

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)				04 June 2019 10:27:25 AM
Valuation ID 20190604126				
मूल्यांकनाचे वर्ष विवरण तापुब्याचे नांव : मालाचे नांव क्षेत्राचे नंबर	2019 ठाणे कल्याण खोर्ली Purni	सर्व्हे नंबर (न. ३) कमिशन -		
वार्डिक मूल्य दर सहायानुसार मूल्यदर रु. क्षेत्री जमीन	निवासी सदनिका	कार्यालय	दुकाने	मोडगम-नाचे रेकॉर्ड द्वे मीटर
बांधीव क्षेत्राची माहिती मिळकतीचे क्षेत्र मोकामाचे इजाजत- उद्भावना सुविधा	38.83 चौ. मीटर 1.अदर सी सी आहे	मिळकतीचा वापर - मिळकतीचे वत - मावला -	निवासी सदनिका 0 TO 2वर्षे 5th to 10th Floor	मिळकतीचा प्रकार - मूल्यदर/बांधकामचा दर. RS 1140.
Sale Type - First Sale Sale/Resale of built up Property constructed after circular d.02.01.2018				
घसा-मानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्डिक मूल्यदर * घसा-मानुसार टक्केवारी) * मखला निहाय घट/वाढ = (30500 * (100 / 100)) * 1.05 = Rs. 32025/-				
A) मुळ मिळकतीचे मूल्य - दरीस प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 32025 * 38.83 = Rs. 1243530.75/-				
एकत्रित अंतिम मूल्य - मुळ मिळकतीचे मूल्य - भुज्या वीजनिहास खर्चा त्वाचे मूल्य - इंदिरा काईन त्वाचे मूल्य - देवाळा काईन त्वाचे मूल्य - वीज / काईन मूल्य - इमारती खेतीच्या सुविधा त्वाचे मूल्य - त्वाचाचे मूल्य - मोकळी मखला क्षेत्र मूल्य - इंदिरा काईन मूल्य - इंदिरा काईन = A + B + C + D + E + F + G + H + I = 1243530.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 1243530.75/-				

Home	Print
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क.ल.न.-५	
दस्त क्र ७८२८	२०१९
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Data of Bank Receipt for GRN MH002252082201920R

Bank - IDBI BANK

Bank/Branch :
Print Txn Id : 217626654
Print DT/Time : 03/06/2019 16:55:12
ChallanIdNo : 69103332019060350471
District : 1201 / THANE
Office Name : IGR542 / KLN5_KALYAN 5 JOINT SUB REGISTRAR

Simple Receipt :
Print DT/Time :
GRAS GRN : MH002252082201920R
GRN Date : 03/06/2019 16:55:10

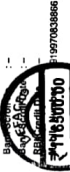
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 1,04,000.00/- (Rs One Lakh Four Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 12,500.00/- (Rs Twelve Thousand Rupees Only)

Only for verification purposes to be printed and used
Not to be used for any other purpose

Article : B25
Prop Mobilty : Immovable
Prop Descr : Flat 510 Wing BChrchld GoldenDnsam Sector 10Off Taloja MIDC, Rd Khori KalyanThane
Maharashtra
: 421203
Consideration : 12,27,275,00/-

Duty Payer : PAN-AKECE5655J Palava Dwellers Pvt Ltd
Other Party : PAN-BIRPMB533N Mighi Hitesh Nalin



क.स.न.-५
दस्तावेज २०१९
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Challan Enclosed Details

Sr. No.	Remarks	Defecament No.	Defecament Date	UserId	Defecament Amount
1	(GS)-507-7629	0001276564201920	04/06/2019 11:01:38	IGR542	12500.00
2	(GS)-507-7629	0001276564201920	04/06/2019 11:01:38	IGR542	104000.00
Total Defecament Amount					1,16,500.00



Mishra Nishu

Payment Successful Your Payment Confirmation Number is 217626654

CHALLAN

MTR Form Number - 6

क.स.न.-५
Date: 27-05-2019
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3

GRN NUMBER	Department	IGR	MH002252082201920R	BARCODE
Receipt Type	RE	IGR542- KLN5 KALYAN 5		
Office Name	JOINT REGISTRAR	SUB Location		
Year	Period: From : 27/05/2019 To : 31/03/2099	Amount in Rs.		
Object				
0030046401-75		104000.00		
0030063301-70		12500.00		
		0.00		
		0.00		
		0.00		
		0.00		
		0.00		
		0.00		
Total		116500.00		
Payment Details: IDBI NetBanking				
Payment ID : 217626654				
Cheque- DD Details:				
Cheque- DD No.				
Name of Bank	IDBI BANK			
Name of Branch				

Payee Details	
Dept. ID (If Any)	
PAN No. (If Applicable)	PAN-AAECE5655J
Full Name	Palava Pvt Ltd
Flat/Block No	Flat 510 Wing B
Premises/ Bldg	Orchid Golden
Road/Street	Dream Sector 10 Off
Area /Locality	Taloja MIDC
Town/ City/Rd	Khoni Kalyan
District	Thane Maharashtra
PIN	4 2 1 2 0 3
Remarks (If Any) :	
Amount words	Rupees One Lakhs Sixteen thousand Five Hundred Only
FOR USE IN RECEIVING BANK	
Bank CTN No :	69103332019060350471
Date	27-05-2019
Bank-Branch	
Scroll No.	

J.N.Mishra



क.ल.न.-५	
दस्तावेज क्र. ०८२८	२०१९
२	९९३

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this ०५th day of June 201९

BETWEEN:

PALAVA DWELLERS PRIVATE LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai 400001, hereinafter referred to as "THE COMPANY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the One Part;

AND

Mistri Hitesh Nikin residing / having its address at 165, Karave Gaon, Navpada, Near Krishna Mandir Sector 36, Seawoods (W) Navi Mumbai-401106, hereinafter referred to as "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an individual, such individual, his heirs, administrators and assigns; (b) in case of a partnership firm, its partners for the time being and survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of the last survivor of them; and (c) in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Other Part.



The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties".

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क.ल.न.-५	दस्तावेज २०१९	९३३
is part of the Project as		
Figure 2 (Chain of Title)		

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1. DEFINITIONS

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1.7. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.

1.8. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.

1.9. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6 (Unit and Project Details).

1.10. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.

1.11. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether the Purchaser takes possession of the Unit.

1.12. "Parking Spaces" shall mean a location where a 2 wheel passenger vehicle can be parked.

क.स.नं.-१
दस्तावेज नं.-२०११८
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1.13. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, service shafts, exclusive balcony/ veranda/open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of ± 3 per cent on account of structural design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

1.14. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason whatsoever including 'insufficient funds', 'stop payment' or 'account closed' and shall mean an amount equivalent to of 2.5 (two point five) per cent of the value of the cheque in question. If the amount of the said cheque and the cheque bouncing charges thereto are not paid within a period of 30 days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5 (five) per cent of the value of the cheque issued.

1.15. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.

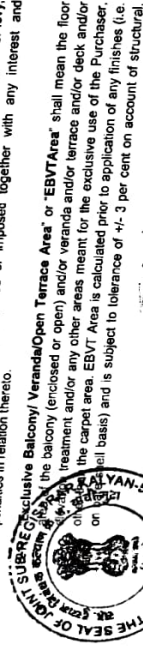
1.16. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and for in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities).

1.17. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.

1.18. "Confidential Information" shall have the meaning ascribed to it in Clause 11.2.1.

1.19. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC may be for part or whole of the Building). The estimated DOP is set out at Annexure 8 (Unit and Project Details).

1.20. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.



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design and construction variances. In case of any dispute on the Area, the same shall be physically measured after removing all applied/fitted and the cost of removal and refitting of such finishes that have been Party which raises the dispute in relation to the measurement of EBVT Area by the

1.22.

"FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building), but shall not include BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organisation and will be as set out at Annexure 6 (Unit and Project Details).

1.23.

"Federation" shall mean the apex body to be formed by and consisting of the ultimate organisation formed in respect of various buildings constructed to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may in law.

1.24.

"Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.

1.25.

"FEMA" shall have the meaning ascribed to it in Clause 20(2) below.

1.26.

"FMC" shall have the meaning ascribed to it in Clause 15.1 below.

1.27.

"Force Majeure" shall mean an event of flood, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the Project.

1.28.

"FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.

1.29.

"Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature whatsoever, whenever imposed and, or, levied by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.

1.30.

"Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate (MCLR) + 2 per cent per annum. The MCLR shall be taken as applicable on 1st day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.

1.31.

"Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.

1.32.

"Liquidated Damages" shall mean an amount equivalent to 10 per cent of the value of the Project.

1.33.

"Loan" shall have the meaning ascribed to it in Clause 7.1 below.

1.34.

"Maintenance Related Amounts" shall include the amounts collected by the Federation to be utilized towards the management of the affairs of the Building and for the Project Property including but not limited to BCAM Charges, Property Tax and Building Maintenance Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6 (Unit and Project Details).

1.35.

"Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.

1.36.

"OC" shall have the meaning ascribed to it in Clause 10.3 below.

1.37.

"Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.1 below.

1.38.

"Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details) and with details as available with the concerned RERA authority.



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(including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.

1.39. "Refund Amount" shall mean:

1.39.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Total Consideration or part thereof paid by the Purchaser to the Company (excluding interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom the Liquidated Damages and, if applicable, any amounts paid to 3rd parties by the Company on behalf of the Purchaser, including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company or third party for facilitating, assisting in connection with the sale of the Unit or the Purchaser as a potential purchaser).

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1.40. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit including but not limited to LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at Annexure 6 (Unit and Project Details).

1.41. "RERA" shall mean the Real Estate (Regulation and Development) Act 2016 and the rules framed by the relevant State Government thereto and any amendments to the Act or the rules.

1.42. "Service Providers" shall have the meaning ascribed to it in Clause 15.15 below.

1.43. "Shortfall Amount" shall have the meaning ascribed to it in Clause 15.15 below.

1.44. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing it is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.

1.45. "Taxes" shall mean and include Direct Tax and Indirect Tax.

1.46. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:

- the Unit or any part of the right, title or interest therein; and, or,
- the benefit of this Agreement; and, or,
- in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25 per cent of the voting rights; and, or, economic interest;
- in case the Purchaser is a partnership firm or limited liability partnership, the change in the constitution thereof

The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(i) above) shall not constitute a transfer of the Unit.

"Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of Unit and will be the aggregate of the Consideration Value set out in Annexure 6 (Unit and Project Details), Reimbursements, the Maintenance Related



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Amounts and any other amounts agreed to be paid by the Purchaser and all indirect taxes thereon.

1.48.

"Ultimate Organization" shall mean the company/ condominium/ society/ other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14.

1.49.

"Unit" shall mean the unit in the Building with the Carpet Area and EBYT Area as specified here to as Annexure 6 (Unit and Project Details) and floor plan thereto (with unit shaded) annexed at Annexure 5 (Floor Plan).

2.

RULES FOR INTERPRETATION

2.1.

All references in this Agreement to statutory provisions shall be construed as meaning and including references to:

- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- All statutory instruments or orders made pursuant to a statutory provision; and
- Any statutory provision 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," "herein" 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.

2.8.

Any reference to the masculine, the feminine and the neutral 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 or act or thing is done and if the last day of the period is not a working day, the period shall include the next following working day.

2.10.

The Purchaser confirms and warrants that the Liquidated Damages payable by him in the event of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages shall be arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including less than the brokerage/marketing spend, delay in receiving money towards the Unit and the loss of value of the Unit on resale, among others. The Purchaser waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.

2.11.

All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as may be applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.



H.N. Mishra

2.12 In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.

2.13 The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.

3. DISCLOSURES AND TITLE

3.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement: (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) he has taken inspection of all the relevant documents; and (iii) he has, in relation to the Unit/Building/Larger Property, satisfied himself of *inter alia* the following:

a. Nature of the Company's right, title and encumbrances, if any;

b. The Approvals (current and future);

c. The Drawings, plans and specifications;

d. Particulars of fixtures, fittings and amenities.

3.2 The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding a draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. AGREEMENT TO SELL AND CONSIDERATION

4.1 The Purchaser hereby agrees to purchase/acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unifor the Total Consideration as set out at Annexure 6 (Unit and Project Details) hereto subject to the terms and conditions mentioned herein and the Approvals.

4.2 The Total Consideration shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at Annexure 6 (Unit and Project Details), time being of the essence. The Purchaser shall be responsible for ensuring that payment of each instalment is made within 14 (fourteen) days of the demand for the said instalment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

4.3 The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:

a. Shall make payment of the Total Consideration as per the timelines set out at Annexure 6 (Unit and Project Details), without any delay or demur for any reason whatsoever;

b. Shall observe all the covenants, obligations and restrictions stated in this Agreement; and

c. Confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.

4.4 It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

Firstly, towards the ChequeBouncingCharges in case of dishonour of any cheque issued by the Purchaser;

secondly, towards interest due as on the date of payment;

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c.

Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration, dues and Taxes payable by the Company and or any other administrative or legal expense incurred by the Company on account taken by the Company; and

d.

Fourthly, towards outstanding dues including Total Consideration of the Unit or under the Agreement.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Company.

4.5.

in case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.

4.6.

The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2 (two) per cent of the amount of the delayed payment per instance (subject to minimum of INR 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2018 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5.

CONSTRUCTION AND DEVELOPMENT

5.1.

The Company has constructed the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.

5.2.

The Parties agree that while the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property or conveying of the Larger Property to the construction the Federation/Ulimate Organisation. The Purchaser gives his consent for such changes provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the NetArea more than 3 per cent of the NetArea. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.

5.3.

The Purchaser is aware and agrees that the Company shall allow the use of the balcony/verandah/ open terraces (including the one located at the top of the Building) for the use of the purchaser(s) in the Building. The Company shall have exclusive right to use the said areas as per the arrangement between the Company and the said unit purchaser(s). The Purchaser shall not raise any objection or make any claims in that regard and the Company shall be deemed to have been waived. In terms of the above, the Company shall have absolute liberty to allot/assign the said right to such person/s in the manner and Company may deem fit and proper.

6.

SECURITIZATION OF THE TOTAL CONSIDERATION

6.1.

The Purchaser hereby grants his irrevocable consent to the Company to securitize the Total Consideration and/or part thereof and the amounts receivable by the Company hereunder and to assign to the banks / financial institutions the right to directly receive from the Purchaser the Total Consideration and / or part thereof and / or the amounts payable herein. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Purchaser for the Unit and any payment made by the



K. N. Mishra

Pradip Garach
Advocate
High Court, Bombay

6, Roz-Rio-Apartments,
L. B. S. Road, Kamani,
Kurla (West), Mumbai - 400 070
Mobile : 9820501547
Email: pradipgarach@gmail.com

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ADDENDUM

Palava Dwellers Private Limited

Re.: Property bearing

Survey No.	Hisss No.	Area (sq.mtr.)
27	C	8000

situate at Village Khoni, Taluka Kalyan and District Thane (hereinafter referred to as "said Property").

1. Under the instructions of my client, Palava Dwellers Private Limited ("the Company"), I have issued Report on Title dated 17th April 2017 in respect of the said Property.
2. I am now informed that there is a Special Civil Suit No.163 of 2016 filed by Hirabai Kanha Patil (Plaintiff) against Laxman Maruti Thombare and 16 Others for partition and declaration that she is having 1/8th share in the captioned Property as a legal heir of late Raghu Ambo Thombare. The said suit is pending.
3. In the premises aforesaid my earlier Report on Title stands modified and be read and construed accordingly.

Dated this 08th day of June 2018.


(Pradip Garach)

Advocate High Court Bombay

दस्तावेज क्र. (Doc. No.)	2098
Ex-Parte	३८
	९९३

Pradip Garach
Advocate
High Court, Bombay

6 Roo-Rio-Apartments,
L. B. S. Road, Karmali,
Kurla (West), Mumbai - 400 070
Mobile: 9820001547
Email: pradipgarach@gmail.com

and Deed of Conveyance executed by Rajul Desai & Lodia in favour of
Pavva Dwellers Private Limited (earlier known as Lodia Dwellers Private
Limited), are entitled to the said Property as absolute Owners thereof and
have complete development rights of the same.

THE SCHEDULE ABOVE REFERRED TO:

Property bearing

Old Survey No./Hissa No.	New Survey No./Hissa No.	Area (sq. mtrs.)
1332P	1362A	20660

admeasuring 20660 sq. mtrs or thereabouts situated at
Village Khoni, Taluka Kalyan, District Thane.

Dated this 27th day of March 2015.

Pradip Garach

(Pradip Garach)
Advocate High Court Bombay

क.ल.न.-९	
दस्त क्र.७८२८	२०९९
३८	९९३