



Mrs. Poonam Phalke-Jadhav

B.A. LL.B.

Add. B 105, Gangeshwar Valley, First Floor, Near Swami Samarth Math, Nandivali
Dombivali (East)

Mob. 8108200056

To,

Lodha Developers Limited

(Ex-Parte)

SEARCH REPORT & TITLE CERTIFICATE

I have investigated and inquired into the title to the property (more particularly described in the Schedule of property' hereunder) I have gone through the documents of title in respect of the above said property. I have also conducted the search of the said property.

I. SCHEDULE OF PROPERTY

ALL THAT PIECE OR PARCEL of the land bearing below survey nos :

Sr. No.	Survey No.	Hissa No.	Area (sq.mtrs.)
1.	53	1	2580
2.	54	1	2600
3.	55	-	7410
4.	240	5A	14000

Totally admeasuring 26590 sq.mtrs. at Village – **BHOPAR**, Dombivali, Taluka Kalyan, Dist Thane, within the limits of Kalyan Dombivali Municipal Corporation Sub Registrar Kalyan within the jurisdiction of Registration District Thane. (hereinafter called and referred to as the said property).

II. LIST OF DOCUMENTS

- 1) Photocopy of 7/12 extract issued on the name of Palava Dwellers Pvt. Ltd issued by Talathi Saja Bhopar, Taluka Kalyan, Dist Thane.
- 2) Photocopy of Pherphar 131, 512, 1118, 1359, 1480, 1655, & 2165

- 3) Photocopy of Development Agreement dated 26/03/2007 between Lodha Dwellers Pvt. Ltd., & Narayan Krishna Patil & others.
- 4) Photocopy of Deed of Confirmation dated 11/04/2007 between Lodha Dwellers Pvt. Ltd., & Narayan Krishna Patil & others.
- 5) Photocopy of Release Deed dated 23/03/2009 between Anju Arun Bhane & others and Kashinath Tatu Patil & others
- 6) Photocopy of Conveyance Deed dated 15/09/2010 between Lodha Dwellers Pvt. Ltd., & Narayan Krishna Patil & others.
- 7) Photocopy of Conveyance Deed dated 21/10/2010 between Lodha Dwellers Pvt. Ltd., & Narayan Krishna Patil & others.
- 8) Photocopy of Conveyance Deed dated 26/10/2010 between Lodha Dwellers Pvt. Ltd., & Narayan Krishna Patil & others.
- 9) Caused search in the concerned Sub – Registrar Offices for 35 years i.e., (from year 1984 to year 2018 current date),
- 10) Checked copies of certificates/ orders with reference to change in name/status of Company

III. TRACING OF TITLE

After going through all the documents referred hereinabove and instructions and information given by the land owner, it reveals from the said documents and information that;

- 1) As per Mutation Entry No. 131 dated 26/07/1932 on death of Shankar Ramji Patil on 17/07/1932 the names of his legal heir Mahadu Ragho Patil was entered on the 7/12 extract of the said property.
- 2) As per Mutation Entry No. 512 dated 20/05/1954 on death of Mahadu Ragho Patil on 22/10/1953 the names of his legal heir Krishna Patil was entered on the 7/12 extract of the said property.



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Mob. ८१०८२०००५६

- 3) As per Mutation Entry No.1118 dated 18/05/1972 was entered on account of the enforcement of enactment of the Weight and Measurement Act (Enforcement) Act, 1955.
- 4) The Mutation Entry No 1359 is related to the property bearing S No 55/4 and is not relevant to the said Property
- 5) As per Mutation Entry No.1480 dated 26/07/1993 on death of Krishna Patil, on 08/12/1990 the names of his legal heirs 1) Narayan Krishna Patil 2) Sitabai Khandu Alimkar, 3) Kanha Krishna Patil, 4) Ladkubai Kundalik Patil, 5) Baliram Kundalik Patil, 6) Saraswati Vinayak Mhatre, 7) Chandrakala Kalu Bhoir, 8) Pravin Kundalik Patil, (No. 5 to 9 heirs of deceased Kundalik Krishna Patil), 9) Gangabai Ramchandra Patil, 10) Yamunabai Kashinath Patil, 11) Tukaram Krishna Patil, 12) Gunabai Rajaram Kene, 13) Madhukar Krishna Patil, 14) Laxmi Ramnath Mhatre, 15) Dattatray Krishna Patil 16) Bhagirathi Baburao Mhatre and 17) Savitribai Mukund Gaikwad were entered on the 7/12 extract of the said property.
- 6) As per Mutation Entry No. 1655 dated 01/09/2004 on death of Chango Ragho Patil on or about 1950 the names of his legal heirs 1) Vithabai Pandharinath Patil, 2) Devidas Pandharinath Patil, 3) Laxman Pandharinath Patil, 4) Sulochana Suresh Mhatre, 5) Anju Arun Bhane, 6) Kashinath Tatu Patil 7) Parvatibai Joma Patil, 8) Rakesh Joma Patil, 9) Sadhana Kanta Joshi 10) Ratna Joma Patil 11) Eknath Gulab Patil, 12) Gotiram Gulab Patil, 13) Krishna Gulab Patil, 14) Suresh Gulab Patil, 15) Prakash Gulab Patil, 16) Jijabai Suresh Patil 17) Dashrath Balaji Patil, 18) Sainath Balaji Patil, 19) Ganesh Balaji Patil, 20) Naresh Balaji Patil, 21) Anjali



Kisan Patil, 22) Gauribai Raghunath Vayale 23) Geetabai Suryakant Mhatre 24) Parvati Ramchandra Patil 25) Balaram Sadashiv Patil, 26) Jagannath Ramchandra Patil, 27) Raghunath Ramchandra Patil, 28) Vithabai Motiram Mhatre, 29) Nirmala Magan Patil, 30) Ladhkibai Ramchandra Patil 31) Jankibai Ramchandra Patil 32) Sakhubai Rama Patil, 33) Nirabai Mhatre, 34) Jayashree Pandurang Patil, 35) Bharati Ramesh Chaudhary, 36) Suman Mahadu Mhatre 37) Rajendra Rama Patil 38) Manubai Kachru Patil, 39) Ramdas Kachru Patil, 40) Naresh Kachru Patil, 41) Shaniwar Kachru Patil, 42) Bhimabai Budha Patil, 43) Barkubai Eknath Patil and 44) Fasubai Ramchandra Patil were entered on the 7/12 extract of the said property.

7) Whereas by Development Agreement dated 26/03/2007 made between. Lodha Dwellers Pvt. Ltd. of One Part and 1) Narayan Krishna Patil, 2) Ladhkubai Kundalik Patil, 3) Suvarna Baliram Patil, 4) Hrithik Baliram Patil, 5) Astik Baliram Patil (Nos.3 to 5 heirs of deceased Baliram Kundalik Patil), 6) Saraswati Kundalik Patil alias Saraswati Vinayak Mhatre, 7) Chandrabai Kalu Bhoir, 8) Pravin Kundalik Patil, 9) Kanha Krishna Patil, 10) Tukaram Krishna Patil, 11) Madhukar Krishna Patil, 12) Datta Krishna Patil, 13) Savitribai Gulab Patil, 14) Yamunabai Kashinath Patil, 15) Gunabai Rajaram Kene, 16) Bhagabai Baburao Salunke, 17) Laxmibai Ramnath Mhatre, 18) Savitribai Mukund Gaikwad, 19) Vithabai Pandharinath Patil, 20) Devidas Pandharinath Patil, 21) Laxman Pandharinath Patil, 22) Sulochana. Suresh Mhatre, 23) Anju Arun Bhane, 24) Kashinath Tatu Patil, 25) Parvatibai Joma Patil, 26) Rakesh Joma Patil, 27) Sadhna Kanta Joshi, 28) Ratna Joma Patil, 29) Eknath Gulab Patil, 30) Gotiram Gulab Patil, 31) Krishna Gulab Patil, 32) Suresh Gulab Patil, 33) Prakash Gulab Patil, 34) Jijabai Suresh Patil, 35) Dashrath Balaji Patil, 36) Sainath Balaji Patil, 37) Ganesh Balaji Patil, 38) Naresh Balaji Patil, 39) Anjani Kisan Patil, 40) Gaurabai Raghunath Wayale,