

Sanchit Modi Sir

To,

24.07.2023

Chief Manager
Retail Loan Point (RLP), Vashi
Union Bank of India,
The Business Center,
Commodity Exchange Building,
Plot No. 2, 3 & 4, Sector-19,
Vashi, Navi Mumbai – 400 706.

Respected Sir/Madam,

Proposed Purchaser : Sudhakar Dattaram Shelar and
Sanjana Sudhakar Shelar.

RE: Property at Flat No. 301, on the 3rd Floor, area Adm.
378 Sq.Ft. (Carpet Area), in the Building Known as
"Gangotri", in the Society Known as "Moraj River View
Co-Operative Housing Society Ltd.", situated at Near
National Paradise, Village:Panvel, Taluka:Panvel and
District:Raigad, Navi Mumbai - 410 206, bearing Plot No.
448 and 449, belonging to Mr. Amrut Hanmant Shintre and
Mr. Hanmant Mahadev Shintre .

As directed by you I have taken the search of the above property.

I enclose herewith **Original Challan bearing GRN No. MH005650375202324E of Rs. 500/-
AND MH005650859202324E of Rs. 325/-and Original title report** for your information and
record.


Please pay me a sum of Rs. 4,500/- (Rupees Four Thousand Five Hundred Only) as my
professional fees.

Please credit my Professional Fees in to my Union Bank of India, Current Account bearing
No. 576201010050858, Branch :Dombivli (East), Name : Kiran Tiwari. IFSC Code :
UBIN0557625.

Thanking you,

Yours faithfully,
ADV. KIRAN TIWARI




Advocate

CHALLAN
MTR Form Number-6



| | | | | | |
|---|--|---------------|--|--------------------------|---|
| N MH005650375202324E | | BARCODE | | Date 24/07/2023-18:50:29 | Form ID |
| Department Inspector General Of Registration | | | Payer Details | | |
| Type of Payment Search Fee | | | TAX ID / TAN (If Any) | | |
| Type of Payment Other Items | | | PAN No.(If Applicable) | | |
| Office Name PNL2_PANVEL 2 JOINT SUB REGISTRAR | | | Full Name | | KIRAN TIWARI |
| Location RAIGAD | | | Flat/Block No. | | |
| Year 2023-2024 One Time | | | Premises/Building | | |
| Account Head Details | | Amount In Rs. | Road/Street | | |
| 0030072201 SEARCH FEE | | 500.00 | Area/Locality | | |
| | | | Town/City/District | | |
| | | | PIN | | |
| | | | Remarks (If Any) | | |
| | | | 2003 to 2023 20 Years Village Kalamboli S N 6E F N K L 4 09 07 | | |
| | | | Amount In | Five Hundred Rupees Only | |
| Total | | 500.00 | Words | | |
| Payment Details CANARA BANK | | | FOR USE IN RECEIVING BANK | | |
| Cheque-DD Details | | | Bank CIN | Ref. No. | 02400412023072401232 1062407202302401232 |
| Cheque/DD No. | | | Bank Date | RBI Date | 24/07/2023-18:51:27 Not Verified with RBI |
| Name of Bank | | | Bank-Branch | | CANARA BANK |
| Name of Branch | | | Scroll No. , Date | | Not Verified with Scroll |

Department ID : Mobile No. : 7045352634
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



| | | | | | | | |
|----------------------|-----------------------------------|-------------------|--|---------------------------------------|-----------------------|---------------------|---------|
| RN | MH005650850202324E | BARCODE | | | Date | 24/07/2023-18:58:31 | Form ID |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Search Fee Other Items | | | TAX ID / TAN (If Any) | | | |
| | | | | PAN No.(If Applicable) | | | |
| Office Name | PNL3_PANVEL 3 JOINT SUB REGISTRAR | | | Full Name | KIRAN TIWARI | | |
| Location | RAIGAD | | | | | | |
| Year | 2023-2024 One Time | | | Fiat/Block No. | | | |
| Account Head Details | | Amount In Rs. | Premises/Building | | | | |
| 0030072201 | SEARCH FEE | 325.00 | Road/Street | | | | |
| | | | Area/Locality | | DOMBIVLI EAST | | |
| | | | Town/City/District | | | | |
| | | | PIN | | 4 | 2 | 1 2 0 4 |
| | | | Remarks (If Any) | | | | |
| | | | 2010 TO 2023 13 Years Village Panvel F N 301 Gangotri Building River view park P N 449 | | | | |
| | | | Amount In | Three Hundred Twenty Five Rupees Only | | | |
| Total | | 325.00 | Words | | | | |
| Payment Details | | CANARA BANK | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 02400412023072401246 | 1062407202302401246 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 24/07/2023-18:59:26 | Not Verified with RBI | | |
| Name of Bank | | Bank-Branch | | CANARA BANK | | | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | | | |

Department ID :

Mobile No. : 7045352634

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

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

0398

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

-07-2023

दस्त क्रमांक : 4000/2008

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

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

| | |
|---|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | रु.900000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु. 737800 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | पालिकेचे नाव:इतर वर्णन :सदनिका क्र 301,तिसरा मजला,गंगोत्री बिल्डींग, रिक्टर व्ह्यु, तक्का - पनवेल ता पनवेल जि रायगड फायनल प्लॉट क्र 449/2 |
| (5) क्षेत्रफळ | 42.156 चौ.मी.बांधीव |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | - |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे/- मोराज बिल्डींग कॉन्स्ट्रुक्शन्स प्रा ली तर्फे रांचालक धर्मेद्र व्ही कारीया तर्फे अखत्यारी संजय टाकले -- वय:-पत्ता:-सी-७,से १७,वाशी पिन कोड:-पॅन नं:- |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 2): नाव:-योगेश हरिभाऊ म्हात्रे -- वय:-पत्ता:-रूम २,आर पी पाटील चाळ नं.३,रामवाडी,पेणपिन कोड:-पॅन नं:- 3): नाव:-श्रध्दा वाय म्हात्रे -- वय:-पत्ता:-पापिन कोड:-पॅन नं:- |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 10/04/2008 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 10/04/2008 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 4000/2008 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 36600 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 9000 |
| (14)शेरा | - |

986

सूची क्र.2

दुय्यम निबंधक : पनवेल ।

07-2023

दस्त क्रमांक : 3379/2010

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

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

| | |
|---|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | रु.1100000 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु. 990525 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | पालिकेचे नाव:इतर वर्णन :गंगोत्री, फ्लॉट क्र.301, तिसरा मजला, तक्का , पनवेल , प्लॉट क्र.448, 449 |
| (5) क्षेत्रफळ | 378 चौ.फुट कारपेट |
| (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:- योगेश हरीभाऊ म्हात्रे -- वय:- 027पत्ता:- आर पी पाटील चाळ नं. ३, रुम नं.२, रामवाडी, पेणपिन कोड:-पॅन नं:- 2): नाव:- श्रध्दा योगेश म्हात्रे -- वय:- 034पत्ता:-//पिन कोड:-पॅन नं:- |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 3): नाव:-अमृत हनमंत शिंत्रे -- वय:- 025पत्ता:-रुम नं. ६१२, सहावा मजला, बी विंग, शितळादेवी सोसा., अंधेरी (प)पिन कोड:-पॅन नं:- २०६८०८५० ८४०२ ८० 4): नाव:- हनमंत महादेव शिंत्रे -- वय:- 055पत्ता:-//पिन कोड:-पॅन नं:- ८०८००६८० 7964 ‡ |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 18/03/2010 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 22/03/2010 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 3379/2010 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 48600 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 11000 |
| (14)शेरा | - |

KIRAN TIWARI

L.L.B, L.L.M
Advocate High Court

Mob.: 91 7045352634
E-mail : kiranvtiwari999@gmail.com

24.07.2023

To,

Chief Manager
Retail Loan Point (RLP), Vashi
Union Bank of India,
The Business Center,
Commodity Exchange Building,
Plot No. 2, 3 & 4, Sector-19,
Vashi, Navi Mumbai – 400 706.

Respected Sir/Madam,

| 1. | Date of receipt of original title deeds/documents from the Branch. | Name designation of the official who delivered the original title deeds/documents | Date of delivery of original title deeds/documents along with Tide Search report. | Name & designation of the official to whom the original tide deeds/documents along with Tide Search report is delivered. |
|----|--|---|---|--|
| | Copy of Sale Deed/ Conveyance Deed (Full and Final Payment) dated 16.08.2010 registered on 16.08.2010 in the Sub-Registrar Office at Panvel-3 under serial no. PVL3-08111-2010 executed between Mr. Yogesh Haribav Mhatre and Mrs. Shraddha Mhatre "The Transferors/Vendors" of the First Part and Mr. Amrut Hanmant Shintre and Mr. Hanmant Mahadev Shintre "The Transferees/ Purchaser" of the Other Part. | Sanchit Modi Sir | <u>24.07.2023</u> | Original Report is submitted. |
| 2. | Name of the Account and details of the Borrower | <u>Proposed Purchaser :Sudhakar Dattaram Shelar and Sanjana Sudhakar Shelar.</u> | | |
| 3. | Full Description of Property | Flat No. 301, on the 3rd Floor, area | | |



| | |
|--|--|
| <p>1.1 NATURE OF IMMOVEABLE PROPERTY</p> <p>(Please describe the property details here properly. General and vague description should be avoided)</p> | <p>Adm. 378 Sq.Ft. (Carpet Area), in the Building Known as "Gangotri", in the Society Known as "Moraj River View Co-Operative Housing Society Ltd.", situated at Near National Paradise, Village:Panvel, Taluka:Panvel and District:Raigad, Navi Mumbai - 410 206, bearing Plot No. 448 and 449.</p> |
| <p>1.2 (i) Survey No., (ii) Hissa No., (iii) Ghat No.(iv) Town Survey No. (v) Khasra No.(vi) Patta No. (vii) Khatha No. (viii) Plot No.</p> <p>(local name of the field as applicable including sub-division should be mentioned).</p> | <p>situated at Near National Paradise, Village:Panvel, Taluka:Panvel and District:Raigad, Navi Mumbai - 410 206, bearing Plot No. 448 and 449.</p> |
| <p>3.3. Number/Identification details as per building map/plan (mention here numbers like Flat numbers etc. mentioned as per map/plan in the case of Flats/condominium/Flats)</p> | <p>Flat No. 301, on the 3rd Floor, in the Building Known as "Gangotri", in the Society Known as "Moraj River View Co-Operative Housing Society Ltd."</p> |
| <p>3.4 Extent of Property</p> | <p>area Adm. 378 Sq.Ft. (Carpet Area).</p> |
| <p>3.5 Name of the Owners</p> | <p>Mr. Amrut Hanmant Shintre and Mr. Hanmant Mahadev Shintre</p> |
| <p>3.6 Nature of Ownership</p> <ul style="list-style-type: none"> • Freehold • Lease hold (mention the residual lease term clearly) • License • Undivided Interest (mention the shares) • Trust Property (mention whether the borrower is a Trustee or beneficiary) • Assignee/Grantee of Govt. • Cultivating tenant • Title only by possession (mention whether adverse possession/or others) | <p>NO YES</p> <p>NO NO NO</p> <p>NO NO NO</p> |

| | |
|--|--------------------------------|
| <ul style="list-style-type: none">• As a member/share holder of society• As a mortgagee• As a servient owner of easement right• Any other (Please mention the nature of ownership here) | <p>NO NO NO NO</p> |
|--|--------------------------------|

Tracing of title :- (From 1993 to 2023) : 30 Years :-

4.

- By a Deed of Conveyance dated 2nd January, 1995 and made between M/s. Bhatte Enterprises (Regd) a Partnership Act, 1932 and having its Registered office at Vaibhav, Liberty Garden road no 1, Malad (W) Mumbai - 400 064 through its partners (1) Nandkumar Vasant Rege and (2) Vinod Motiram Bhatte of the one part & the builders of the other part, the said M/s. Bhatte Enterprises (Regd.) sold, transferred & conveyed unto the builders piece or parcel of land situate lying and being at Village & Taluka Panvel District Raigad admeasuring 38695.53 sq.yds, equivalent to 32349.46 sq.mtrs. or thereabouts as more particularly delineated on the plan thereof hereto annexed and shown thereon surrounded by RED COLOUR boundary lines and as more particularly described in the First Schedule hereunder written for the price & on the terms & conditions as contained in the said Deed of Conveyance. The Said Deed of Conveyance is lodged for registration with the Sub Registrar of Assurance at Panvel under serial No. 6/95.
- By another Deed of Conveyance dated 13th July 1995 and made between the said M/S Bhatte Enterprises (Read) of the one part & the builders of the other part, the said M/S Bhatte Enterprises (Regd.) sold, transferred & conveyed unto the Builders piece or parcel of land admeasuring 9609.69 sq.yards equivalent to 8034.66 sq.mtrs. or thereabout together with the structures standing thereon situate lying and being at Panvel, Village of Panvel, Taluka Panvel, District Raigad as more particularly delineated on the plan thereof hereto annexed and shown thereon surrounded by RED COLOUR boundary lines bearing part of Survey No. 419, Hissa Nos. 1, 2, 3, 4/1; Survey No. 419, Hissa Nos. 1, 2, 3, 4/2; Survey No. 419 Hissa Nos. 1, 2, 3, 4/3; Survey No. 419 Hissa Nos. 1, 2, 3, 4/4; Survey No. 419 Hissa Nos. 1, 2, 3, 4/5; Survey No. 419 Hissa Nos. 1, 2, 3, 4/6; Survey No. 419 Hissa Nos. 1, 2, 3, 4/7; and Survey No. 420 (Part) Hissa Nos. 2 & 3 correspondingly bearing Final Plot No. 448 in Town Planning Scheme No. I of Panvel and as more particularly described in the Second Schedule hereunder written for the price and on the terms & conditions as contained in the said Deed of Conveyance is lodged for registration with the Sub-Registrar of Assurance at Panvel under Serial No: 2895/95.

