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Taluqa and Tahsildar's Office reflect the names of Waman Godrya alias Hasha Thakur and Others as the Owners as of the date of the certificate.

- As per Mutation Entry No.151 dated 15/01/1939 on death of Mama Gani Thakur, the name of his legal heir Godrya Mama was entered on the 712 extract in respect of the property bearing S.No. 1/12.
- As per Mutation Entry No.274 dated 19/12/1952 in pursuance of Resolution passed by government of Mumbai, the standard area of various lands in Kalyan was notified and same was declared as fragments.
- Mutation Entry No.438 dated 16/03/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1967 and Indian Coinage Act, 1957.
- As per Mutation Entry No. 548 dated 10/01/1994 pursuant to the Order passed by Agricultural Land Tribunal and Additional Mamlatdar Kalyan via. 320 of Bombay Tenancy and Agricultural Land Act, 1948, tenant Purchaser viz. Godrya alias Hasha Rama Thakur had agreed to purchase the property bearing S.No.12/14 from Laxmibai Narayan Jayward for a consideration of Rs.488/- to be paid in instalments subject to Section 43 of the said Act and thereupon the encumbrance of Rs.488/- was entered on the 712 extract in the other rights column.
- As per Mutation Entry No. 722 dated 10/09/1996 as per Order No.LAQ.196205.09.1996 the Sub-Divisional Officer Thane Order dated LAQWS-347 dated 22/09/1993 portion of the several properties were acquired for Dava-Panvel Railway. Accordingly, the area under acquisition was deducted from such property.
- As per Mutation Entry No. 842 dated 16/04/1990 on death of Godrya Rama Thakur around 5 to 6 years back, 1) Prabhul Godrya alias Hasha Thakur, 2) Balram Godrya alias Hasha Thakur, 3) Waman Godrya alias Hasha Thakur (Sr. No. 1 to 3 in Kalyan column), 4) Sitabal Godrya alias Hasha Thakur and 5) Lalabai Godrya alias Hasha Thakur (Sr. No. 4 and 5 in other rights column) were entered on the 712 extract in respect of the said property.
- As per Mutation Entry No. 896 dated 03/10/2003 pursuant to letter No.CSR2007PR.KR.4 Part 1A.1, Revenue and Forest Department, Maharashtra, Mumbai 400 032 dated 13/11/2002, on computerization, Revenue Record such as 712 extract and 8A extract was rectified.

11. By Agreement for Sale dated 13/11/2007, the said property was sold by Mrs. Lodia Dwellers Pvt. Ltd. of One-Part and the full help of Prabhul Godrya alias Hasha Thakur (since deceased) viz. 1) Sanjay Balram Thakur, 2) Waman Godrya alias Hasha Thakur, and 3) Lalabai Gopinath Mhatre of the Other Part, who were in the office of the Sub-Registrar of Assurances at Thane under Serial No. 10/14-0004 of 2007 on 13/11/2007, the said Sanjay Balram Thakur and others have agreed to sell the said property in favour of M/s. Lodia Dwellers Pvt. Ltd.

Pvt. Limited and also have granted development rights in respect of the said property to M/s. Lodia Dwellers Pvt. Ltd.

- In terms of Agreement for Sale, while a total consideration of Rs.21,41,250/- has been agreed to be paid to Sanjay Balram Thakur and others by M/s. Lodia Dwellers Pvt. Ltd. in respect of the said property, only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.
- By a Power of Attorney dated 12/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 962007 dated 12/11/2007 the said Sanjay Balram Thakur and others have granted M/s. Lodia Dwellers Pvt. Ltd. rights to develop the said property and to do other like deeds matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 12/11/2007 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No. 9607 on 12/11/2007 the said Sanjay Balram Thakur and others have granted viz. 1) Anandh Mangalprabhat Lodia and 2) Anandh Mangalprabhat Lodia director of M/s. Lodia Dwellers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.
- By Registration Deed dated 12/06/2008 executed by Lodia Dwellers Pvt. Ltd. of the One Part, 1) Sitabal Parshuram Shagat, 2) Guntal Balram Thakur, 3) Suranda Dhama Shekar (represented by Karamth Patil being constituent attorney) and 4) Sanjay Balram Thakur, 5) Waman Godrya alias Hasha Thakur, 6) Lalabai Gopinath Mhatre of the Other Part, where the Party of the Other Part stated that the property bearing S.No.12/14P has been wrongly mentioned as S.No.12/14P.
- As per Mutation Entry No.828 dated 01/02/2008 on death of Prabhul Godrya alias Hasha Thakur around 8 years back, the names of his legal heirs 1) Balram Godrya alias Hasha Thakur, 2) Waman Godrya alias Hasha Thakur, 3) Balram Parshuram Shagat and 4) Lalabai Gopinath Mhatre were entered on the 712 extract in respect of the said property.
- As per Mutation Entry No.827 dated 01/02/2008 on death of Balram Godrya alias Hasha Thakur on 07/09/1996, the names of his legal heirs 1) Sanjay Balram Thakur, 2) Guntal Balram Thakur, 3) Suranda

Dhama Shekar were entered on the 712 extract in respect of the said property.

- By indenture of Conveyance dated 23/04/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLN3-2395-2008 dated 23/04/2008 by 1) Sitabal Parshuram Shagat, 2) Sanjay Balram Thakur, 3) Waman Godrya alias Hasha Thakur and 4) Lalabai Gopinath Mhatre as Vendors of the said property of M/s. Lodia Dwellers Pvt. Ltd. as Purchaser, the said property was sold, conveyed, transferred and said Property for valuable consideration on terms, conditions and conditions stated therein.
- On the basis of the findings in this report of the opinion that, M/s. Lodia Dwellers Pvt. Ltd. pursuant to the Agreement for Sale, Deed of Conveyance thereon and other documents and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

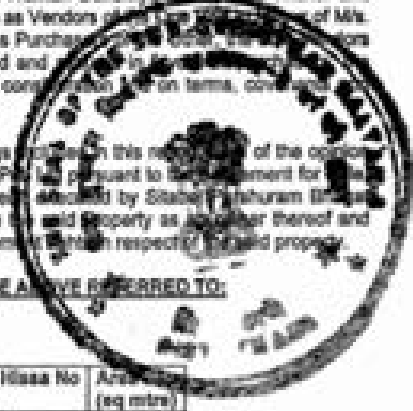
Property bearing

Survey No.	Area	(sq. mtrs)
12	4A	5000
1	10	280
12	1A*	450

In aggregate admeasuring 5710 sq mtrs or thereabouts situate a Village Usarghar Taluka Kalyan District Thane.

Dated this 13th day of March, 2009.

Pradip Garach
(Pradip Garach)
Advocate High Court Bombay



(To be filled)

REPORT ON TITLE

Ms. Lotha Dwellers Pvt. Ltd.

(Requester)

Re: Property bearing

Survey No.	Volume No.	Area (sq. mtrs)
100	7	1200
101	7	1200

In aggregate admeasuring 18780 sq. mtrs or thereabouts situate a Village Usarphar Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely 7/12 extract (Particulars of Rights) issued on 18/05/2008 for the year 2007-08, 7/12 extract and mutation entries issued by Talathi and documents of Transferees therein in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as mentioned hereunder.
- For the purpose of my title opinion, I have caused to be submitted certified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Possession letter, Power of Attorney or other documents evidencing the rights or interests of Ms. Lotha Dwellers Pvt. Ltd.
- I verified that adequate stamp duty has been paid in respect of the Agreement for Sale and Conveyance Deed transferring the rights or interests over the abovesaid/mentioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Talathi and Talathi's Office reflect the names of Ms. Lotha Dwellers Pvt. Ltd. as Owners, as of the date of this certificate.
- As per Mutation Entry No. 185 dated 20/05/1942 on death of Dhama Bandy Madhvi on 18/05/1941 the name of his legal heir Hari Dhama Madhvi was entered on 7/12 extract in respect of the said property.

- Mutation Entry No. 439 dated 16/03/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
- As per Mutation Entry No. 721 dated 14/07/1968 on death of Hari Dhama Madhvi on 27/05/1968, the names of his legal heirs 1) Balaram Hari Madhvi, 2) Gangabai Hari Madhvi, 3) Jankubai Dina Sante, 4) Gopibai Krishna Jadhav were entered on the 7/12 extract in respect of the said property.
- As per Mutation Entry No. 878 dated 15/11/2000 on death of Gangabai Hari Madhvi around 20 years back, the names of her legal heirs 1) Balaram Hari Madhvi, 2) Jankubai Dina Sante and 3) Gopibai Krishna Jadhav were entered on the 7/12 extract in respect of the said property.
- As per Mutation Entry No. 911 dated 18/05/2006 on death of Balaram Hari Madhvi on 03/05/2001, the names of his legal heirs 1) Leelabai Balaram Madhvi, 2) Lalita Balaram Madhvi, 3) Sachin Balaram Madhvi, 4) Rajesh Balaram Madhvi, 5) Rajni Balaram Madhvi were entered on the 7/12 extract in respect of the said property.
- By Agreement for Sale dated 27/11/2007 made between Ms. Lotha Dwellers Pvt. Ltd. of One Part and the legal heirs of Smt. Balaram Hari Madhvi (since deceased) and Smt. Gopibai Krishna Padi (Madhvi) (since deceased) 1) Smt. Jankubai Dina Sante and registered with the office of the Sub- Registrar of Assurances at Thane under Serial No. KLND-06589-2007 on 27-11-2007, the said Smt. Jankubai Dina Sante granted development rights in respect of the said property to Ms. Lotha Dwellers Pvt. Ltd.
- In terms of the Agreement for Sale, while a total consideration of Rs. 62,62,500/- has been agreed to be paid by the Ms. Lotha Dwellers Pvt. Ltd. to the said Smt. Jankubai Dina Sante in respect of said property, a sum of Rs. 18,87,750/- has been paid.
- By a Power of Attorney dated 27/11/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLND-06591-2007 dated 27/11/2007 the said Smt. Jankubai Dina Sante have granted Ms. Lotha Dwellers Pvt. Ltd. rights to develop the said property and to do other all such matters and things in respect of the said property.
- By a Power of Attorney for Conveyance dated 27/11/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. KLND-06590-2007 on 27/11/2007 the said Smt. Jankubai Dina Sante have granted unto 1) Ashishchandra Mangalprasad Lotha and 2) Ashwinandan Mangalprasad Lotha director of Ms. Lotha

3

2007

2007

Dwellers Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned herein.

- By Intention of Conveyance dated 26/04/2008 and registered with the office of the Sub-Registrar of Assurances at Kalyan under S. No. KLND-06592-2008 dated 26/04/2008 by 1) Jankubai Dina Sante, 2) Gopibai Krishna Padi (Madhvi), 3) Lalita Balaram Madhvi, 4) Leela Balaram Madhvi, 5) Sachin Balaram Madhvi, 6) Rajesh Balaram Madhvi and 7) Rajni Balaram Madhvi as Vendors of the One Part in favour of Ms. Lotha Dwellers Pvt. Ltd. as Purchasers of the Other, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated herein.
- As per Mutation Entry No. 188 dated 05/05/2008 by Conveyance Deed dated 05/05/2008 Ms. Lotha Dwellers Pvt. Ltd., through M. Rajendra Lotha, by his Attorney holder Harshachandra Shyam Kanade had purchased the said property from 1) Jankubai Dina Sante through his Attorney holder Ashishchandra Lotha by his attorney holder Deepak Mall and 2) Gopibai Krishna Padi (Madhvi), 3) Leelabai Balaram Madhvi, 4) Lalita Balaram Madhvi, 5) Sachin Balaram Madhvi, 6) Rajesh Balaram Madhvi, 7) Rajni Balaram Madhvi through their attorney holder Kishorechandra Padi for Rs. 62,62,500/-.
- On the basis of the findings included in this report, I am of the opinion that, Ms. Lotha Dwellers Pvt. Ltd. pursuant to the Agreement for Sale, Deed of Conveyance (herein) executed by Jankubai Dina Sante and Others are entitled to the said Property as an owner thereof and also has complete development rights in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Volume No.	Area (sq. mtrs)
100	7	1200
101	7	1200

In aggregate admeasuring 18780 sq. mtrs or thereabouts situate a Village Usarphar Taluka Kalyan District Thane.

Dated this 18th day of March, 2008



FILE-1

REPORT ON TITLE

M/s. Lotha Dwellers Pvt. Ltd.

(Developer)

Re: Property bearing

Survey No.	Volume No.	Area (sq. mtrs.)
14	8	1210

In aggregate measuring 1210 sq. mtrs. or thereabouts situate at Village Usarghar Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely DT2 extract (Record of Rights) issued on 15/03/2008 for the year 2007-08, DT2 extract and mutation entries issued by Taluka and Districts of Thane District in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as mentioned hereunder.
- For the purpose of my title opinion, I have
 - inspected/verified true copies of the relevant documents viz. Deed of Conveyance, Possession letter, Power of Attorney or other documents evidencing the rights or interests of Lotha Dwellers Pvt. Ltd.
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed transferring the rights or interest over the above-mentioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office reflect the names of Shri. Mangya Sante as the Owner as of the date of this certificate.

- As per Mutation Entry No.141 dated 15/05/1937 Rama Govind Tandel had purchased the said property on 01/05/1937 from Jomi Rama Mahadu Sante for Rs.100/-.
- As per Mutation Entry No.274 dated 19/17/1952 in pursuance of Resolution passed by government of Mumbai, the standard area of various lands in Kalyan was notified and same was declared as fragments.
- Mutation Entry No.439 dated 15/03/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
- As per Mutation Entry No.578 dated 15/05/1954 since Aba Padu Mhatre is in possession of the said property since 25/30 years ago and is paying the revenue / tax and therefore his name was entered as Khatjodar thereby deleting the name of Rama Govind Tandel in respect of the said property.
- As per Mutation Entry No.745 dated 14/03/1971 one Shri. Mangya Sante had purchased the said property on 22/03/1971 from Aba Padu Mhatre for Rs.750/-.
- By indenture of Conveyance dated 11/03/2008 executed and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLN3-1517-2008 dated 11/03/2008 by Lotha Dwellers Pvt. Limited as Developers of the One Part and Shri. Mangya Sante, as Vendor of the Other, the said Vendor sold, conveyed, transferred and assured in favour of Developers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.
- By a Power of Attorney dated 11/03/2008 executed and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No 105/2008 dated 11/03/2008 the said Shri. Mangya Sante has granted M/s. Lotha Dwellers Pvt. Ltd. rights to develop the said property and to do other acts deeds matters and things in respect of the said property.
- On the basis of the **documents included in this report and subject to the necessary mutations in the name of Lotha Dwellers Pvt. Limited**, I am of the opinion that, M/s. Lotha Dwellers Pvt. Ltd. pursuant to the Deed of Conveyance thereof, executed by Shri. Mangya Sante is entitled to the said Property as its owner thereof and also has complete development rights in respect of the said property.

[Handwritten signature and date: 12/3/2008]

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No.	Volume No.	Area (sq. mtrs.)
14	8	1210

In aggregate measuring 1210 sq. mtrs. or thereabouts situate at Village Usarghar Taluka Kalyan District Thane.

Dated this 12th day of March, 2008.

[Handwritten signature]
(Pradip Garaski)
Advocate High Court Bombay

FILE NO. 11

REPORT ON TITLE

M/s. Lotha Dwellers Pvt. Ltd.

Re: Property bearing

Survey No.	Volume No.	Area (sq. mtrs.)
14	8	1210

In aggregate measuring 1210 sq. mtrs. or thereabouts situate at Village Usarghar Taluka Kalyan District Thane.

- I have prepared this Title Opinion in respect of the above property (the "Said Property") on the basis of the revenue records namely DT2 extract (Record of Rights) issued on 15/03/2008 for the year 2007-08, DT2 extract and mutation entries issued by Taluka and Districts of Thane District in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as mentioned hereunder.
- For the purpose of my title opinion, I have
 - inspected/verified true copies of the relevant documents viz. Deed of Conveyance, Possession letter, Power of Attorney or other documents evidencing the rights or interests of Lotha Dwellers Pvt. Ltd.
 - verified that adequate stamp duty has been paid in respect of the Conveyance Deed transferring the rights or interest over the above-mentioned properties and on the basis of the above, I have found that
- The mutation records maintained at the Taluka and Talukdar's Office reflect the names of M/s. Lotha Dwellers Pvt. Limited as the Owners, as of the date of this certificate.
- As per Mutation Entry No.258 dated 08/03/1954 one Genu Haragan Sante is being the said property belonged to Genu Adah Sante, the name of Genu Haragan Sante was entered as a protected tenant in respect of



the said property in other rights column under section 3A of the Bombay Tenancy and Agricultural Land Act, 1948.

5. Mutation Entry No.439 dated 16/03/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
6. As per Mutation Entry No.527 dated 19/09/1965 as per Order No.A.L.T.49 dated 10/04/1963 the name of Ganpat Narayan Sante was deleted from the other rights column of the 7/12 extract in respect of the said property.
7. As per Mutation Entry No.565 dated 18/11/2000, on death of Gana Ajun Sante around 12 years back, the name of his legal heirs 1) Hira Gana Sante, 2) Tulsiaram Gana Sante (since deceased), 3) Yesubal Gana Sante, 4) Indrabai Chandrakant Mhatre, 5) Bhagwan Gana Sante and 6) Sitabai Jaywant Khandagle were entered on the 7/12 extract in respect of the said property thereby deleting the name of Gana Ajun Sante was deleted.
8. As per Mutation Entry No.544 dated 15/05/2008 on death of Yesubal Gana Sante on 01/09/2007 the name of her legal heir Indrabai Chandrakant Mhatre was entered on the 7/12 extract in respect of the said property.
9. As per Mutation Entry No.545 dated 15/05/2008 by Conveyance Deed dated Nil registered with the Sub-Registrar of Assurances at Kalyan under Serial No. 4389/2008 dated 31/07/2008 Lodha Dwellers Pvt. Ltd., through Mr.Rajendra Lodha by his Attorney holder Gopal Mhashilkar had purchased the said property from 1) Hira Gana Sante, 2) Indrabai Chandrakant Mhatre, 3) Bhagwan Gana Sante and 4) Sitabai Jaywant Khandagle for Rs. 13,25,000/-.
10. By indenture of Conveyance dated 31/07/2008 executed and registered with the office of the Sub-Registrar of Assurances at Kalyan under Sr. No. KLN3-4389-2008 dated 31/07/2008 by Lodha Dwellers Pvt. Limited as Purchasers of the One Part and 1) Bhagwan Gana Sante, 2) Hira Gana Sante, 3) Indrabai Chandrakant Mhatre, 4) Sitabai Gana Sante, as Vendors of the Other, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.
11. On the basis of the findings included in this report, I am of the opinion that, M/s. Lodha Dwellers Pvt. Ltd pursuant to the Deed of Conveyance thereof, executed by Bhagwan Gana Sante and Others, are entitled to the said Property as an owner thereof and also have complete development rights in respect of the said property.

Pradip Garach
Advocate
High Court, Bombay

S. K. S. & Co. Appraisers
L. B. S. Road, Kalyan
Dist. Thane (Mumbai) - 400 101
Phone: 2600 1107

Dated:

REPORT ON TITLE

M/s Lodha Pinnacle Build Tech Pvt. Ltd.

(Client)

Re: Property bearing

Survey No.	Block No.	Area	sq. meters
1	1		200
2	1		200

In aggregate addressing 200 sq. mtrs or thereabouts situated at Village Dhangar, Taluka Kalyan District Thane.

1. I have prepared this Title Opinion in respect of the above property (the "Said Property"), on the basis of the revenue records (namely 7/12 extract (Record of Rights) issued on 18/03/2008 for the year 2007-08, 7/12 extract and mutation entries issued by Taluqa and documents of revenue records in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder.
2. For the purpose of my title opinion, I have studied to:
 - (a) reviewed certified true copies of the relevant documents viz. Agreement for Sale, Deed of Conveyance, Possession letter, Power of Attorney or other documents mentioning the rights or interests of M/s Lodha Pinnacle Build Tech Pvt. Ltd.,
 - (b) verified that adequate stamp duty has been paid in respect of the Agreement for Sale and Conveyance Deed transferring the rights or interest over the above mentioned properties and on the basis of the same, I have found that
3. The mutation records maintained at the Taluqa and Taluqa's Office reflect the name of M/s. Lodha Pinnacle Build Tech Pvt. Ltd as the Owner as of the date of the certificate.

Pradip Garach
Advocate
High Court, Bombay

S. K. S. & Co. Appraisers
L. B. S. Road, Kalyan
Dist. Thane (Mumbai) - 400 101
Phone: 2600 1107

THE SCHEDULE ABOVE REFERRED TO:

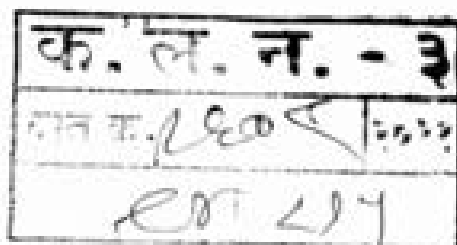
Property bearing

Survey No.	Block No.	Area	sq. meters
1	1		200
2	1		200

In aggregate addressing 200 sq. mtrs or thereabouts situated at Village Dhangar, Taluka Kalyan District Thane.

Dated the 15th day of March, 2008

Pradip Garach
Advocate High Court, Bombay



4. As per Mutation Entry No. 234 dated 15/05/1946 by Sale Deed dated 30/04/1946 Kapurchand Batajrao had sold and conveyed the property bearing S.No. 1/12, 12/8 and 12/9 in favour of Dharmu Hasba Mhatre for consideration of Rs.200/-.
5. As per Mutation Entry No.274 dated 19/17/1962 in pursuance of Resolution passed by government of Mumbai, the standard area of various lands in Kalyan was notified and same was declared as fragments.
6. Mutation Entry No.439 dated 16/03/1971 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
7. As per Mutation Entry No. 527 dated 19/09/1965 the portion of property has been acquired by the Railway for Diva Railway and area of acquisition has been deducted therefrom.
8. As per Mutation Entry No. 565 dated 18/11/2000 as per Order bearing No CSR.2005/PK4/PAR dated 13/01/2002 pursuant to Revenue and Forest Department, Maharashtra, Mumbai 400 008 dated 13/11/2002 the Government introduced computerization of 7/12 Extracts.
9. By Agreement for Sale dated 15-10-2007 entered between M/s Lodha Pinnacle Build Tech Pvt. Ltd. of One Part and 1) Madan Ragho Munde, 2) Anaram Ragho Munde, 3) Tukaram Ragho Munde, 4) Sukhdeo Ragho Munde, 5) Smt. Neerabai Balkrishna Munde 6) Smt. Narmada Balkrishna Munde, Serial No. 5 for herself and for Sr. No. 6 as her C.A., 7) Smt. Chandrabhaga Yashwant Patil and 8) Smt. Bhimabai Yashant Patil of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kalyan under Serial No.KLN4-05478-2007 on 15-10-2007, the said Madan Ragho Munde and others have agreed to sell the said property in favour of M/s. Lodha Pinnacle Build Tech Pvt. Ltd. and the said Madan Ragho Munde and others also have granted development rights in respect of the said property to M/s. Lodha Pinnacle Build Tech Pvt. Ltd. for consideration and subject to the terms and conditions stated therein.
10. In terms of Agreement for Sale, while a total consideration of Rs.8,58,750/- has been agreed to be paid to Madan Ragho Munde and Others by M/s. Lodha Pinnacle Build Tech Pvt. Ltd. in respect of the said property, only a part of the said consideration has been so far paid and balance if any is payable in instalment as set out in the Agreement for Sale.
11. By a Power of Attorney dated 15/10/2007 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No. 39/2007 dated 15/10/2007 the said Madan Ragho Munde and others have granted M/s. Lodha Pinnacle Build Tech Pvt. Ltd. rights to develop

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Survey No	Hiassa No	Area (sq. mtrs)
1	12	380
12	8A	1010
12	8A	900

in aggregate admeasuring 2290 sq mtrs or thereabouts situate at Village Usarghar Taluka Kalyan District Thane.

Dated this 18th day of March, 2009

Pradip Garach
(Pradip Garach)
Advocate High Court Bombay

- The said property and in its other side death matters and things in respect of the said property.
12. By a Power of Attorney for Conveyance dated 10/10/2007 and registered with the office of the Sub-Register of Assurances at Kalyan under Serial No. 400007 on 10/10/2007, the said Madan Rajgo Munde and others have granted unto 1) Ashwadek Mangalpatil Latha and 2) Ashwadek Mangalpatil Latha Director of M/s. Latha Private Build Tech Pvt. Ltd. rights to convey the said property on terms and conditions as mentioned therein.
 13. As per Mutation Entry No. 252 dated 04/02/2008 on death of Dhanra Harde Munde on 20/07/1981, the name of his legal heirs 1) Anantlal Rajgo Munde (since deceased), 2) Pankaraj Rajgo Munde, 3) Madan Rajgo Munde, 4) Anantraj Rajgo Munde, 5) Tukaraj Rajgo Munde, 6) Subhadra Rajgo Munde, 7) Sushranta Rajgo Munde, 8) Namada Balchandra Munde, 9) Niralal Balchandra Munde, 10) Chandrabhai Yashwanth Patil and 11) Sitabai Yashwanth Patil were entered in the 1712 entry in respect of the said property.
 14. By instrument of Conveyance dated 20/02/2008 and registered with the office of the Sub-Register of Assurances at Kalyan under 21 No. 6240-2188-0008 dated 11/04/2008 by 1) Pankaraj Rajgo Munde, 2) Madan Rajgo Munde, 3) Anantraj Rajgo Munde, 4) Tukaraj Rajgo Munde, 5) Subhadra Rajgo Munde, 6) Niralal Rajgo Munde, 7) Namada Balchandra Munde, 8) Chandrabhai Yashwanth Patil, 9) Sitabai Yashwanth Patil as Vendors of the One Part in favour of M/s. Latha Private Build Tech Pvt. Ltd. as Purchasers of the Other, the said Vendors sold, conveyed, transferred and assured in favour of Purchasers, the said Property for valuable consideration and on terms, covenants and conditions stated therein.
 15. As per Mutation Entry No. 246, pursuant to the Deed of Conveyance referred in preceding paragraph, name of the Latha Private Build Tech Pvt. Ltd. was entered in 1712 entry as Land Owners in respect of the said property.
 16. On the basis of the findings included in this report, I am of the opinion that, M/s. Latha Private Build Tech Pvt. Ltd. pursuant to the Agreement for Sale, Deed of Conveyance framed, executed by Pankaraj Rajgo Munde and others, are entitled to the said Property as owners thereof and also have complete development rights in respect of the said property.

क. ल. व. - ३
०६०६
१५/०३/०९

Table with handwritten entries in Marathi, likely a survey or land record table. Columns include details of land parcels and their status.

Official stamp of the Survey Department, Thane District. The stamp is circular and contains the text 'THANE DISTRICT SURVEY DEPARTMENT' around the perimeter. In the center, there is a tree emblem. The stamp is dated 18 FEB 2009.

Table with columns for 'Survey No', 'Hiassa No', 'Area', and 'Remarks'. It contains numerical data and a date stamp '18 FEB 2009'.

ISSUE NO. 46/11

Sl. No.	Name of the Person	Age	Sex	Religion	Occupation	Address	Signature
1							
2							
3							
4							
5							

Handwritten notes and signatures in Kannada script around the stamp.

(12)

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Handwritten notes in a table format:

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...	...
...	...

ISSUE NO. 46/11

Sl. No.	Name of the Person	Age	Sex	Religion	Occupation	Address	Signature
1							
2							
3							
4							
5							

Handwritten notes in Kannada script, including a large signature and several lines of text.

...

10/10/2001
 श्री. जीवा देवदास प्र. रि. लॉ. कॉलेज जोडा
 (10/10/2001)
 (10/10/2001)

सं. 1	10/10/2001	10/10/2001
सं. 2	10/10/2001	10/10/2001
सं. 3	10/10/2001	10/10/2001
सं. 4	10/10/2001	10/10/2001
सं. 5	10/10/2001	10/10/2001

10/10/2001
 श्री. जीवा देवदास प्र. रि. लॉ. कॉलेज जोडा
 (10/10/2001)
 (10/10/2001)

सं. 1	10/10/2001	10/10/2001
सं. 2	10/10/2001	10/10/2001
सं. 3	10/10/2001	10/10/2001
सं. 4	10/10/2001	10/10/2001
सं. 5	10/10/2001	10/10/2001

10.10.2001 (शुक्रवार)

दि.	पद.	संबन्धीत कर वही						संशोधित कर वही सं.	सं. शि.	सं. संशोधित	सं.
		संबन्धीत कर	सं. शि.	सं. संशोधित	सं.	सं. संशोधित	सं.				
1											
2											
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4											
5											

10 FEB 2001

10.10.2001 (शुक्रवार)

दि.	पद.	संबन्धीत कर वही						संशोधित कर वही सं.	सं. शि.	सं. संशोधित	सं.
		संबन्धीत कर	सं. शि.	सं. संशोधित	सं.	सं. संशोधित	सं.				
1											
2											
3											
4											
5											

10 SEP 2001

क. ल. व. - 3
 10/10/2001
 10/10/2001

10/10/2001
 श्री. जीवा देवदास प्र. रि. लॉ. कॉलेज जोडा
 (10/10/2001)
 (10/10/2001)

सं. 1	10/10/2001	10/10/2001
सं. 2	10/10/2001	10/10/2001
सं. 3	10/10/2001	10/10/2001
सं. 4	10/10/2001	10/10/2001
सं. 5	10/10/2001	10/10/2001

10/10/2001
 श्री. जीवा देवदास प्र. रि. लॉ. कॉलेज जोडा
 (10/10/2001)
 (10/10/2001)

सं. 1	10/10/2001	10/10/2001
सं. 2	10/10/2001	10/10/2001
सं. 3	10/10/2001	10/10/2001
सं. 4	10/10/2001	10/10/2001
सं. 5	10/10/2001	10/10/2001

10.10.2001 (शुक्रवार)

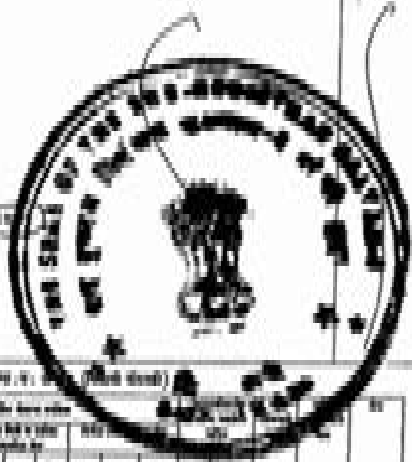
दि.	पद.	संबन्धीत कर वही						संशोधित कर वही सं.	सं. शि.	सं. संशोधित	सं.
		संबन्धीत कर	सं. शि.	सं. संशोधित	सं.	सं. संशोधित	सं.				
1											
2											
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4											
5											

10 FEB 2001

10.10.2001 (शुक्रवार)

दि.	पद.	संबन्धीत कर वही						संशोधित कर वही सं.	सं. शि.	सं. संशोधित	सं.
		संबन्धीत कर	सं. शि.	सं. संशोधित	सं.	सं. संशोधित	सं.				
1											
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5											

10 SEP 2001



DATE	TIME	STATUS	DESCRIPTION
10 FEB 2003			

SECRET
 (Large circular stamp with text inside)

2003 FEB 10
 ...

DATE	TIME	STATUS	DESCRIPTION
10 FEB 2003			

(Large vertical scribble in the center of the table)

2003 FEB 10
 ...

2003 FEB 10
 (Handwritten notes and stamps)

DATE	TIME	STATUS	DESCRIPTION
10 FEB 2003			

(Large vertical scribble on the left side of the table)

2003 FEB 10
 ...

DATE	TIME	STATUS	DESCRIPTION
10 FEB 2003			

(Large vertical scribble in the center of the table)

2003 FEB 10
 ...

७८०
 मं. जोरा डेवकर्म प्र
 कि लई रजेण्डु डेव
 ७८१
 ७८२
 ७८३

18 FEB 2003

७८४
 मं. जोरा डेवकर्म प्र
 कि लई रजेण्डु डेव
 ७८५
 ७८६
 ७८७
 ७८८
 ७८९
 ७९०

18 FEB 2003

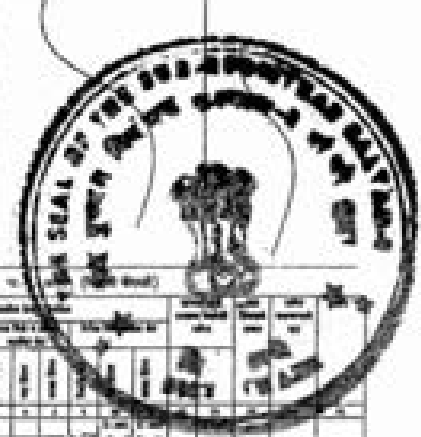
क. ल. न. - ३
 दस्त क्र. २६०५/२०११
 २२ २९

७९१
 मं. जोरा डेवकर्म प्र
 कि लई रजेण्डु डेव
 ७९२
 ७९३
 ७९४
 ७९५

18 FEB 2003

७९६
 मं. जोरा डेवकर्म प्र
 कि लई रजेण्डु डेव
 ७९७
 ७९८
 ७९९
 ८००

18 FEB 2003



क्र.सं.	विषय	विवरण	दिनांक	स्थान
1
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क्र.सं. 255/2017

मे. जे. राज. विद्यापीठ
दि. 18 फेब्रुवारी 2018

18 FEB 2018

...

क. ल. नं. - 3

दस्त. क्र. 2805/2018

900 287

क्र.सं.	विषय	दिनांक	स्थान
1

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क्र.सं. 255/2017

मे. जे. राज. विद्यापीठ
दि. 18 फेब्रुवारी 2018

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...

Handwritten notes and a large circular seal. The seal features a central emblem and text in Hindi: 'सर्वोच्च न्यायालय' (Supreme Court) and 'भारत' (India). Below the seal are handwritten notes in Hindi and several small circular stamps.

Handwritten notes and a large circular seal. The seal features a central emblem and text in Hindi: 'सर्वोच्च न्यायालय' (Supreme Court) and 'भारत' (India). Below the seal are handwritten notes in Hindi and several small circular stamps.

Handwritten text in a rectangular box, likely a signature or official stamp, containing the number '909' and other illegible characters.

Handwritten notes and a large circular seal. The seal features a central emblem and text in Hindi: 'सर्वोच्च न्यायालय' (Supreme Court) and 'भारत' (India). Below the seal are handwritten notes in Hindi and several small circular stamps.

Handwritten notes and a large circular seal. The seal features a central emblem and text in Hindi: 'सर्वोच्च न्यायालय' (Supreme Court) and 'भारत' (India). Below the seal are handwritten notes in Hindi and several small circular stamps.

