

**Dilip Keshav Gandhi**

**B.Com (Hons.) LL.B.  
Advocate & Tax Consultant**

**Office :**

**D.K. Gandhi & Co., 3, Satchidanand Chs. Ltd.  
Opp. HDFC Bank, Tilak Road, Dombivli (E)**

**Resi :**

**Rudra, Plot No. RL - 73, Road No. 16, Milap Nagar,  
MIDC, Dombivli (E)**

**Off : 2447812 Res : 2439917 Mob : 98921760**

**Ref. No.**

## **TITLE REPORT**

**Date :**

Property : All that piece or parcel of land bearing **Old Survey No. 35 New Survey No. 39 Hissa No.1 A (P), and Survey No. 60 Hissa No. 1(part) & City Survey No. 3988 & 3990 to 3992 of Dombivli city survey record, admeasuring 498.33 sq.mts. equal to 596 sq.yards and 73 sq.mtrs. respectively belonging to Tejas CHS. Ltd.,** lying and situated at **Village - New Dombivli, Tal. Kalyan, Dist. Thane** and within the limits of **Kalyan Dombivli Municipal Corporation** and with the jurisdiction of **Sub-Registration District - Kalyan and Registration District - Thane in Sub Registrar Kalyan**

I have gone through the 7/12 extract of the above mentioned properties and other relevant papers, documents & I find that **The Deed Of Conveyance dated 28/03/2006 between Shri. Anant Dattatray Gokhale with Tejas CHS. Ltd., for land admeasuring 498.33 sq.mts. equal to 596 sq.yards and the same is registered at Sub Registrar Kalyan - 3 under No. 1260/2006 dtd. 24/06/2006**

Further it is seen that the **The Redevelopment Agreement dated 10/10/2016 between Tejas CHS. Ltd., with M/s. Radhika Shelters through its Partner Prajakt B. Potdar admeasuring 498.33 sq.mtrs. & 73 sq.mtrs. and the same is Registered at Sub Registrar Kalyan - 4 under No. 8219 dated 10/10/2016 and also a Power of Attorney in favour of M/s. Radhika Shelters and the same is registered at Sub Registrar Kalyan -3 under no. 8220/2016 dtd. 10/10/2016**

The search of the above mentioned property has been taken by me from 1987 to November 2016.. I do not find any adverse entry in respect of the said property.

On the basis of the above mentioned documents and the information submitted to me about the said property by M/s. Radhika Shelters, above mentioned property admeasuring 498.33 sq.mts. equal to 596 sq.yards and 73 sq.mtrs. from above mentioned survey number and owned by M/s. Tejas CHS. Ltd. have clean, clear, title without encumbrance and hence marketable.

Issued under my seal & signature at Dombivli on this 30<sup>th</sup> day November 2016.

  
(D. K. GANDHI)  
ADVOCATE

*Dilip K. Gandhi*  
B.Com.(Hons),LL.B  
Advocate & Tax Consultant  
3, Satchidanand Apt. Tilak Road  
Dombivli (E)

No. 8219 dated 10/10/2016

Agency in favour of M/s. Radhika

is registered in the Registrar

Further it is seen that the said

10/10/2016 between Tejas CHS. Ltd. with M/s.

through its Partner Pratik B. Poudar admeasuring

73 sq.mts. and 498.33 sq.mts. from above mentioned

under No. 8219 dated 10/10/2016 registered in the

of the said property.