

**Dilip K. Gandhi**

B.Com. (Hons.) LL.B  
9892176055

Office -> 3, Satchidanand CHS. Ltd., Tiak road,  
Opp. HDFC Bank, Dombivli (E), Dist. Thane  
Pin 421 201, Mob. 7738390178

Resi. :- Rudra, Plot No. RL - 73, Road No. 16,  
Milap Nagar, MIDC, Dombivli (E) Mob. 7738390957

**Advocate & Tax Consultant**

Ref. No.

07/07/2020 Date :

### SEARCH REPORT

I have taken a Search in respect of property bearing all that piece or parcel of land bearing **Survey No. 18 Hissa No. 13, admeasuring 1650.00 sq.mtrs. out of 2150 sq.mtrs.** belonging to **M/s. Balaji Vyankatesh Builders & Developers** through its Partners **1) Tushar Baban Patil, 2) Arvind Lahu Rasal & 3) Shri. Dipak Ramdas Patil** lying and situated at **Village - Bhal**, Tal. Ambarnath, Dist. Thane and within the limits of Kalyan Dombivali Muncial Corporation and within the jurisdiction of Sub-Registration District - Ambarnath and Registration District - Thane in Sub Registrar Ulhasnagar for **30 years i.e. 1991 to 2020** and find that

<u>Year</u>	<u>Particulars / Transaction / Encumbrance</u>
1991	.... Nil ....
1992	.... Nil .....
1993	.... Nil .....
1994	.... Nil .....
1995	.... Nil .....
1996	.... Nil .....
1997	.... Nil.....
1998	.... Nil ....
1999	.... Nil .....
2000	.... Nil .....
2001	.... Nil .....
2002	.... Nil .....
2003	.... Nil .....
2004	.... Nil .....
2005	.... Nil .....
2006	.... Nil ....
2007	.... Nil ....
2008	.... Nil .....
2009	.... Nil .....
2010	.... Nil .....

Year

Particular / Transaction / Encumbrance

2011  
2012  
2013  
2014  
2015

.... Nil ....

.... Nil ....

.... Nil ....

.... Nil ....

The **Release Deed** dated **22/01/2015** in respect of above mentioned property between **Smt. Gulabbai Nilkanth Choudhari & 14 Others (as a Releasor)** and **Shri. Gajanan Charu Mhatre & Shri. Shriram Barku Mhatre (as a Releasee)** and the same is registered at Sub Registrar Ulhasnagar - 3 under No. **890** dated **22/01/2015**.

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.... Nil ....

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The **Sale Deed** dated **29/04/2017** executed Between **M/s. Balaji Vyankatesh Builders & Developers through its Patrnrs 1) Tushar Baban Patil, 2) Arvind Lahu Rasal & Shri. Dipak Ramdas Patil (as a Purchaser)** and **Shri. Shriram Barku Mhatre (as a Seller)** under Registration dated **29/04/2017** under **Sr. No. 4562/2017** with Office of Sub Registrar, Ulhasnagar - 3.

.... Nil ....

The **Release Deed** dated **17/01/2019** in respect of above mentioned property between **Shri. Shriram Barku Mhatre and Shri. Gajanan Charu Mhatre** and the same is regisrered under No. **506/2019** dated **17/01/2019**

The **Development Agreement** dated **17/02/2020** executed Between **M/s. Mali Infra. through its Patrnrs 1) Ganesh Jethalal Mali & 2) Jethalal Genaji Mali (as a Developer)** and **M/s. Balaji Vyankatesh Builders & Developers through its Patrnrs 1) Tushar Baban Patil, 2) Arvind Lahu Rasal & Shri. Dipak Ramdas Patil (as a Owners)** under Registration dated **17/02/2020** under **Sr. No. 1187/2020** with Office of Sub Registrar, Ulhasnagar - 3 and also a **Power of Attorney** in favour of **M/s. Mali Infra.** and the same is registered at Sub Registrar Ulhasnagar - 3 under no. **1188/2020** dtd. **17/02/2020**

**TITLE REPORT**

Reg.:- The Property bearing **Survey No. 18 Hissa No. 13**, admeasuring **1650.00 sq.mtrs. out of 2150 sq.mtrs.** belonging to **M/s. Balaji Vyankatesh Builders & Developers** through its Partners **1) Tushar Baban Patil, 2) Arvind Lahu Rasal & 3) Shri. Dipak Ramdas Patil** lying and situated at **Village – Bhal**, Tal. Ambarnath, Dist. Thane and within the limits of Kalyan Dombivali Municipal Corporation and within the jurisdiction of Sub-Registration District – Ambarnath and Registration District – Thane .

The Search in respect of the aforesaid property is taken by **me for the last 30 years** at Sub Registrar Kalyan. I did not find any encumbrance created over said property during period of search. During the period of search, no encumbrances created over the said property. On the documents produce before me, I hereby certify that the said property has a clear & marketable title and the same is free from all the encumbrance or charge.

It is seen that the owners of property executed an **Development Agreement dated 17/02/2020** with **M/s. Mali Infra** through its partners **1. Shri. Ganesh Jethalal Mali & 2. Shri. Jethalal Genaji Mali** on certain terms & conditions mentioned there in and the same is registered at Sub Registrar Ulhasnagar – 3 **under No. 1187/2020 dated 17/02/2020**. Further due owners have executed a **Power Of Attorney** in favour of **M/s. Mali Infra** and the same is registered at Sub Registrar Ulhasnagar - 3 **under No. 1188/2020 dated 17/02/2020**.



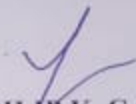
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I have seen all the related documents issued by Revenue Department and Index II copies.

Under the circumstances and the other documents produced before me, I am of the opinion that the property in question i.e. land bearing bearing Survey No. 18 Hissa No. 13, admeasuring 1650 sq.mtrs. out of 2150 sq.mtrs. belonging to M/s. Balaji Vyankatesh Builder & Developers situated at Mouje Village Bhal, Tal. Ambarnath, Dist. Thane, is free from all the encumbrances and title over the said property is free from all the encumbrances and title over the said property is clear, marketable and free from all the encumbrances and M/s. Mali Infra is authorise to develop the above mentioned landed property.

Place : Dombivli.

Date : 07/07/2020.

  
( DILIP K. GANDHI )  
ADVOCATE

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