



**SAURABH V. NAMJOSHI**  
B.COM., LL.B  
**ADVOCATE HIGH COURT**

OFFICE : 103, Vedant Kalp Building, Behind Badhai Sweets, Katrap, Badlapur (East), 421503.  
Mob. No. 9881146933

Date :- 02/02/2024

To,  
Maha RERA,  
Housefin Bhavan, Plot No. C- 21, E Block,  
Bandra Kurla Complex, Mumbai-400051

**FORMAT "A"**

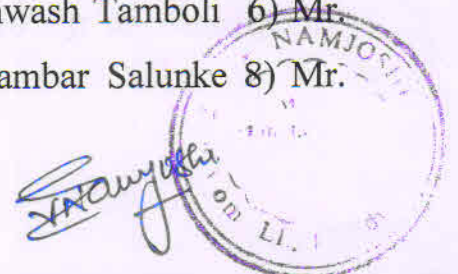
**FLOW OF TITLE OF THE SAID LAND**

SUBJECT: Certificate of title and Non-encumbrance of the Property, lying being and situated in the revenue village **SHIRGAON** Tal.-Ambernath, Dist.-Thane, within the limits of the Kulgaon Badlapur Municipal Council and land bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise,**

|                     |   |                           |
|---------------------|---|---------------------------|
| ON OR TOWARDS EAST  | : | } As per Record of rights |
| ON OR TOWARDS WEST  | : |                           |
| ON OR TOWARDS NORTH | : |                           |
| ON OR TOWARDS SOUTH | : |                           |

(herein after the above referred land called and refer as the said land for the sake of brevity).

I have investigated the title of the said land on the request of 1) Mr. Sambhaji Dnyanoba Shinde 2) Mr. Prashant Subhash Teli 3) Mr. Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde 5) Mrs. Kalpana Vishwash Tamboli 6) Mr. Bholanath Parasnath Vishwakarma 7) Mr. Sandeep Digambar Salunke 8) Mr.



Sopan Rupsingh Patil All Residing at :- Kulgaon Badlapur, Tal- Ambernath Dist- Thane who have duly appointed **SAI AANGAN RESIDENCY** , a partnership firm, having its office address at :- Plot No.16, Vedant Bunglow, Jagruti Lane, Vadavali Section, Ambernath (E), Tal- Ambernath Dist- Thane 421501 duly represented through its partner (1) **MR. DHIREN JAYANTILAL PARMAR**, Age 35 Years, Occupation – Business, (2) **MR. ABIR AMBADAS BHAGWAT** Age 38 Years, Occupation – Business, as developers of the land on perusal of the following documents.

- 1) Read 7x12 extract of land bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise**, issued by Talathi of revenue village Shirgaon on dated 30/01/2024.
- 2) Read Mutation Entry Nos. 1055, 4555, 4624, 4828, 4852
- 3) Read Deed of Conveyance duly executed on 23/09/2015 & registered at the office of the Sub-Registrar Of Assurance at Ulhasnagar-2 bearing Registration No. 8523/2015, executed by and between 1) Shri Sunil Kashinath Temghare 2) Shri Mahendra Ramakant Mulye 3) Shri Upendra Yashwant Upasani as owner/vendors & 1) Mr. Sambhaji Dnyanoba Shinde 2) Mr. Prashant Subhash Teli 3) Mr. Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde 5) Mrs. Kalpana Vishwash Tamboli 6) Mr. Bholanath Parasnath Vishwakarma 7) Mr. Sandeep Digambar Salunke 8) Mr. Sopan Rupsingh Patil as purchasers in respect of the land bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise** located and situated at revenue village Shirgaon Tal. - Ambernath, Dist. – Thane.
- 4) Read Copy of the Development Agreement duly executed on 27/12/2023 & registered at the office of the Sub-Registrar Of Assurance at Ulhasnagar-2



bearing Registration No. 17302/2023, executed by and between 1) Mr. Sambhaji Dnyanoba Shinde 2) Mr. Prashant Subhash Teli 3) Mr. Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde 5) Mrs. Kalpana Vishwash Tamboli 6) Mr. Bholanath Parasnath Vishwakarma 7) Mr. Sandeep Digambar Salunke 8) Mr. Sopan Rupsingh Patil as owners and Sai Aangan Residency Through its partner (1) Mr. Dhiren Jayantilal Parmar (2) Mr. Abir Ambadas Bhagwat as developers.

5) Read Copy of the Power of Attorney duly executed on 27/12/2023 & registered at the office of the Sub-Registrar Of Assurance at Ulhasnagar-2 and bearing Registration No. 17303/2023, by and between 1) Mr. Sambhaji Dnyanoba Shinde 2) Mr. Prashant Subhash Teli 3) Mr. Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde 5) Mrs. Kalpana Vishwash Tamboli 6) Mr. Bholanath Parasnath Vishwakarma 7) Mr. Sandeep Digambar Salunke 8) Mr. Sopan Rupsingh Patil as owners and Sai Aangan Residency Through its partner (1) Mr. Dhiren Jayantilal Parmar (2) Mr. Abir Ambadas Bhagwat as Power of attorney holder.

6) Read Search Report dated 24/04/2023 & 24/01/2024 of Mr. Satish Anand Farad in respect of land bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise**, Situated at Village Shirgaon Tal- Ambernath Dist- Thane.

Whereas the land bearing Survey No. 13 Hissa No. 4 B Area Admeasuring 1500 Sq.Mtrs. was originally owned by Dastgir Alisaheb Shaikh. And whereas the said Dastgir Alisaheb Shaikh has got approved and sanctioned layout from the Additional Collector of Thane and thereby divided the land bearing Survey No. 13 Hissa No. 4 B Area Admeasuring 1500 Sq.Mtrs. into 4 small sub plots and has also obtained non-agricultural permission from the Additional Collector



of Thane bearing order no. Mahasul/ K-1/T-14/ NAP/SR-492/83 DATED 12/04/1983.

And Whereas after obtaining layout permission & non-agricultural permission from the Additional Collector Thane the said Dastgir Alisaheb Shaikh has sold & conveyed the said 4 plots to various persons under various deeds and according to that the said Dastgir Alisaheb Shaikh has sold the said land to 1) Sunil Kashinath Temghare 2) Mahendra Chandrakant Mule 3) Upendra Yashwant Mali by an under registered sale deed executed on 20/10/1983 for consideration of Rs. 12420/- and the same is evident from mutation entry no. 1055 recorded in the revenue records.

And Whereas thereafter by and under registered deed of conveyance dated 23/09/2015, and registered at the office of the sub-registrar of assurances at Ulhasnagar under serial no. 8523/2015, executed by and between 1) Sunil Kashinath Temghare 2) Mahendra Chandrakant Mule 3) Upendra Yashwant Mali as owners and 1) Shri Sambhaji Dnyanoba Shinde 2) Prashant Subhash Teli, 3) Shri Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) Mrs. Kalpana Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri Sandeep Digambar Salunke, 8) Shri Sopan Roopsingh Patil as purchaser i.e. , and the said owners have sold and conveyed the said land area admeasuring at about 0-05-2 to the purchaser herein above mentioned for and against the valid consideration amount as specifically mentioned in the said deed of conveyance and according to the said deed of conveyance the name of 1) Shri Sambhaji Dnyanoba Shinde 2) Prashant Subhash Teli, 3) Shri Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) Mrs. Kalpana Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri Sandeep Digambar Salunke, 8) Shri Sopan Roopsingh Patil was recorded in the revenue records by mutation entry no. 4555 as owner thereof.



And whereas with the view of effectual development of the said property, the joint owners of the said land have acquired and purchased the Transferable Development rights from the open market by and under registered Agreement for sale of TDR dated 20/03/2023 and registered in the office of the sub-registrar of assurance at Ulhasnagar-2 at serial no. 3584/2023 dated 20/03/2023 for an area admeasuring 162 sq. mtrs and have also acquired Transferable Development rights area admeasuring 102 Sq.Mtrs. out of total T.D.R. area admeasuring 1230 Sq.Mtrs. from the land bearing S.No. 83 Hissa No. 9/A/4 at Village Shirgaon Tal- Ambarnath Dist- Thane ( Play Ground + 15 mtr. wide D.P. Road Reservation no. 36 ) from Mr. Yogesh Kamlakar Kulkarni, Mr. Atharva Sudarshan Todankar, Mr. Prashant Subhash Teli, Mr. Manohar Anant Thoke.

And Whereas as per the development plan sanctioned for the area of Kulgaon Badlapur Municipal Council the said land was kept reserved under reservation no. 22, Social Culture & Welfare Center and therefore after the purchase of the above mentioned Transferrable Development Rights and with the view of development of the said land the owners hereinabove mentioned got approved and sanctioned building plan & work commencement certificate after utilizing the acquired TDR as above mentioned from the Kulgaon Badlapur Municipal Council on 21/04/2023 vide its order No. KBNP/NRV/BP/1624/2023-24 Unique No. 26 whereby construction permission was granted to construct Composite Building Basement, Stilt Part, Ground + Seven Upper Floor, including the area to be handed over to the KBMC for Social Culture and Welfare Center consisting of Commercial premises on Ground Floor along with Separate Staircase area admeasuring 129.83 Sq.mtrs. and the balance sanctioned FSI for use & enjoyment of the owners which includes Ground + First Floor of Commercial area & Second to Seven Floor of residential area.



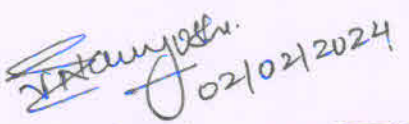
AND WHEREAS by and under registered development agreement dated 27/12/2023, and registered in the office of the sub-registrar of assurances at Ulhasnagar-2 under serial no. 17302/2023, the said owner 1) Shri Sambhaji Dnyanoba Shinde 2) Prashant Subhash Teli, 3) Shri Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) Mrs. Kalpana Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri Sandeep Digambar Salunke, 8) Shri Sopan Roopsingh Patil has granted and assigned the development rights of the said land along with all the benefits of approved & sanctioned building plan & work commencement certificate dated 21/04/2023 to Sai Aangan Residency a partnership firm duly represented through its partner 1) Shri Dhiren Jayantilal Parmar 2) Mr. Abir Ambadas Bhagwat on the terms and conditions mentioned in the said Development Agreement as developer thereof and in consonance to the above mentioned development agreement the 1) Shri Sambhaji Dnyanoba Shinde 2) Prashant Subhash Teli, 3) Shri Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) Mrs. Kalpana Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri Sandeep Digambar Salunke, 8) Shri Sopan Roopsingh Patil have also executed power of attorney in favour of the Sai Aangan Residency a partnership firm duly represented through its partner 1) Mr Dhiren Jayantilal Parmar 2) Mr. Abir Ambadas Bhagwat herein above mentioned and the same is registered in the office of the sub-registrar of assurance at Ulhasnagar-2 under serial no. 17303/2023, on 27/12/2023.

Hence On perusal of the above mentioned documents and the Search Report, I find that the title of 1) Shri Sambhaji Dnyanoba Shinde 2) Prashant Subhash Teli, 3) Shri Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) Mrs. Kalpana Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri Sandeep Digambar Salunke, 8) Shri Sopan Roopsingh Patil as land owners and Sai Aangan Residency a partnership firm duly represented through its partner 1) Mr Dhiren Jayantilal Parmar 2) Mr. Abir Ambadas Bhagwat as Developers of



the land bearing Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise, Situated at Village Shirgaon Tal- Ambernath Dist- Thane within the limits of the Kulgaon Badlapur Municipal Council is clear, marketable and free from all encumbrances and reasonable doubts and Sai Aangan Residency a partnership firm duly represented through its partner 1) Mr Dhiren Jayantilal Parmar 2) Mr. Abir Ambadas Bhagwat are duly authorized to develop the said land by the owners as authorize developers thereof.

That the owners and the developers have explained and informed that there is no litigation in respect of the said land.

  
**S.V.Namjoshi**  
Advocate.





**SAURABH V. NAMJOSHI**

B.COM., LL.B

**ADVOCATE HIGH COURT**

OFFICE : 103, Vedant Kalp Building, Behind Badhai Sweets, Katrap, Badlapur (East), 421503.

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Date :- 02/ 02/2024

To,  
Maha RERA,  
Housefin Bhavan, Plot No. C- 21, E Block,  
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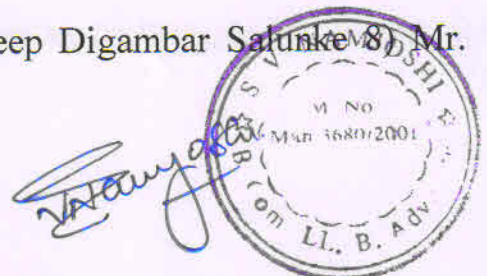
**FORMAT "A"**  
**LEGAL TITLE CERTIFICATE**

SUBJECT: Certificate of title and Non-encumbrance of the Property, lying being and situated in the revenue village **Shirgaon** Tal.-Ambernath, Dist.-Thane, within the limits of the Kulgaon Badlapur Municipal Council and bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise**, and bounded as follows :-

|                     |   |                           |
|---------------------|---|---------------------------|
| ON OR TOWARDS EAST  | : | } As per Record of rights |
| ON OR TOWARDS WEST  | : |                           |
| ON OR TOWARDS NORTH | : |                           |
| ON OR TOWARDS SOUTH | : |                           |

(herein after the above referred land for the sake of brevity called and referred to as the said land).

I have investigated the title of the said land on the request of 1) Mr. Sambhaji Dnyanoba Shinde 2) Mr. Prashant Subhash Teli 3) Mr. Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde 5) Mrs. Kalpana Vishwash Tamboli 6) Mr. Bholanath Parasnath Vishwakarma 7) Mr. Sandeep Digambar Salunke 8) Mr.



Sopan Rupsingh Patil the said owners has duly appointed **SAI AANGAN RESIDENCY** duly represented through its partner (1) **MR. DHIREN JAYANTILAL PARMAR**, (2) **MR. ABIR AMBADAS BHAGWAT** as Developers of the land on perusal of the following documents.

1) Read 7x12 extract of land bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise**, issued by Talathi of revenue village Shirgaon dated 30/01/2024

2) Read Mutation Entry Nos. 1055, 4555, 4624, 4828, 4852

3) Read Deed of Conveyance duly executed on 23/09/2015 & registered at the office of the Sub-Registrar Of Assurance at Ulhasnagar-2 bearing Registration No. 8523/2015, by and between 1) Shri Sunil Kashinath Temghare 2) Shri Mahendra Ramakant Mulye 3) Shri Upendra Yashwant Upasani as owner/vendors & 1) Mr. Sambhaji Dnyanoba Shinde 2) Mr. Prashant Subhash Teli 3) Mr. Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde 5) Mrs. Kalpana Vishwash Tamboli 6) Mr. Bholanath Parasnath Vishwakarma 7) Mr. Sandeep Digambar Salunke 8) Mr. Sopan Rupsingh Patil as purchasers in respect of the land bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise** located and situated at revenue village Shirgaon Tal. - Ambernath, Dist. - Thane.

4) Read Copy of the Development Agreement duly executed on 27/12/2023 & registered at the office of the Sub-Registrar Of Assurance at Ulhasnagar-2 bearing Registration No. 17302/2023, by and between 1) Mr. Sambhaji Dnyanoba Shinde 2) Mr. Prashant Subhash Teli 3) Mr. Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde 5) Mrs. Kalpana Vishwash Tamboli 6) Mr. Bholanath Parasnath Vishwakarma 7) Mr. Sandeep Digambar Salunke 8) Mr. Sopan Rupsingh Patil as owners and Sai Aangan Residency Through its



partner (1) Mr. Dhiren Jayantilal Parmar (2) Mr. Abir Ambadas Bhagwat as developers

5) Read Copy of the Power of Attorney duly executed on 27/12/2023 & registered at the office of the Sub-Registrar Of Assurance at Ulhasnagar-2 and bearing Registration No. 17303/2023, by and between 1) Mr. Sambhaji Dnyanoba Shinde 2) Mr. Prashant Subhash Teli 3) Mr. Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde 5) Mrs. Kalpana Vishwash Tamboli 6) Mr. Bholanath Parasnath Vishwakarma 7) Mr. Sandeep Digambar Salunke 8) Mr. Sopan Rupsingh Patil as owners and Sai Aangan Residency Through its partner (1) Mr. Dhiren Jayantilal Parmar (2) Mr. Abir Ambadas Bhagwat as Power of attorney holder.

6) Read Search Report dated 24/04/2023 & 24/01/2024 of Mr. Satish Anand Farad in respect of land bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise**, Situated at Village Shirgaon Tal- Ambernath Dist- Thane.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said land I am of the opinion that the title of 1) Shri Sambhaji Dnyanoba Shinde 2) Prashant Subhash Teli, 3) Shri Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) Mrs. Kalpana Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri Sandeep Digambar Salunke, 8) Shri Sopan Roopsingh Patil as land owner and his authorize developer Sai Aangan Residency Through its partner (1) Mr. Dhiren Jayantilal Parmar (2) Mr. Abir Ambadas Bhagwat as developers of the said land bearing **Survey No. 13, Hissa No. 4 B/4, Plot No. 4 Area admeasuring at about 519.23 Sq.mtrs. Asst. 51 Rs. 93 Paise, lying and Situated at Village Shirgaon Tal- Ambernath Dist- Thane** is clear, marketable and free from all encumbrances and reasonable doubts.



Owners of the Land

1) Shri Sambhaji Dnyanoba Shinde 2) Prashant Subhash Teli, 3) Shri Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) Mrs. Kalpana Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri Sandeep Digambar Salunke, 8) Shri Sopan Roopsingh Patil who have duly appointed Sai Aangan Residency Through its partner (1) Mr. Dhiren Jayantilal Parmar (2) Mr. Abir Ambadas Bhagwat as authorize developers by and under registered Development Agreement dated 27/12/2023 at serial no. 17302/2023.

The report reflecting the flow of the title of the owners as above mentioned of the said land is enclosed herewith as annexure.

Enclosure: Flow of Title certificate

*S.V. Namjoshi*  
S.V. Namjoshi

Advocate



# MR. SATISH ANAND FARAD

## SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)  
Tal- Ambernath Dist- Thane

Ref.

Date:-24/01/2024

### SEARCH REPORT

#### DESCRIPTION OF PROPERTY:-

Survey No.13, Hissa. No.4/B/4 Total Admeasuring Area 519.23 Sq. Mtrs Asst. 51Rs-93Paise Situated at Mouje **SHIRGAON** Tal –Ambernath Dist-Thane. Within local limit of Kulgaon Badlapur Municipal Council and Sub -Register Ulhasnagar -2 at Badlapur.

I have taken the Search in respect of above mentioned property and I have gone through available Index II Registered kept in the office of Sub- Registered Ulhasnagar II for the period of 10 years i.e. 2015-2024 (Up to 24/01/2024).

#### Search report as under:-

| Year | Transaction                     |
|------|---------------------------------|
| 2015 | Transaction                     |
| 2016 | Nil                             |
| 2017 | Nil                             |
| 2018 | Nil                             |
| 2019 | Nil                             |
| 2020 | Nil                             |
| 2021 | Nil                             |
| 2022 | Nil                             |
| 2023 | Transaction                     |
| 2024 | 01/01/2024 to 24/01/2024<br>Nil |

#### 1) Transaction for Year 2015 :-

Nature of Transaction :- Sale Deed

Actual Value of Rs. 24,00,000/-

Market Value of Rs. 30,95,000/-

Description of Property:- Survey No. 13 Hissa No. 4/B/4, Plot No.4 Area Admeasuring 0H-05R-02P i.e. 519.23 Sq. Mtrs Asst. 00Rs.-10Paise. Situated at Village **SHIRGAON** Tal –Ambarnath Dist-Thane.

- 1) Shri. Sunil Kashinath Temghare
- 2) Shri. Mahendra Ramakant Mule
- 3) Shri. Upendra Yashvant Upasani

Vendors

AND

- 1) Shri. Sambhaji Dnyanoba Shinde
- 2) Shri. Prashant Subhash Teli
- 3) Shri. Manohar Anant Thoke
- 4) Smt. Urmila Sambhaji Shinde
- 5) Smt. Kalpana Vishwash Tamboli
- 6) Shri. Bholanath Parasnath Vishwakarma
- 7) Shri. Sandeep Digamber Salunke
- 8) Shri. Sopan Rupsing Patil

Purchasers

Date of Execution :-23/09/2015

Date Registration:-23/09/2015

Register Document No. 8523/2015

Stamp Duty Paid of Rs.:-1,54,800/-

Register Charges of Rs. 30,000/-

**2) Transaction for Year 2015 :-****Nature of Transaction :- Power Of Attorney****Actual Value of Rs. 0.00/-****Market Value of Rs. 1.00/-**

**Description of Property:-**Survey No. 13 Hissa No. 4/B/4, Plot No.4 Area Admeasuring 0H-05R-02P i.e. 519.23 Sq. Mtrs Asst. 00Rs.-10Paise. Situated at Village **SHIRGAON** Tal -Ambarnath Dist-Thane.

- 1) Shri. Sunil Kashinath Temghare
- 2) Shri. Mahendra Ramakant Mule
- 3) Shri. Upendra Yashvant Upasani

Principals

**A N D**

- 1) Shri. Sambhaji Dnyanoba Shinde
- 2) Shri. Prashant Subhash Teli
- 3) Shri. Manohar Anant Thoke
- 4) Smt. Urmila Sambhaji Shinde
- 5) Smt. Kalpana Vishwash Tamboli
- 6) Shri. Bholanath Parasnath Vishwakarma
- 7) Shri. Sandeep Digambar Salunke
- 8) Shri. Sopan Rupsing Patil

Power Of Attorney Holders

**Date of Execution :-23/09/2015****Date Registration:-23/09/2015****Register Document No. 8524/2015****Stamp Duty Paid of Rs.:-100/-****Register Charges of Rs. 100/-****3) Transaction for Year 2023 :-****Nature of Transaction :- Development Agreement****Actual Value of Rs. 1,44,46,000/-****Market Value of Rs. 1,75,65,500/-**

**Description of Property:-**Survey No. 13 Hissa No. 4/B/4, Plot No.4 Area Admeasuring 0H-05R-02P i.e. 519.23 Sq. Mtrs Asst. 51Rs.-93Paise. Situated at Village **SHIRGAON** Tal -Ambarnath Dist-Thane.

- 1) Shri. Sambhaji Dnyanoba Shinde
- 2) Shri. Prashant Subhash Teli
- 3) Shri. Manohar Anant Thoke
- 4) Smt. Urmila Sambhaji Shinde
- 5) Smt. Kalpana Vishwash Tamboli
- 6) Shri. Bholanath Parasnath Vishwakarma
- 7) Shri. Sandeep Digamber Salunke
- 8) Shri. Sopan Rupsing Patil

....

Owners

**A N D****Sai Angan Residency Through Partners**

- 1) Shri. Diren Jayantilal Parmar
- 2) Shri. Abir Ambadas Bhagwat

Developers

**Date of Execution :-27/12/2023****Date Registration:-27/12/2023****Register Document No. 17302/2023****Stamp Duty Paid of Rs.:-8,78,300/-****Register Charges of Rs. 30,000/-****4) Transaction for Year 2023 :-****Nature of Transaction :- Power Of Attorney****Actual Value of Rs. 0.00/-****Market Value of Rs. 1.00/-**

**Description of Property:-**Survey No. 13 Hissa No. 4/B/4, Plot No.4 Area Admeasuring 0H-05R-02P i.e. 519.23 Sq. Mtrs Asst. 51Rs.-93Paise. Situated at Village **SHIRGAON** Tal -Ambarnath Dist-Thane.

# MR. SATISH ANAND FARAD SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)  
Tal- Ambarnath Dist- Thane

Ref.

Date:-24/01/2024

..3..

- 1) Shri. Sambhaji Dnyanoba Shinde
- 2) Shri. Prashant Subhash Teli
- 3) Shri. Manohar Anant Thoke
- 4) Smt. Urmila Sambhaji Shinde
- 5) Smt. Kalpana Vishwash Tamboli
- 6) Shri. Bholanath Parasnath Vishwakarma
- 7) Shri. Sandeep Digamber Salunke
- 8) Shri. Sopan Rupsing Patil

....

Principals

A N D

- Sai Angan Residency Through Partners
- 1) Shri. Diren Jayantilal Parmar
  - 2) Shri. Abir Ambadas Bhagwat

Power Of Attorney Holders

Date of Execution :-27/12/2023

Date Registration:-27/12/2023

Register Document No. 17303/2023

Stamp Duty Paid of Rs.:-500/-

Register Charges of Rs. 100/-

Search GRN No:- MH001044788202324E

Search Application No:- 003007721/2024

HENCE THIS SEARCH REPORT

Date :-24/01/2024

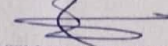
Place: Badlapur

Note :-

At the time of taking search it was found that .

- a) Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- b) No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
- c) The Index II from 2015 to 2024 is not properly binded hence the report is also subject to said condition, search is taken as per available record.

Searcher



SATISH A. FARAD

Vikas Smruti, Ward No.4, Vangani (E)  
Tal. Ambarnath, Dist. Thane