CHALLAN
MTR Form Number-6

GRN	MH009051445201617P	BARCODE		Date	05/03/2017-18:30:21	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	SHP_SHAHAPUR SUB REGISTRAR	**Full Name**	ADV D K BOTKONDLE
Location	THANE		
Year	2016-2017 One Time	**Flat/Block No.**	S NO 172/6 172/7 172/8/A 173/1 181/1 181/3
		Premises/Building	181/2

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	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 Words	Seven Hundred Fifty Rupees Only							

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502017030515432	6348352843308
Cheque/DD No.		Date		05/03/2017-18:31:16	
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

Print Date 05-03-2017 08:33:17

Deepak K. Botkondle
Advocate High Court, Mumbai

Mob: 78752 31234
99870 32088

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. 172/8/A Area 0-18-0 (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	**Transaction**
1989	Nil	1999	Torn Condition	2009	Nil
1990	Nil	2000	Nil	2010	Nil
1991	Torn Condition	2001	Nil	2011	**Transaction**
1992	Torn Condition	2002	Nil	2012	Nil
1993	Not Available	2003	Nil	2013	Nil
1994	Torn Condition	2004	Nil	2014	Nil
1995	Nil	2005	Nil	2015	Nil
1996	Torn Condition	2006	Nil	2016	Nil
1997	Nil	2007	Nil	2017	Nil

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

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Ref. No.

Date.: 05/03/17

Transaction for the year 2008:-

A Registered Sale Deed in respect of the Said Land bearing Survey no. 172/8A, having total area 0-18-0 (H-R-P) Situated at Village-Vasind, Tal–Shahapur,Dist – Thane.

Between

Vendor: - 1) Mathubai Bhaskar Jadhav, 2) Venubai Dunda Shelar 3) Vithabai Pandurang Varkute 4) Sonubai Bhima Bangar 5) Sudam Dunda Shelar

And

Purchaser: - Mr. Deepak Ramchandra Suryarao
The said Sale Deed is registered at serial no. 4097/2008 on dated 22/10/2008.

Transaction for the year 2011:-

A Registered Development Agreement in respect of the said land bearing Survey No.172/8(Part), having Area 0-18-0 (H-R-P) Situated at Village-Vasind, Tal–Shahapur,Dist – Thane.

Between

Vendor: - Mr. Deepak Ramchandra Suryarao

And

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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. 6711/2011 on dated 20/12/2011.

Transaction for the year 2011:-

A Registered Power of Attorney in respect of the said land bearing Survey No.172/8(Part), having Area 0-18-0 (H-R-P) Situated at Village-Vasind, Tal–Shahapur,Dist – Thane.

Between

Vendor: - Mr. Deepak Ramchandra Suryarao

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. 6712/2011 on dated 20/12/2011.

Hence this search report

GRN NO:-MH009051445201617P
Place:-Shahapur

Date:-05/03/2017

(Advocate)

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

Ref. No.

Date.: 05/03/17

TITLE CERTIFICATE

Ref: The property bearing Survey no. 172/8/A Area 0-18-0 (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 Grampanchyat 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. 172/8/A.
2) Xerox copy of mutation entries no. 219, 360, 386, 595, 1588, 3502, 4436.
3) Xerox copy of Vasind Grampnchayat Permission to construction of building on dated 18/02/2017.

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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 copy of registered development agreement on dated 20/12/2011, registered at serial no.6711/2011.

7) A copy of registered power of attorney on dated 20/12/2011, registered at serial no.6712/2011.

I certify that Dipak Ramchandra Suryarao is the lawful purchaser and owner of **property bearing Survey no. 172/8/A Area 0-18-0(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 Bhau 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)

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