



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 no:-

Sr. No.	Survey No.	Hissa No.	Area (sq.mtrs.)
1.	240	6	3000

Totally admeasuring 3000 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 239, 332, 1118, 1622 & 1622

- 3) Photocopy of Power of Attorney dated 24/09/2009 between Lodha Dwellers Pvt. Ltd., & Tukaram Dharma Mali & others.
- 4) Photocopy of Conveyance Deed dated 24/09/2009 between Lodha Dwellers Pvt. Ltd., & Tukaram Dharma Mali & others.
- 5) Caused search in the concerned Sub – Registrar Offices for 35 years i.e., (from year 1984 to year 2018 current date),
- 6) 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.239 dated 12/09/1939 Dharma Shimgya Mali had purchased the said Property from Kachru Mali for consideration of Rs.100/- on 30/08/1939.
- 2) As per Mutation Entry No.332 dated 12/12/1951 on death of Dharma Shimgya Mali on 30/04/1951 , the names of his legal heirs 1) Balaram, 2) Tukaram, 3) Babu (through mother and natural guardian Bhagi Dharma), 4) Pandurang and 5) Manya (Sr.No. 4 to 5 being minor through mother and natural guardian Kali Dharma) were entered on the 7/12 extract in respect of the said Property.



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- 3) Mutation Entry No. 1118 dated 18/05/1972 was entered on account of the enforcement of enactment of Weight and Measurement (Enforcement) Act, 1957 and Indian Coinage Act, 1957.
- 4) As per Mutation Entry No.1622 dated 11/11/192 on death of Kalibai Dharma Mali around 3/4 years and also on death of Bhagi Dharma around 20/22 years back, the names of their legal heirs 1) Tukaram Dharma Mali, 2) Pandurang Dharma Mali, 3) Manohar Dharma Mali. 4) Babu Dharma Mali (deceased - around 5/6 years back), 5) Balaram Dharma Mali. 6) Banubai Babu Mali, 7) Ashok Babu Mali, 8) Sunita Narayan Masne, 9) Geeta Babu Mali, 10) Rajubai Mahadu Patil, 11) Jijabai Kanha Shelar, 12) Hausabai Balaram Mhatre, 13) Ashok Balaram Mhatre, 14) Nandabai Yashwant Patil, 15) Muktabai Navnath Thakur were entered on the 7/12 extract in respect of the said property.
- 5) By a Deed of Conveyance dated 24/09/2009 (annexed thereto power of Attorney) executed and registered under No.KLNI-06387 of 2009 on 24/09/2009 in Book-1 with the Office of the Sub-Registrar at Katyan_1 by and between Lodha Dwellers Pvt. Limited as the purchasers of the First Part and 1) Tukaram Dharma Mali, 2) Pandurang Dharma Mali, 3) Manya Dharma Mali, 4) Banubai, 5) Ashok Babu Mali, 6) Sunita Narayan Masane, 7) Geeta Babu Mali, 8) Rajubai Mahadu Patil, 9) Jijabai Kanha Shelar, 10) Ashok Balaram Mhatre, 11) Nandabai Yeshwant Patil, 12) Muktabai Navnath Thakur, as the Vendors of the Second Part and 1) Dnyaneshwar Pandurang Mali, 2) Janu Laxman Mali, 3) Rajaram Laxman Mali and 4) Vikas Namdev Mali as the Confirming Party of the Third Part, the said Vendors alongwith the confirmation of the Confirming Party have sold,

conveyed, transferred and assured to the said Lodha Dwellers Pvt. Limited, the said property for consideration and on terms, covenants and conditions stated therein.

- 6) By a Power of Attorney dated 24/09/2009 and registered with the office of the Sub Registrar of Assurances at Kalyan under Serial No.163/2009 the said Tukaram Dharma Mali and Others and others have granted unto 1) Rajendra Lodha and 2) Bhaskar Kamat, nominees of Lodha Dwellers Private Limited, powers to do other acts deeds matters and things in respect of the development of the said property and execution of Conveyance on their behalf

- 7) Whereas it is also seen that vide certificate dated 06/05/2014 issued by Registrar of Companies, the name of Lodha Dwellers Pvt. Ltd., has been changed to Palava Dwellers Pvt. Ltd. Further, by Order dated 11/01/2018 of National Company Law Tribunal, Mumbai Bench, the Palava Dwellers Pvt. Ltd., is amalgamated with Lodha Developers Pvt. Ltd., and pursuant to certificate dated 14/03/2018, issued by Registrar Of Companies as a result of conversion of Lodha Developers Pvt. Ltd. to Lodha Developers Ltd., the said property is now vested in Lodha Developers Limited.

- 8) As per Mutation Entry No.2165 dated 17/12/2015, the change in the name of Company from Lodha Dwellers Pvt. Ltd., to Palava Dwellers Pvt. Ltd., was recorded in the revenue record of the said property.



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- 9) I have caused search of available records in the concerned Sub - Registrar Office for the period of 35 years (i.e., from year 1984 to year 2018 current date), in which, I have found the documents mentioned herein, however I have not found any documents/deeds adversely affecting the title of the said property.

IV. CERTIFICATE

I THEREFORE FINALLY CERTIFY THAT On the basis of the finding included in this report and subject to what is stated hereinabove, I am of the opinion that the Lodha Developers Limited, is absolutely entitled to said Property as an absolute Owner thereof.

Given this under my seal and signature at Dombivli on this 17th day of June, 2018.

Place : Dombivli

Phalke
Adv. Poonam S. Phalke
B.A. LLB
B-105, Gangeshwar Valley, Nandivali Road,
Samarth Nagar, Dombivli (E) 421 201
MAH/1378/2008