

CHALLAN
MTR Form Number-6

GRN MH008051445201617P	BARCODE 	Date 05/03/2017-18:30:21	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name SHP_SHAHA PUR SUB REGISTRAR	Full Name	ADV D K BOTKONDLE	
Location THANE			
Year 2016-2017 One Time	Flat/Block No.	S NO 172/B 172/7 172/B/A 173/1 181/1 181/3	
	Premises/Building	181/2	
Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	Road/Street	S NO 172/8B 184A/15/1 AT VASIND
		Area/Locality	AT VASIND
		Town/City/District	
		PIN	4 2 1 6 0 4
		Remarks (If Any)	
		SEARCH FEE	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	10000502017030516432
		Ref. No.	6348352843308
Cheque/DD No.		Date	05/03/2017-18:31:18
Name of Bank		Bank/Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

Add:- 130, Veer Sawarkar Nagar, Vasind (W), Tal- Shahapur, Dist- Thane Pin - 421604

Ref. No.

Date.: 05/03/17

SEARCH REPORT

**Ref: The property bearing Survey no. 181/1 Area
0-08-10 (H-R-P) Situated at Village-Vasind,
Tal-Shahapur, Dist-Thane.**

I have taken the search in respect of above mentioned property and I have gone through the available index II registers in the office of sub registered Kalyan, Shahapur and Murbad for the period of 30 years i.e. 1988 to 2017.

Search report is as under

Year	Transaction	Year	Transaction	Year	Transaction
1988	Nil	1998	Not Available	2008	Nil
1989	Nil	1999	Torn Condition	2009	Nil
1990	Nil	2000	Nil	2010	Nil
1991	Torn Condition	2001	Nil	2011	Nil
1992	Torn Condition	2002	Nil	2012	<u>Transaction</u>
1993	Not Available	2003	Nil	2013	Nil
1994	Torn Condition	2004	Nil	2014	Nil
1995	Nil	2005	Nil	2015	Nil
1996	Torn Condition	2006	<u>Transaction</u>	2016	Nil
1997	Nil	2007	Nil	2017	Nil

There is no any other registered transaction up to 05/03/2017 except mentioned below:-

Transaction for the year 2006:-

A Registered Power of Attorney in respect of the Said Land bearing Survey no. 172/8(Part), having total area 0-20-0 (H-R-P), Survey No.181/1, having area 0-00-5 (H-R-P), Survey No. 181/2, having area 0-00-5 (H-R-

Add:- 130, Veer Sawarkar Nagar, Vasind (W), Tal-Shahapur, Dist- Thane Pin - 421604

Ref. No.

Date: 05/03/17

P), Survey No. 184A/15/1, having area 0-40-0 (H-R-P)
Situating at Village-Vasind, Tal-Shahapur, Dist - Thane.

Between

Vendor: -

1) Sudam Dunda Shelar 2) Sumanta Sudam Shelar 3)
Ravindra Sudam Shelar 4) Sunil Sudam Shelar 5)
Sangita Santosh Sapat 6) Mathubai Bhaskar Jadhav 7)
Sonubai Bhika Bangar 8) Vithabai Pandurang Varkute
9) Venubai Dunda Shelar.

And

Purchaser: -

Mr. Shyamsunder Mahavirprasad Agrwal

The said Power of Attorney is registered at serial no.
688/2006 on dated 19/04/2006.

Transaction for the year 2012:-

A Registered Sale Deed in respect of the said land
bearing Survey No. 181/1, having area 0-08-1 (H-R-P)
Situating at Village-Vasind, Tal-Shahapur, Dist - Thane.

Between

Vendor: -

Mr. Mangal Baban Jadhav

And

Purchaser: -

1) Mr. Kalukumar Mahavirprasad Agrwal 2) Nutan
Parashram Bhalekar 3) Shewanti Parashram Bhalekar 4)
Arun Parashram Bhalekar 5) Shaymsudar
Mahavirprasad Agrwal for self and Power of Attorney
holder of Pritamkumar Agrwal.

The said Sale Deed is registered at serial no. 606/2012
on dated 25/01/2012.

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Transaction for the year 2012:-

A Registered Power of Attorney in respect of the said land bearing Survey No. 181/1, having area 0-08-1 (H-R-P) Situated at Village-Vasind, Tal-Shahapur, Dist - Thane.

Between

Vendor: - Mr. Kalukumar Mahavir Agrwal

And

Purchaser: - Mr. Shaymsudar Mahavir Agrwal

The said Power of Attorney is registered at serial no. 607/2012 on dated 25/01/2012.

Transaction for the year 2012:-

A Registered Development Agreement in respect of the said land bearing Survey No. 181/1, having Area 0-08-1 (H-R-P) Situated at Village-Vasind, Tal-Shahapur, Dist - Thane.

Between

Vendor: -

1) Arun Parashram Bhalekar 2) Nutan Parashram Bhalekar (After Marriage Name Gitanjali Sunil Mhaskar) 3) Shewanti Parshram Bhalekar 4) Shyamsunder Mahavir Agrwal for self and Power of Attorney holder of Mr. Kaluram Mahavir Agrwal and Mr. Pritamkumar Mahavir Agrwal .

And

Add:- 130, Veer Sawarkar Nagar, Vasind (W), Tal- Shahapur, Dist- Thane Pin - 421604

Ref. No.

Date.: 05/03/17

Developer: - Ms. Tuljai Construction Company through it's Partner
1) Anil Digambar Maniwade 2) Jitendra Bhau Desai
The said Development Agreement is registered at serial
no. 4501/2012 on dated 13/06/2012.

Transaction for the year 2012:-

A Registered Power of Attorney in respect of the said
land bearing Survey No. 181/1, having Area 0-08-1 (H-
R-P) Situated at Village-Vasind, Tal-Shahapur, Dist -
Thane.

Between

Vendor: - 1) Arun Parashram Bhalekar 2) Nutan Parashram
Bhalekar (After Marriage Name Gitanjali Sunil
Mhaskar) 3) Shewanti Parshram Bhalekar 4)
Shyamsunder Mahavir Agrwal for self and Power of
Attorney holder of Mr. Kaluram Mahavir Agrwal and
Mr. Pritamkumar Mahavir Agrwal.

And

Developer: - Ms. Tuljai Construction Company through it's Partner
1) Anil Digambar Maniwade 2) Jitendra Bhau Desai
The said Power of Attorney is registered at serial no.
4502/2012 on dated 13/06/2012.

Hence this search report

GRN NO:- MH009051445201617P

Place:-Shahapur

Date:-05/03/2017


(Advocate)

Ref. No.

Date.: 05/03/17

TITLE CERTIFICATE

**Ref: The property bearing Survey no.
181/1 Area 0-08-10 (H-R-P) Situated
at Village-Vasind, Tal-Shahapur,
Dist-Thane.**

This is to certify that I have investigated the title in respect of the property above mentioned situated at Village-Vasind, Tal-Shahapur, Dist-Thane.

The said property is lying and situated at revenue Village-Vasind, Tal-Shahapur, Dist-Thane Within the limits of Grampanchayat Vasind, Zillah Parishad Thane in the Registration District and sub-district of Shahapur.

I have gone through the various mutation entries and other revenue records in connection with the said properties. I have also gone through the "SEARCH REPORT" dated 05/03/2017 in respect of the property prepared for the period of 30 years i.e. from 1988 to 2017. The registers for the year 1993 and 1998 are gone for data entry.

I have perused the above mentioned search report and following documents and come to the conclusion below it.

- 1) 7/12 extracts of the survey no. 181/1.
- 2) Xerox copy of mutation entries no. 380, 475, 595, 614, 3838, 3358, 3637, 5306.
- 3) Xerox copy of Vasind Grampanchayat Permission to construction of building on dated 18/02/2017.

Ref. No.

Date.: 05/03/17

- 4) Xerox copy on Non Agricultural Permission in respect of the said land issued by Collector of Thane on dated 27/10/2016.
- 5) Search Report in respect of the property dated 05/03/2017.
- 6) A Xerox Copy of registered Power of Attorney on dated 25/01/2012 registered at serial no. 607/2012.
- 7) A copy of registered development agreement on dated 13/06/2012, registered at serial no.4501/2012.
- 8) A copy of registered power of attorney on dated 13/06/2012, registered at serial no.4502/2012.

I certify that Arun Parashram Bhalekar and others are the lawful purchaser and owner of property bearing Survey no. 181/1 Area 0-08-10 (H-R-P) Situated at Village-Vasind, Tal-Shahapur, Dist-Thane and M/s.Tuljai Construction Company through it's Partners 1) Mr. Anil Digambar Maniwade 2) Mr. Jitendra Bhanu Desai has the legal rights to develop the said land and to sale the construction units (except consideration of land owners) to the proposed purchasers. The said landed property is free from encumbrances and its title is clear and marketable.

Hence this title certificate


(Advocate)