~~Sai Re~~ DRSal

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

नमुना नं. ११३ मई.

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....

..... यांच्याकडून/

Received from.....

रु./Rs..... (रुपये/Rupees.....)

..... याकरिता मिळाले.

on account of.....

रोखपाल व लेखापाल
Cashier or Accountant.

(सही/Signature)
Designation/Delegation of Powers
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र.३

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) सर्वसा. ११३ मई.

॥ Shree ॥

✆ Mobile : 9820429462
(Resi) : 0251-2311731

G. H. JAGTAP
B.Com.
Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports, Station Road, Kalyan (W) - 421 301.

Resi. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 16/03/2013

SEARCH REPORT

Re :- Property bearing S.No. **131**, H.No. **3 Pt**, Area 0 H – 20 R – 0 P, Owner – Tarabai Chandar Tare & Others, situated at Mouje – **AMBERNATH**, Taluka **AMBERNATH**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of ULHASNAGAR No. 1 & 3 for the period of 30 years i.e. 1984 To 2013.

I could not take the search for the year 1984 since the Index-II register is in torn condition and for the year 1986 To 1991 since the Index-II register is in some pages torn condition in the Office of Sub-Registrar ULHASNAGAR No. 1;

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1984	Torn Condition	1999	NIL
1985	NIL	2000	NIL
1986	Some Pages Torn	2001	NIL
1987	-- do --	2002	NIL
1988	-- do --	2003	NIL
1989	-- do --	2004	NIL
1990	-- do --	2005	NIL
1991	--do—upto Sept.91	2006	NIL
1992	NIL	2007	NIL
1993	NIL	2008	NIL
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	NIL	2011	Transaction
1997	NIL	2012	NIL
1998	NIL	2013	NIL,UPTO 15/02/2013

The Transaction of the above mentioned property of which the details is as under :-

TRANSACTION FOR THE YEAR 2011 :-

Agreement for Sale Rs. 77,95,500/- Market Value Rs. 22,00,000/-;
C.T.S.No. 9461, S.No. **131/3 Pt**, Area 2000 Sq.Meters,
Vendor :- 1) Taibai Chandar Tare for Self & Natural Guardian for Minor – Ruchita, 2) Barkubai Chandar Tare, 3) Savita Dilip Karale, 4) Pramila Balu Patil, 5) Kamalabai Budhaji Patil, 6) Leelabai Krishna Mhatre (Patil), 7) Dilip Prakash Deshmukh, 8) Ramchandra Tukaram Salunke, 9) Navnath Sitaram More,
Purchaser : - M/s. Desai Construction Partnership Firm Through its Partner – Akhil Anil Desai,
Date of Execution & Registration 09/09/2011, Regn.No. 4583,
Stamp Duty Rs. 4,67,730/- Registration Fee Rs. 30,000/-

NOTE :- According to available Computerised Index-II register from the Year 2002 To 15th February 2013 in S.R.O. ULHASNAGAR - 3,

Attached Govt. Fees paid vide Receipt No. 6389687,

Search Application No. 576/2013, Dated 14/03/2013

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 16/03/2013

G.H.JAGTAP
SEARCHER (B.Com.)
1/4,Datta Kripa Niwas Chawl Soci.,Opp. [illegible]
Talav, Near Sonali Bldg., Thankar Pa[illegible]
Kalyan (W)- 421 301. Tel :- (0251)2311[illegible]

89/0

Wednesday,08 July 2015
:41 PM

इतर
पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

89/17

पावती क्रं.: 8966 दिनांक: 08/07/2015

गावाचे नाव: **अंबरनाथ**

दस्तऐवजाचा अनुक्रमांक: **उहन3-0-2015**

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **सौ.एस.व्ही.भोसेकर**

वर्णन **स नं.131.हि नं.3/2.सि स नं.9461.सन 2013 ते 2015-3 वर्षे.**

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Sub Registrar Ulhasnagar 3
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र.३

1); देयकाचा प्रकार: By Cash रक्कम: रु 300/-

SEARCH REPORT

TO WHOME IT MAY CONCERN

I have taken proper Search of the Property bearing Survey No. 131, Hissa No. 3/2, CTS No. 9461, admeasuring area 2000 Sq. meters Situated at Village Ambernath, Taluka – Ambernath, District – Thane. I have taken search of the above property from the year 2013 to 2014 from the office of SUB-REGISTRAR, Ulhasnagar for the period of (3 Years) whose details are as under :

YEAR	ENTRY
2013	NIL
2014	NIL
2015	NIL

Attached Govt. Fees Paid vide Receipt No. 8966, on dated 08/07/2015.

THIS CERTIFICATED

HENCE THIS SEARCHES REPORT:

PLACE: AMBERNATH

DATE:

SEARCHER

MRS. S.V. BHOSEKAR

BADOLE G.Z.

B.A.L.L.B.

ADVOCATE NOTARY (Govt. Of India) Mumbai & Thane Dist.

Office .

Advocate room , Ground Floor,
Esplanade Court , Mahapalika Road,
Mumbai – 400 001.

Ref. No. Date : -

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Under the instruction from my client M/S. DESAI CONSTRUCTION a partnership Firm through its partner MR. AKHIL ANIL DESAI, I have inspected the property bearing land bearing Survey No. 131, Hissa No. 3/2, CTS No. 9461, admeasuring area 2000 Sq. meters Situated at Village Ambernath, Taluka Ambernath, District Thane, within the limits of Ambarnath Municipal Council, Registration District Thane, Sub-District Ulhasnagar.

I have to certify that I have perused the documents of title and records of right, I have also undergone the relative information tendered by the owners thereof. I have found that the said land is owned by (1) SMT. TARABAI CHANDAR TARE (2) SMT. SAVITA DILIP KARALE, (3) SMT. PRAMILA BALU PATIL, (4) SMT. BARKUBAI CHANDER TARE, (5) SMT. KAMLABAI BUDHAJI PATIL, (6) SMT. LILABAI KRISHNA PATIL, (7) SMT. DIPALI PRAKASH DESHMUKH, are enjoying the said land as the absolute owners. I have also undergone the relative information tendered by the owner thereof I have found that 1) SMT. TARABAI CHANDAR TARE (2) SMT. SAVITA DILIP KARALE, (3) SMT. PRAMILA BALU PATIL, (4) SMT. BARKUBAI CHANDER TARE, (5) SMT. KAMLABAI BUDHAJI PATIL, (6) SMT. LILABAI KRISHNA PATIL, (7) SMT. DIPALI PRAKASH DESHMUKH, by way of Agreement For Sale they have agreed to sell the said land to M/S. DESAI CONSTRUCTION for Development , which was lodge at the office of Sub-Registrar of Ulhasnagar on dated 09/09/2011, vide its Redg No. 04583/21011 and executed the necessary Power of Attorney in favour of registered at the office of Sub-Registrar of Assurance, Ulhasnagar - 3 under their No. 4584 on same date .

BADOLE G.Z.

B.A.L.L.B.
ADVOCATE NOTARY (Govt. Of India) Mumbai & Thane Dist.

Office .
Advocate room , Ground Floor,
Esplanade Court , Mahapalika Road,
Mumbai – 400.001.

.....

Ref. No. Date : -

"2"

THAT M/S. DESAI CONSTRUCTION with view to develop the said plots got approved plan from the Authority of Ambernath Municipal Council bearing under Building commencement certificate No. AMC/NRV/BP/12-13/809/2180/69 on dated 23rd day of Oct., 2012, and later revise plan obtained vide its No. AMC/NRV/BP/15-16/137/8517/27, on dated 13th day of May 2015.

FURTHER CERTIFY THAT I have undergone the search of registered documents which are kept and maintained by the Sub-Registrar, Ulhasnagar immediately preceding. I have also seen the register of Index -II for the said period in order to ascertain as to whether there is a standing encumbrance over, upon lease, mortgage, sale, agreement or such other encumbrance of like nature. I have not come across any such document creating such type of encumbrance during the period of my search. So, there is no question of any doubts and encumbrances.

I am therefore of the opinion that title of the Owner to the Property referred to hereinabove is clear, marketable and free from reasonable doubts and encumbrances.

THIS CERTIFICATE DATED.

8/8/15

G. Z. BADOLE
B.A.L.L.B.
Notary NOTARY
MUMBAI & THANE DIST