



*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 of **Palava Dwellers Pvt. Ltd.**, bearing

<b>Sr. No.</b>	<b>Survey No.</b>	<b>Hissa No.</b>	<b>Area (sq.mtrs.)</b>
1.	235	7	600

Totally admeasuring 600 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 358, 1118, 1293, 1363, 1568, 1690, 2165
- 3) Photocopy of Conveyance Deed dated 08/06/2009 between Lodha Dwellers Pvt. Ltd., & Namdev Ganpat Mali & others.
- 4) Photocopy of Agreement for Sale dated 10/07/2009 between Havyak WelfareTrust & Lodha Dwellers Pvt. Ltd.
- 5) Photocopy of Deed of Cancellation dated 21/07/2012 between Havyak WelfareTrust & Lodha Dwellers Pvt. Ltd.
- 6) Caused search in the concerned Sub – Registrar Offices for 30 years i.e., (from year 1988 to year 2018 current date),
- 7) 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. 358 is about fragment.
- 2) 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.
- 3) As per mutation Entry No. 1293 dated 01/01/1981, on the death of Smt. Raghi Padya, the name of her legal heirs 1) Janabai Ganpat Mali (daughter in law) 2) Namdev Ganpat Mali (grand son), 3) Pandharinath Ganpat Mali (grand son), 4) Gangaram Ganpat Mali (grand son), were entered on the 7/12 extract in respect of the said property.





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- 4) As per mutation Entry No. 1363 dated 21/03/1988, on the death of Janabai Ganpat Mali on 28/02/1988 the name of her legal heirs 1) Namdev Ganpat Mali, 2) Pandharinath Ganpat Mali, 3) Gangaram Ganpat Mali, were entered on the 7/12 extract in respect of the said property.
  - 5) As per mutation Entry No. 1568 dated 13/10/2000, on the death of Pandharinath Ganpat Mali on 13/10/2000 the name of his legal heirs 1) Namdev Ganpat Mali, 2) Gangaram Ganpat Mali, 3) Sakhubai Dattatray Bhate were entered on the 7/12 extract in respect of the said property.
  - 6) As per mutation Entry No. 1690 dated 07/07/2006, on the death of Gangaram Ganpat Mali on 21/03/2006 the name of his legal heirs 1) Mandabai Gangaram Mali, 2) Kiran Gangaram Mali, 3) Arjun Gangaram Mali were entered on the 7/12 extract in respect of the said property.
  - 7) Whereas by Deed of Conveyance dated 08/06/2009 executed and registered under Serial No. KLN1-3911/2009 with the office of the Sub-Registrar of Assurance at Kalyan by 1) Namdev Ganpat Mali, 2) Mandabai Gangaram Mali for herself and being natural guardian of Kiran Gangaram Mali, Arjun Gangaram Mali, 3) Sakhubai Dattatray Bhate, 3) Surekha Namdev Mali as the Vendors and 1) Dipak Namdev Mali, 2) Vinod Namdev Mali, 3) Jaywant Namdev Mali Confirming party of the one hand in favour of Lodha Dwellers Pvt. Ltd., as the purchasers of the other parts, the vendors have sold, conveyed, transferred and assured to the said Lodha Dwellers Pvt Ltd., the said property for consideration and on terms, Covenants and conditions stated therein.



- 8) Whereas by Agreement for Sale dated 10/07/2009 executed and registered under Serial No. KLN1-4719/2009 with the office of the Sub-Registrar of Assurance at Kalyan by Lodha Dwellers Pvt. Ltd as the Vendors of the one part in favour of Havyak Welfare Trust, as the purchasers of the other parts, the vendors have sold, transferred and assured to the said Havyak Welfare Trust., the said property for consideration and on terms, Covenants and conditions stated therein.
- 9) Andwhereas both the parties hereby cancelled the said Agreement for sale dated 10/07/2012 by Cancellation Deed dated 21/07/2012 executed and registered under Serial No. KLN1-5331/2012 with the office of the Sub-Registrar of Assurance at Kalyan.
- 10) 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 result of conversion of Lodha Developers Pvt. Ltd. to Lodha Developers Ltd., the said property is now vested in Lodha Developers Limited.
- 11) 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.
- 12) I have caused search of available records in the concerned Sub – Registrar Office for the period of 30 years (i.e., from year 1988 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.



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#### 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 14<sup>th</sup> day of September, 2018.

Place : Dombivli

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