

# Kailash H. Patil

B. A., LL. B.

ADVOCATE & LEGAL ADVISOR

109, First Floor, Shubhlaxmi Shopping Centre, Vasant Nagri,  
Vasai (E), Dist. Palghar - 401208, office Tel : 0250-6480241  
Mob: 9823412541, email ID: adv\_kailashpatil@yahoo.co.in

Ref No.SR-012/2017

Date : 21st July, 2017

## SEARCH REPORT

**Ref :** F.S.I. of B wing of the Building, Admeasuring 1159.84 sq. Mtrs built-up out of total F.S.I. admeasuring 5010.47 Sq. Mtrs Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/011/2016-17 dated 16/07/2016 situated on Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189, Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar,

THIS IS TO CERTIFY THAT I have caused Search to be taken in respect of above referred property within the limits of Sub-Registrars office at Vasai-1, 2, 3, 4, 5 & 6 with the help of Books of records available for search, e-search and Documents submitted to me in respect of above referred property for the period of Twelve years i. e. From 2006 to 2017 (up to 21/07/2017) :

### YEARS

2006 : NIL

2007 : NIL

2008 : NIL

2009 : NIL

2010 : NIL

2011 : NIL

2012 : NIL

2013 : NIL

2014 : NIL

2015 : NIL

2016 : NIL

2017 : ENTRY (upto 21/07/2017)



ENTRY NO.1 : Year - 2017

Development Agreement

Agreement date : 06/07/2017

Registration Date : 06/07/2017

Registration No. : Vasai-3-6231-2017

Made Between :

OWNER

: MR. ANIL KANTILAL SHAH,  
MR. MAHESH KANTILAL SHAH

Developers

: M/S CLASSIC CONSTRUCTION CO.

Through its Partner

1) MR. DALVINDER KULDEEPSINGH SETHI

2) MR. RAHIM ABDUL SOMANI

Property Details

: F.S.I. of B wing of the Building, Admeasuring 1159.84 sq. Mtrs built-up out of F.S.I. admeasuring 5010.47 Sq. Mtrs Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/011/2016-17 dated 16/07/2016 situated on Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189, Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar

ENTRY NO.2 : Year - 2017

POWER OF ATTORNEY

Power of Attorney date : 06/07/2017

Registration Date : 06/07/2017

Registration No. : Vasai-3-6232-2017

Made Between :

OWNER

: MR. ANIL KANTILAL SHAH,  
MR. MAHESH KANTILAL SHAH

Developers

: M/S CLASSIC CONSTRUCTION CO.

Through its Partner

1) MR. DALVINDER KULDEEPSINGH SETHI

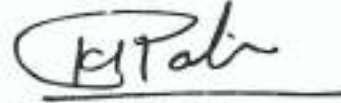
2) MR. RAHIM ABDUL SOMANI



Property Details

: F.S.I. of B wing of the Building, Admeasuring 1159.84 sq. Mtrs built-up out of F.S.I. admeasuring 5010.47 Sq. Mtrs Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/011/2016-17 dated 16/07/2016 situated on Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189, Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar

Dated : 21st July 2017



Kailash H. Patil  
(ADVOCATE)

**ADV. KAILASH H. PATIL**

**B.A., LL.B.**

**ENRL. No. MH/1173/2008**

109, Shubhlaxmi Shopping Centre,  
Vasant Nagari, Vasai (E), Dist. Palghar.

Note : Index II ready upto 2016, for year 2017 Index II are in binding process at Sub-Registrar office, search taken for year 2017 through online search)





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Mob: 9823412541, email ID: adv\_kailashpatil@yahoo.co.in

Ref No. TR-012/2017

Date : 21<sup>st</sup> July, 2017

## TITLE REPORT

**Ref :** F.S.I. of B wing of the Building, Admeasuring 1159.84 sq. Mtrs built-up out of F.S.I. admeasuring 5010.47 Sq. Mtrs Built up as per building plan approved by VVCMC by its order No. VVCMC/TP/RDP/VP-5793/011/2016-17 dated 16/07/2016 situated on Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189, Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar,

Document Submitted to me :

- Search Report dated 21/07/2017
- 7/12 Extract & Mutation Entry
- Development Permission
- Development Agreement
- Power of Attorney

THIS IS TO CERTIFY THAT I have investigated title in respect of above property by causing search at the office of the Sub-Registrar of Assurance, Vasai I, II, III, IV, V & VI and by examine the documents produced before me, in my opinion the title to above mentioned property is as under :

Land being Survey No.185, Hissa No.11, admeasuring to 0-01-5 H.R.P., Survey No.186, Hissa No.1 admeasuring 0-04-55 out of total area 0-09-1 H.R.P., Survey No.188, Hissa No.5, admeasuring to 0-01-0 out of total 0-02-0 H.R.P., Survey No.188, Hissa No.7 admeasuring to 0-02-8 H.R.P., Survey No.189 H. No. 9 admeasuring to 0-3-3



Survey No.188, Hissa No.10 admeasuring to 0-02-0 H.R.P., Survey No.188, Hissa No.12A admeasuring 0-02-4 H.R.P. out of total area 0-04-8 H.R.P., Survey No.188, Hissa No.12B admeasuring to 0-02-5 H.R.P., Survey No.188, Hissa No.13 admeasuring to 0-09-1 H.R.P., Survey No.188, Hissa No.14A admeasuring to 0-01-5 H.R.P out of total area 0-03-0 H.R.P. Survey No.188, Hissa No.14B admeasuring to 0-05-6 H.R.P., Survey No.188, Hissa No.15 admeasuring to 0-07-6 H.R.P., Survey No.189, Hissa No.13 admeasuring to 0-03-0 H.R.P., of Village Sandor, Taluka Vasai, Dist Palghar belonging to MR. MAHESH KANTILAL SHAH being the owner of land.

AND land being Survey No.186 , Hissa No.1 admeasuring 0-04-55 out of total area 0-09-1 H.R.P. Survey No.188, Hissa No.5, admeasuring to 0-01-0 out of total 0-02-0 H.R.P., Survey No.188, Hissa No.8 admeasuring to 0-05-1 H.R.P., Survey No.188, Hissa No.11 admeasuring to 0-02-0 H.R.P. Survey No.188, Hissa No.12A admeasuring 0-02-4 H.R.P. out of total area 0-04-8 H.R.P., Survey No.188, Hissa No.14A admeasuring to 0-01-5 H.R.P out of total area 0-03-0 H.R.P., Survey No.189, Hissa No.11 admeasuring to 0-01-8 H.R.P. Survey No.189, Hissa No.13 admeasuring to 0-03-0 H.R.P., Survey No.190, Hissa No.1 admeasuring to 0-02-5 H.R.P., Survey No.190, Hissa No.2 admeasuring to 0-03-0 H.R.P., Survey No.190, Hissa No.5 admeasuring to 0-08-8 H.R.P., Survey No.190, Hissa No.6 admeasuring to 0-09-9 H.R.P., of Village Sandor, Taluka Vasai, Dist Palghar belonging to MR. ANIL KANTILAL SHAH being the owner of land





The collector Palghar has issued Class I Certificate vide its letter No.REV/K-1/T-1/Vinischiti/SR-21/15 dated 27/10/2015.

WHEREAS the collector Palghar has issued Class I Certificate vide its letter No.REV/K-1/T-1/Vinischiti/SR-23/15 dated 27/10/2015.

WHEREAS the owners amalgamated the said properties and prepared the lay-out plan together with the building plans for construction of the buildings and submitted the same to the planning authority i.e. Vasai Virar City Municipal Corporation (hereinafter referred to VVCMC) for approval

AND VVCMC has granted Commencement Certificate vide its letter No.VVCMC/TP/CC/VP-5793/2408/2015-2016 for above referred the said land.

AND WHEREAS the VVCMC by its order No.VVCMC/TP/RDP/VP-5793/011/2016-2017 dated 16/07/2016 has granted revised Development permission for proposed residential with shop line building Stilt +Ground + upper Six Floors admeasuring 5010.47 Sq. Mtrs Built up F.S.I. and 7<sup>th</sup> for MHADA admeasuring to 884.92 Sq. Mtrs. area and one Residential bungalow admeasuring to 42.81 Sq. Mtrs. on the said lands on the terms and conditions mentioned therein.

By Development Agreement Dated 06/07/2017 duly registered at Sub-Registrar Vasai-3, vide its registration No.Vasai-3-6231-2017, made between MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH and M/S. CLASSIC CONSTRUCTION CO., the Owner MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH has agrees to give and construct and Develop F.S.I admeasuring



sq. Mtrs. constructing of Wing B of Building consist of stilt/Ground + upper six floor, situate on Non-Agricultural land bearing Survey No.185, Hissa No.11, Survey No.186 , Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189 , Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar to M/S CLASSIC CONSTRUCTION CO.

MR. ANIL KANTILAL SHAH, and MR. MAHESH KANTILAL SHAH have also executed POWER OF ATTORNEY in favour of M/S CLASSIC CONSTRUCTION CO. to develop F.S.I admeasuring 1159.84 sq. Mtrs constructing of Wing B of Building consist of stilt/Ground + upper six floor, situate on Non-Agricultural land bearing Survey No.185, Hissa No.11, Survey No.186 , Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189 , Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar vide registered POWER OF ATTORNEY in the office of Sub-Registrar Vasai -3, at Serial No. Vasai-3-6232-2017, dated 06/07/2017.

AND by virtue of said Development Agreement Dated 06/07/2017 M/S CLASSIC CONSTRUCTION CO., have right to sale the flats/ Garage/Parking etc. to be constructed / constructed building in respect of F.S.I admeasuring 1159.84 sq. Mtrs of Wing B of Building consist of stilt/Ground + upper six floor, situate on Non-Agricultural land bearing Survey No.185, Hissa No.11, Survey No.186 , Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189 , Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6

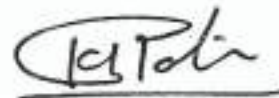




situation at village Sandor, Taluka Vasai, District Palghar, in their own name to the prospective purchaser/s or Allottee/s and appropriate consideration amount as they deem fit and proper.

I further certify that after going through all the records of document submitted to me and record of concern Sub-Registrars office I found that the Title of the said F.S.I admeasuring 1159.84 sq. Mtrs of Wing B of Building consist of stilt/Ground + upper six floor, situate on Non-Agricultural land bearing Survey No.185, Hissa No.11, Survey No.186, Hissa No.1, 12, Survey No.188, Hissa No.5,7,8,9,10,11,12A, 12B, 13, 14A, 14B, 15, Survey No.189, Hissa No.11, 13, Survey No.190, Hissa No.1,2,3,5,6, situation at village Sandor, Taluka Vasai, District Palghar, is clear and marketable and free from all encumbrances and doubts.

Dated : 21st July, 2017



Kailash H. Patil  
(ADVOCATE)

**ADV. KAILASH H. PATIL**  
B.A., LL.B.

ENRL. No. MH/1173/2008  
109, Shubhlaxmi Shopping Centre,  
Vasant Nagari, Vasai (E), Dist. Palghar.





20/07/2017

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3

दस्त क्रमांक : 6231/2017

नोदणी :

Regn:63m

### गावाचे नाव : 1) सांडोर (न.पा.)

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	15867352
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15859500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यात)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: गाव मौजे सांडोर,विभाग नं.5,सर्वे नं. 185,हि.नं. 11,सर्वे नं. 186 हि.नं. 1 आणि 12,सर्वे नं.188 हि.नं.5,7,8,9,10,12 ए,12 बी,13,14 ए,14बी,15,सर्वे नं.189,हि.नं. 11,13,सर्वे नं. 190,हि.नं.1,2,3,5,6 सदर मिळकती वरील इमारती मधील बी विंग ज्याचे एफ.एस.आय. क्षेत्र 12479.87 चौ.फूट म्हणजेच 1159.84 चौ.मीटर( ( Survey Number : सर्वे नं. 185, हि.नं. 11, सर्वे नं. 186 हि.नं. 1 आणि 12, सर्वे नं.188 हि.नं.5, 7, 8, 9, 10, 12 ए, 12 बी, 13, 14 ए, 14बी, 15, सर्वे नं.189, हि.नं. 11, 13, सर्वे नं. 190, हि.नं.1, 2, 3, 5, 6 ; ) )
(5) क्षेत्रफळ	1) 1159.84 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिल कांतीलाल शाह -- वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: लाल गोडाऊन, कॉलेज रोड,, ब्लॉक नं: वसई रोड प, जी पालघर , रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ADYPS1114Q 2): नाव:-महेश कांतीलाल शाह -- वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: लाल गोडाऊन, कॉलेज रोड,, ब्लॉक नं: वसई रोड प, जी पालघर , रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ADYPS1060K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. क्लासिक कन्स्ट्रक्शन कं. तर्फे भागीदार दलविंदर कुलदीपसिंह सेठी वय:-45; पत्ता:-प्लॉट नं: 1/101, माळा नं:-, इमारतीचे नाव: गोकुळ पार्क, मानव मंदिर कॉम्प्लेक्स, , ब्लॉक नं: आंबाडी रोड, वसई रोड प, जी पालघर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAJFC4673N 2): नाव:-मे. क्लासिक कन्स्ट्रक्शन कं. तर्फे भागीदार रहीम अब्दुल सोमाणी वय:-4 प्लॉट नं: 1/101, माळा नं:-, इमारतीचे नाव: गोकुळ पार्क, मानव मंदिर कॉम्प्लेक्स, , ब्लॉक नं: आंबाडी रोड, वसई रोड प, जी पालघर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAJFC4673N



(9) दस्तऐवज करून दिल्याचा दिनांक	06/07/2017
(10) दस्त नोंदणी केल्याचा दिनांक	06/07/2017
(11) अनुक्रमांक, खंड व पृष्ठ	6231/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	793400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	

मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :-




MH003683180201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
20 Jul 2017	Receipt	Receipt no.: 1111219007
	Name of the Applicant :	Kailash Harishchandra Patil
	Details of property of which document has to be searched :	Dist : Palghar Village : Sandor (na.pa.) S.No/CTS No/G.No. : 185
	Period of search :	From : 2006 To : 2017
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH003683180201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' <a href="http://gras.mahakosh.gov.in/challan/views/fmSearchChallanWithoutReg.php">gras.mahakosh.gov.in/challan/views/fmSearchChallanWithoutReg.php</a> '.		







**CHALLAN**  
**MTR Form Number-6**

<b>GRN</b> MH003683180201718E		<b>BARCODE</b> 		<b>Date</b> 20/07/2017-10:58:58		<b>Form ID</b>	
<b>Department</b> Inspector General Of Registration				<b>Payer Details</b>			
<b>Type of Payment</b> Search Fee Other Items				<b>TAX ID (If Any)</b>		59433201	
				<b>PAN No.(If Applicable)</b>			
<b>Office Name</b> PND1_JT DISTT REGISTRAR PUNE URBAN				<b>Full Name</b>		Kailash Harishchandra Patil	
<b>Location</b> PUNE							
<b>Year</b> 2017-2018 One Time				<b>Flat/Block No.</b>			
<b>Account Head Details</b>			<b>Amount in Rs.</b>	<b>Premises/Building</b>			
0030072201 SEARCH FEE			300.00	<b>Road/Street</b>			
				<b>Area/Locality</b>			
				<b>Town/City/District</b>			
				<b>PIN</b>			
				<b>Remarks (If Any)</b>			
				<b>Amount in</b>	Three Hundred Rupees Only		
<b>Total</b>			300.00	<b>Words</b>			
<b>Payment Details</b> IDBI BANK				<b>FOR USE IN RECEIVING BANK</b>			
<b>Cheque-DD Details</b>				<b>Bank CIN</b>	<b>Ref. No.</b>	69103332017072010896 130185464	
<b>Cheque/DD No.</b>				<b>Date</b>		20/07/2017-10:58:43	
<b>Name of Bank</b>				<b>Bank-Branch</b>		IDBI BANK	
<b>Name of Branch</b>				<b>Scroll No. , Date</b>		Not Verified with Scroll	

Mobile No. : Not Available

**NOTE:-** This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
 चरर चररन 'रररर ऑरर रररर' रररर नररुद करररररररररर नररु आरर. इरर कररररररररर रररर नरररररर न कररररररररर ररररररररर नररु नररर.

