

Ref: September/2023

DATE: 12/09/2023

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect of Property being and bearing City Survey No 301A, 302,303,304,305,306,307,308 and 309 at the village Aayre Taluka Kalyan and Dist. Thane area admeasuring 854.90 sq mtrs (hereinafter referred as the said Plot)

- i. I have investigated the title of the said Plot on the request of the Developers M/s. **Lambodhar Infra through partner Shri Rajesh More**

a) DESCRIPTION OF THE PROPERTY

The land bearing City Survey No 301A, 302,303,304,305,306,307,308 and 309 at the village Aayre Taluka Kalyan and Dist. Thane area admeasuring 854.90 sq mtrs within the limits of Taluka Kalyan and Registration District Thane

b) DESCRIPTION OF THE DOCUMENTS VERIFIED (XEROX COPIES)

- i. Property extracts of the above property issued by Talathi in the name of Dattatray Gajanan Patil and others
- ii. Search Reports for the years 1994-2023 dated 18/05/2023 and 2023 dated 11/09/2023 issued by me
- iii. The Registered Development Agreement dated 14/06/2023 dully registered at the Registration No 8477/2023 (Kalyan-4) dully executed by and between Dattatray Gajanan Patil and others and M/s. Lambodhar Infra through partner Shri Rajesh More
- iv. The Registered Power of Attorney dated 14/06/2023 dully registered at the Registration No 8478/2023 (Kalyan-4) dully executed by Dattatray Gajanan Patil and others in favor of M/s. Lambodhar Infra through partner Shri Rajesh More

K.S. Shah
ADV. KAVITA S. SHAH
ADVOCATE HIGH COURT
MAH/2314/2023

- c) On perusal of the above mentions documents and all other relevant documents relating to title of the said Property , I am of the Opinion that the title of the said **Developers** M/s. Lambodhar Infra through partner Shri Rajesh More is clear marketable and without any encumbrances.

Owners of the Land

City Survey No 301A, 302,303,304,305,306,307,308 and 309 at the village Aayre Taluka Kalyan and Dist. Thane area admeasuring 854.90 sq mtrs

CTS No 301A

Admeasuring area 549.50 sq mtrs

Sudha Bajirao Patil	74.83 sq mtrs
Kanch Rajesh Patil	74.83 sq mtrs
Dattatray Gajanan Patil	74.83 sq mtrs
Dinnath Gajanan Patil	74.83 sq mtrs
Bhaskar Gajanan Patil	74.82 sq mtrs
Seeta Sadashiv Patil	74.82 sq mtrs
Indugati Dhondhu Patil	74.82 sq mtrs
Ranjana Sanjeev Mhatre	74.82 sq mtrs

CTS No 302

Admeasuring area 37.80 sq mtrs

Sudha Bajirao Patil	4.73 sq mtrs
Kanch Rajesh Patil	4.73 sq mtrs
Dattatray Gajanan Patil	4.73 sq mtrs
Dinnath Gajanan Patil	4.73 sq mtrs
Bhaskar Gajanan Patil	4.72 sq mtrs
Seeta Sadashiv Patil	4.72 sq mtrs
Indugati Dhondhu Patil	4.72 sq mtrs
Ranjana Sanjeev Mhatre	4.72 sq mtrs

CTS No 303

Admeasuring area 40.50 sq mtrs

Sudha Bajirao Patil	5.07 sq mtrs
Kanch Rajesh Patil	5.07 sq mtrs
Dattatray Gajanan Patil	5.06 sq mtrs
Dinnath Gajanan Patil	5.06 sq mtrs
Bhaskar Gajanan Patil	5.06 sq mtrs
Seeta Sadashiv Patil	5.06 sq mtrs
Indugati Dhondhu Patil	5.06 sq mtrs
Ranjana Sanjeev Mhatre	5.06 sq mtrs

CTS No 304

Admeasuring area 41.30 sq mtrs

Sudha Bajirao Patil	5.17 sq mtrs
Kanch Rajesh Patil	5.17 sq mtrs
Dattatray Gajanan Patil	5.16 sq mtrs
Dinnath Gajanan Patil	5.16 sq mtrs
Bhaskar Gajanan Patil	5.16 sq mtrs
Seeta Sadashiv Patil	5.16 sq mtrs
Indugati Dhondhu Patil	5.16 sq mtrs
Ranjana Sanjeev Mhatre	5.16 sq mtrs

CTS No 305

Admeasuring area 36.70 sq mtrs

Sudha Bajirao Patil	4.58 sq mtrs
Kanch Rajesh Patil	4.58 sq mtrs
Dattatray Gajanan Patil	4.58 sq mtrs
Dinnath Gajanan Patil	4.58 sq mtrs
Bhaskar Gajanan Patil	4.59 sq mtrs
Seeta Sadashiv Patil	4.59 sq mtrs
Indugati Dhondhu Patil	4.59 sq mtrs
Ranjana Sanjeev Mhatre	4.59 sq mtrs

CTS No 306

Admeasuring area 40.50 sq mtrs

Sudha Bajirao Patil	5.07 sq mtrs
Kanch Rajesh Patil	5.07 sq mtrs
Dattatray Gajanan Patil	5.06 sq mtrs
Dinnath Gajanan Patil	5.06 sq mtrs
Bhaskar Gajanan Patil	5.06 sq mtrs
Seeta Sadashiv Patil	5.06 sq mtrs
Indugati Dhondhu Patil	5.06 sq mtrs
Ranjana Sanjeev Mhatre	5.06 sq mtrs

CTS No 307

Admeasuring area 35.10 sq mtrs

Sudha Bajirao Patil	4.39 sq mtrs
Kanch Rajesh Patil	4.39 sq mtrs
Dattatray Gajanan Patil	4.39 sq mtrs
Dinnath Gajanan Patil	4.39 sq mtrs
Bhaskar Gajanan Patil	4.39 sq mtrs
Seeta Sadashiv Patil	4.39 sq mtrs
Indugati Dhondhu Patil	4.38 sq mtrs
Ranjana Sanjeev Mhatre	4.38 sq mtrs

K.S. Shah

CTS No 308

Admeasuring area 34.60 sq mtrs

Sudha Bajirao Patil	4.32 sq mtrs
Kanch Rajesh Patil	4.32 sq mtrs
Dattatray Gajanan Patil	4.32 sq mtrs
Dinnath Gajanan Patil	4.32 sq mtrs
Bhaskar Gajanan Patil	4.33 sq mtrs
Seeta Sadashiv Patil	4.33 sq mtrs
Indugati Dhondhu Patil	4.33 sq mtrs
Ranjana Sanjeev Mhatre	4.33 sq mtrs

CTS No 309

Admeasuring area 38.90 sq mtrs

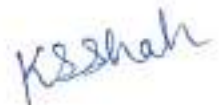
Sudha Bajirao Patil	4.87 sq mtrs
Kanch Rajesh Patil	4.87 sq mtrs
Dattatray Gajanan Patil	4.86 sq mtrs
Dinnath Gajanan Patil	4.86 sq mtrs
Bhaskar Gajanan Patil	4.86 sq mtrs
Seeta Sadashiv Patil	4.86 sq mtrs
Indugati Dhondhu Patil	4.86 sq mtrs
Ranjana Sanjeev Mhatre	4.86 sq mtrs

d) The report reflecting the Flow of the title of the owners Dattatray Gajanan Patil and others and Developers M/s. Lambodhar Infra through partner Shri Rajesh More as the Developers on the said Land is enclosed herewith as annexure

Encl : Annexure

Place : Kalyan

Date : 12/09/2023


(Kavita Shah)
Advocate

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAY/2314/2000

FLOW OF THE TITLE OF THE SAID LAND

The land bearing CTS No 301 A , 302,303,304,305,306,307,308,309 at the Village Aayre Tal Kalyan area admeasuring totally 854.90 sq mtrs was previously originally owned by one Gajanan Patil. The said property shows the said revenue records respectively.

The land bearing situated at the CTS No 301 A , 302,303,304,305,306,307,308,309 at the Village Aayre Tal Kalyan area admeasuring totally 854.90 sq mtrs owned by Sudha Bajirao Patil and others

Further by the Said property was originally owned by Gajanan Patil as the property shows the revenue records ..Further the said Gajanan Dundha Patil had expired on 15/07/2013 , and thereafter his legal heirs were brought on record and thus Sudha Bajirao Patil , Kanchan Rajesh Patil, Dattatray Gajanan Patil , Dinnath Gajanan Patil , Bhaskar Gajanan Patil , Sita Sadashiv Patil , Indumati Dondhu Patil and Ranjana Sanjeev Mhatre became the owners .Thus as per the revenue records Sudha Bajirao Patil , Kanchan Rajesh Patil, Dattatray Gajanan Patil , Dinnath Gajanan Patil , Bhaskar Gajanan Patil , Sita Sadashiv Patil , Indumati Dondhu Patil and Ranjana Sanjeev Mhatre are the present Owners

Further the said all the 7/12 extract holders Sudha Bajirao Patil , Kanchan Rajesh Patil, Dattatray Gajanan Patil , Dinnath Gajanan Patil , Bhaskar Gajanan Patil , Sita Sadashiv Patil , Indumati Dondhu Patil and Ranjana Sanjeev Mhatre have entered into Development Agreement with the M/s. Lambodhar Infra through partner Shri Rajesh More through registered Development Agreement dated 14/06/2023 dully registered at the Registration No 8477/2023 (Kalyan-4)

I have obtained search Report for the period of 30 years i.e from 1994 to 2023 (19/05/2023) and 2023 till date (11/09/2023) search taken by me at the Sub registrar office of Assurances at Thane

Place : Kalyan
Date : 12/09/2023


(Kavita Shah)
Advocate

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2020

Kavita S. Shah

B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 301 A at the Village Aayre Tal Kalyan admeasuring area 549.50 sq mtrs owned by Sudha Bajirao Patil and others

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

K.S. Shah
ADV. KAVITA. SHAH
ADVOCATE HIGH COURT
MAH/2314/2003

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

KSShah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAR/2314/2000

DISCLAIMERS:

- 1) The said Search Report is summary of the contents available on the official website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.igrmaharashtra.gov.in). The report is not based on any personal judgment or opinion of any individual or a professional.
- 2) The above search report is Subject to the sever errors, Availability of the records/ entries/ data/ authentication of data on the website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.igrmaharashtra.gov.in).
- 3) By issuing the present Report, I do not certify the genuineness of the entries made available during the search of the Index II records.



CHALLAN
MTR Form Number-6



GRN	MH007963530202324E	BARCODE	11 09 2023 17 20 12		Date	11/09/2023-17:20:12	Form ID
Department		Inspector General Of Registration		Payer Details			
Search Fee		TAX ID / TAN (If Any)					
Type of Payment		Other Items		PAN No.(If Applicable)			
Office Name		KLN1_KALYAN NO 1 SUB REGISTRAR		Full Name		Kavita Sumit Shah	
Location		THANE					
Year		2023-2024 One Time		Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE		300.00		Road/Street			
				Area/Locality		Kalyan	
				Town/City/District			
				PIN		4 2 1 3 0 1	
				Remarks (If Any)			
				CTS No 301 A 302 303 304 305 306 307 308 309 At village Ayare Taluka			
				kalyan			
				Amount in			
				Three Hundred Rupees Only			
Total		300.00		Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		69103332023091119652 2827996790	
Cheque/DD No.		Bank Date		RBI Date		11/09/2023-17:21:01 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9323545900

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 302 at the Village Aayre Tal Kalyan admeasuring area 37.80 sq mtrs owned by Sudha Bajirao Patil and others

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

KSShah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

K2Shah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

DISCLAIMERS:

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CHALLAN
MTR Form Number-6



GRN	MH007963530202324E	BARCODE	[Barcode]		Date	11/09/2023-17:20:12		Form ID			
Department				Inspector General Of Registration							
Type of Payment				Payer Details							
				Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)							
Office Name				KLN1_KALYAN NO 1 SUB REGISTRAR		Full Name		Kavita Sumit Shah			
Location				THANE							
Year				2023-2024 One Time		Flat/Block No.					
Account Head Details				Amount in Rs.		Premises/Building					
0030072201 SEARCH FEE				300.00		Road/Street					
						Area/Locality		Kalyan			
						Town/City/District					
						PIN		4 2 1 3 0 1			
						Remarks (If Any)					
						CTS No 301 A 302 303 304 305 306 307 308 309 At village Ayare Taluka					
						kalyan					
						Amount in					
						Three Hundred Rupees Only					
Total				300.00		Words					
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details						Bank CIN		Ref. No.		69103332023091119652 2827998790	
Cheque/DD No.						Bank Date		RBI Date		11/09/2023-17:21:01 Not Verified with RBI	
Name of Bank						Bank-Branch		IDBI BANK			
Name of Branch						Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 8323545900

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 303 at the Village Aayre Tal Kalyan admeasuring area 40.50 sq mtrs owned by Sudha Bajirao Patil and others

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in . I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

KSShah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

Ksshah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAN/2314/2000

DISCLAIMERS:

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CHALLAN
MTR Form Number-6



GRN	MH007963530202324E	BARCODE			Date	11/09/2023-17:20:12		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		Kavita Sumit Shah			
KLN1_KALYAN NO 1 SUB REGISTRAR									
Location				Flat/Block No.					
THANE									
Year				Premises/Building					
2023-2024 One Time									
Account Head Details			Amount In Rs.						
0030072201 SEARCH FEE			300.00						
			Road/Street						
			Area/Locality		Kalyan				
			Town/City/District						
			PIN		4 2 1 3 0 1				
			Remarks (if Any)						
			CTS No 301 A 302 303 304 305 306 307 308 309 At village Ayare Taluka						
			kalyan						
			Amount In		Three Hundred Rupees Only				
Total			300.00		Words				
Payment Details				FOR USE IN RECEIVING BANK					
IDBI BANK				Bank CIN		Ref. No.		69103332023091119652 2827998790	
Cheque/DD Details				Bank Date		RBI Date		11/09/2023-17:21:01 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		IDBI BANK			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9323545900

संदर्भ चालन "रजिस्ट्रार ऑफ प्लॉट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्त्यासाठी लागू नाही.

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 304 at the Village Aayre Tal Kalyan admeasuring area 41.30 sq mtrs owned by Sudha Bajirao Patil and others

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

K.S. Shah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

KSS Shah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

DISCLAIMERS:

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Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 - 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane - 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 305 at the Village Aayre Tal Kalyan admeasuring area 36.70 sq mtrs owned by Sudha Bajirao Patil and others

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

K.S. Shah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

K.S. Shah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

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CHALLAN
MTR Form Number-6



GRN	MH007963530202324E	BARCODE	11 09 2023 17:20:12		Date	11/09/2023-17:20:12	Form ID	
Department		Inspector General Of Registration					Payer Details	
Search Fee		TAX ID / TAN (If Any)						
Type of Payment		Other Items		PAN No.(If Applicable)				
Office Name		KLN1_KALYAN NO 1 SUB REGISTRAR		Full Name		Kavita Sumit Shah		
Location		THANE		Fiat/Block No.				
Year		2023-2024 One Time		Premises/Building				
Account Head Details		Amount In Rs.		Road/Street				
0030072201 SEARCH FEE		300.00		Area/Locality		Kalyan		
				Town/City/District				
				PIN		4 2 1 3 0 1		
				Remarks (If Any)				
				CTS No 301 A 302 303 304 305 306 307 308 309 At village Ayare Taluka				
				kalyan				
				Amount In				
				Three Hundred Rupees Only				
Total		300.00		Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN		Ref. No.		69103332023091119652 2827998790		
Cheque/DD No.		Bank Date		RBI Date		11/09/2023-17:21:01 Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
खदर चलन 'लक्ष्म ऑफ पेमेंट' मध्ये नमुद कारणांसाठी लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

Mobile No. : 9323545900

Kavita S. Shah

B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 - 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane - 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 306 at the Village Aayre Tal Kalyan admeasuring area 40.50 sq mtrs owned by Sudha Bajirao Patil and others

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in . I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

K.S. Shah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAN/2314/2000

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

KSShah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

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CHALLAN
MTR Form Number-6



GRN MH007963530202324E		BARCODE		Date 11/09/2023-17:20:12		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name KLN1_KALYAN NO 1 SUB REGISTRAR				Full Name		Kavita Sumit Shah	
Location THANE				Flat/Block No.			
Year 2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			300.00		Area/Locality Kalyan		
					Town/City/District		
					PIN 4 2 1 3 0 1		
				Remarks (If Any)			
				CTS No 301 A 302 303 304 305 306 307 308 309 At village Ayare Taluka			
				kalyan			
				Amount In Thres Hundred Rupees Only			
Total 300.00				Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 68103332023091119652 2827998790	
Cheque/DD No.				Bank Date		RBI Date 11/09/2023-17:21:01 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "रकम ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता वगळता दस्तांसाठी लागू नाही.

Mobile No. : 9323545900

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 307 at the Village Aayre Tal Kalyan admeasuring area 35.10 sq mtrs owned by Sudha Bajirao Patil and others

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

K.S. Shah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAN/2314/2000

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CHALLAN
MTR Form Number-6



GRN MH007963530202324E		BARCODE 		Date 11/09/2023-17:20:12		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name KLN1_KALYAN NO 1 SUB REGISTRAR				Full Name		Kavita Sumit Shah	
Location THANE				Flat/Block No.			
Year 2023-2024 One Time				Premises/Building			
Account Head Details			Amount In Rs.				
0030072201 SEARCH FEE			300.00		Road/Street		
					Area/Locality Kalyan		
					Town/City/District		
					PIN 4 2 1 3 0 1		
					Remarks (If Any)		
					CTS No 301 A 302 303 304 305 306 307 308 309 At village Ayare Taluka kalyan		
					Amount In Three Hundred Rupees Only		
Total			300.00		Words		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 69103332023091119652 2827998790	
Cheque/DD No.				Bank Date		RBI Date 11/09/2023-17:21:01 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन "राईफ ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.
 Mobile No. : 9323545800

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 308 at the Village Aayre Tal Kalyan admeasuring area 34.60 sq mtrs owned by Sudha Bajirao Patil and others.

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

KSShah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

KSShah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAN/2314/2000

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CHALLAN
MTR Form Number-6



GRN	MH007963530202324E	BARCODE	Date		11/09/2023-17:20:12		Form ID	
Department			Inspector General Of Registration					
Type of Payment			Search Fee Other Items					
Office Name			KLN1_KALYAN NO 1 SUB REGISTRAR					
Location			THANE					
Year			2023-2024 One Time					
Account Head Details			Amount In Rs.		Payer Details			
0030072201 SEARCH FEE			300.00		Full Name			
					Kavita Sumit Shah			
					Flat/Block No.			
					Premises/Building			
					Road/Street			
					Area/Locality			
					Kalyan			
					Town/City/District			
					PIN			
					4 2 1 3 0 1			
					Remarks (If Any)			
					CTS No 301 A 302 303 304 305 306 307 308 309 At village Ayare Taluka			
					kalyan			
					Amount In			
					Three Hundred Rupees Only			
					Words			
Total			300.00					
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.			Bank CIN		Ref. No.		69103332023091119652 2827998790	
Name of Bank			Bank Date		RBI Date		11/09/2023-17:21:01 Not Verified with RB	
Name of Branch			Bank-Branch		IDBI BANK			
			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.
Mobile No. : 9323541

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 103
Tel : 9323545900

Date : 11/09/2023

SEARCH REPORT

Ref : Property being and bearing CTS NO 309 at the Village Aayre Tal Kalyan admeasuring area 38.90 sq mtrs owned by Sudha Bajirao Patil and others

I have taken search in respect of the above mentioned property for the year 2023 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in . I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

Year	Transaction
2023	Transaction

TRANSACTION FOR THE YEAR 2023 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 3,02,98,500/- and the market value of Rs. 6,70,32,000/- of the being situated and bearing CTS No. 301/A area 549.50 Sq Mtrs, CTS No. 302 area 37.80 Sq Mtrs, CTS No. 303 area 40.50 Sq Mtrs, CTS No. 304 area 41.30 Sq Mtrs, CTS No. 305 area 36.70 Sq Mtrs, CTS No. 306 area 40.50 Sq Mtrs, CTS No. 307 area 35.10 Sq Mtrs, CTS No. 308 area 34.60 Sq Mtrs, CTS No. 309 area 38.90 Sq Mtrs, total area 854.90 sq mtrs, at the village Ayare, Tal Kalyan.

Vendor : Dattatray Gajanan Patil
Indumati Dhondu Mhatre and others
Indumati Gajanan Patil (before marriage name)
Purchaser : M/s. Lambodar Infra through Partner
Rajesh Govardhan More
Date of Execution : 14/06/2023
Date of Registration : 20/06/2023
Registration no. : 8477/2023 (Kalyan-4)
Stamp duty : 33,51,600/-
Registration fee : 30,000/-

KSShah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
WANI/2314/2000

Note: Search and Entry conformed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH007963530202324E/2023.

Place : KALYAN
Date : 11/09/2023

K.S. Shah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

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