



SANJAY R.SAHU

BLS, LL.B

ADVOCATE HIGH COURT

Off/ at :Shop No.4 Sai Raj Apartment Near Central Bank Nandivali Village Kalyan
(E).Contact no. 7977105340

Date: 02.02.2024

SEARCH REPORT

DESCRIPTION OF PROPERTY: All that piece and parcel of land bearing Survey No. 13 Hissa No. 1, admeasuring area 1710 sq. mtrs., standing structure of Building known as "**SHREE SAMARATH CO-OPERATIVE HOUSING SOCIETY LIMITED.**", (consisting Total 33 Rooms), lying and being situated at Village- Nandivali tarfe Panchanand, Dombivli (East), Taluka:- Kalyan, District:- Thane within the local Limits of Kalyan Dombivli Municipal Corporation in the Registration District and Sub-district of Taluka:- Kalyan, District:- Thane., within the local Limits of Kalyan Dombivli Municipal Corporation.

I have taken online search in respect of the above mentioned property for the period of 3 years, i.e. from 2022 to 2024 from Govt Recognized Site IGR Maharashtra. Gov.in

SEARCH REPORT IS AS UNDER:-

YEAR	TRANSACTION	YEAR	TRANSACTION
2022	Entry	2023	Entry
2024	Nil Till date		

Transaction in the year 2022:

1. Confirmation Deed dated 26.05.2022, executed by Mr. Sunil V. Deshpande in favour of M/s. Navkar Engineers, a partnership firm, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no.12604 / 2022 had confirmed the Development Agreement dated 21/03/2022, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on even date at serial no. 6531/2022 and Power of Attorney dated 21/03/2022, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 21/03/2022 at serial no.6532/2022.

2. Agreement for T.D.R. dated 11.10.2022, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 11.10.2022 at serial no. 23162/2022, executed between Mr. Umesh Dwarkadas Tanna (Vendor) and M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah (Purchaser) i.e. Transfer of Development Rights (T.D.R) / F.S.I. of to the extent of an area admeasuring 961.48 sq. meter out of total area 1045 Sq. Meters, vide its **D.R.C.** letter bearing No. **KDMC/NRV/HVH /2156** Dated **11/07/2022**, issued by Kalyan Dombivli Municipal Corporation in respect of Land bearing survey no.29, Hissa no.16, lying, being and situated at Village **Wadeghar**, Taluka Kalyan, District Thane.

Transaction in the year 2023:

1. Agreement for T.D.R. dated 27.06.2023, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 27.06.2023 at serial no. 14763 / 2023, executed between M/s. Viscon Venture, a partnership firm through its partner Shri Mayank Mahendra Ramani & Shri Kaustubh Virendra Patel as (Vendor) and M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah (Purchaser) i.e. Transferable Development Rights to the extent of 1218 Sq. meters out of total 12305 Sq. Meters, being the entire Transferable Development Rights sanctioned vide D.R.C. letter bearing No. KDMP/NRV/7365/ Dated 14/03/2022 of land bearing Survey No. 228 H.No.1B, lying being situated at Village-Titwala, Taluka-Kalyan, Dist. Thane.
2. Agreement for T.D.R. dated 27.06.2023, registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 27.06.2023 at serial no. 14765/ 2023, executed between Mr. Umesh Dwarkadas Tanna (**Vendor**) and M/s. Navkar Engineers, a partnership firm, through its partner Shri. Amit Girish Shah (Purchaser) i.e. **Transfer of Development Rights (T.D.R) / F.S.I. of** to the extent of an area admeasuring **83.52 sq. meter out of total area 1045 Sq. Meters**, vide its **D.R.C.** letter bearing No. **KDMC/NRV/HVH/2156** Dated **11/07/2022**, in respect of Land bearing survey no.29, Hissa no.16, lying, being and situated at Village **Wadeghar**, Taluka Kalyan, District Thane.

Attached Challan paid

vide No. MH014981930202324E

Dated 02.02.2024



Adv. Sanjay R. Sahu

Advocate High court
Adv. Sanjay R. Sahu
BLS. LL.B
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