



S.G.M. & ASSOCIATES

(Regd.)

Advocate High Court

Head Office:- A 204, 2nd Floor, Winsway Complex, Old Police Lane, Andheri (East), Mumbai - 400 069
Mobile Nos. :- 9867867816 9867862567 9867861121 9867494279 9082186816 E-mail :- sgm.association@gmail.com

REF No.1034/SGM/2023

6th September, 2023

To,

The Branch Manager,
The Cosmos Co-Operative Bank Ltd.,
Kandivali (W), Branch
Mumbai

- 1) **Sub: -** Search and Title report for property owned by
Mrs.Veena J. Solanki &
Mr.Jayesh M. Solanki
- 2) **Name of the Branch :-** Kandivali West, Mumbai
- 3) **Name of the Borrower :-** Mrs.Veena J. Solanki
Mr.Jayesh M. Solanki
- 4) **Documents Seen :-**

We have perused the following documents for the purposes of furnishing this legal opinion.

Sr. No.	Document Number	Execution Date	Original/ Attested Copy/ Photocopy/ Duplicate and Particulars of the document
1	-	4 th June, 1992	Photocopy of Non-Agricultural permission issued by Collector's Office Thane
2.	CHHA-1948/1994	20 th May, 1994	Photocopy of Articles of Agreement executed between Renuka Builders and Developers Pvt. Ltd., as the "Developers" of the One Part and Mrs.Jolly S. Pal as the "Purchaser" of the Other Part,
3.	-	26 th September, 2000	Photocopy of Registration Certificate of Vasant Nagari Malhar Co-operative Housing Society Limited issued by Deputy Registrar, Co-operative Societies, Vasai Taluka, Vasai
4.	VSI-3-8705/2014	27 th November, 2014	Photocopy of Agreement for Sale executed between Mrs.Jolly S. Pal as the "Transferor" of the First Part and Mrs.Veena J. Solanki and Mr.Jayesh M. Solanki as the "Transferees" of the Second Part ,

B.O. :- Bhandup (W), Mumbai, Palghar & Pune

5.	-	23 rd February, 2023	Photocopy of Property tax receipt in the name of Mrs.Jolly S. Pal issued by Vasai Virar City Municipal Corporation
6.	-	2 nd May, 2023	Photocopy of Property tax Bill in the name of Mrs.Jolly S. Pal issued by Vasai Virar City Municipal Corporation
7.	-	17 th July, 2023	Photocopy of Maintenance Receipt No.1259 in the name of Veena J. Sonlanki issued by Vasant Nagri Malhar Co-operative Housing Society Limited
8.	-	31 st July, 2023	Photocopy of Maintenance Bill No.2785 in the name of Veena J. Sonlani issued by Vasant Nagri Malhar Co-operative Housing Society Limited
9.	-	August, 2023	Photocopy of Electricity Bill in the name of Mrs.Veena J. Solanki
10.	GICHFL/MUMBA I/MH00306100043 10/2023-2024	4 th September, 2023	Photocopy of Closing Letter issued by GIC Housing Finance Limited
11.	-	-	Photocopy of Share Certificate No.13 in the name of Mrs.Veena J. Solanki and Mr.Jayesh M. Solanki issued by Vasant Nagri Malhar Co-operative Housing Society Limited
12.	-	-	Part Occupancy Certificate issued by City and Industrial Development Corporation of Maharashtra Limited
13.	-	-	Photocopy of 7/12 extract
14.	-	-	Photocopy of Layout Plan
15.	-	-	Photocopy of Typical Floor Plan
16.	-	-	Photocopy of Approval Plan

b. DESCRIPTION OF PROPERTY/ PROPERTIES /NATURE OF TITLE

1.	Name of the Owners/Mortgagors	Mrs.Veena J. Solanki and Mr.Jayesh M. Solanki
2.	Extent of area	admeasuring 780 sq. ft. built up area
3.	Survey no/ Gat No./CTS No.	Survey Nos.108 to 112
4.	Is property leasehold/ freehold/Govt. grant etc.,	Freehold
5.	Nature of property	Residential
6.	Location	Flat No.303, 3 rd Floor, "A" Wing, admeasuring 780 sq. ft. (Built up Area), in the building known as "Malhar" and society known as "Vasant Nagari Malhar Co-operative Housing Society Limited", in Sector No.X, situated at Manikpur, Vasai (East), constructed on the land bearing Survey Nos.108, 109, 110, 111, 112 of Village Manikpur, Taluka Vasai, District

		Palghar, within the area of Sub Registrar of Assurances at Vasai - III, Nallasopara
7.	Boundaries on or towards for the Plot/flat	No
8.	Confirmed the boundaries of the flat/plot as per approved plan and as per title deed.	Same as above as per Agreement

- c. Trace of Title/History of passing of title. Details of antecedent title deeds.**
- a. The Various land owners in the villages of Achole and Manickpur Taluka Bassein District Thane have diverse Agreement for Sale agreed to sell and sold the pieces of land respectively belonging to them as set out opposite their respective names in columns 4, 5 ad 6 of the said table to one Rakesh Kumar Wadhawan (referred the said R. K. Wadhawan) the pieces of and mentioned in table in the mention of Articles of Agreement dated 20th May, 1994 "the said property".
 - b. The said R. K. Wadhawan has obtained vacant possession of the said pieces of land from the respective owners thereof.
 - c. The said pieces of land are converted to non-agricultural use vide order No.Revenue/Section. I/Desk/9/NAP/SR/13/91 dated 4th June, 1992.
 - d. The said R. K. Wadhawan had requested the Special Town Planning Authority of Bassein Taluka Viz., City and Industrial Development Corporation of Maharashtra Limited (CIDCO) which is appointed the authority under the provisions of the Maharashtra Regional and Town Planning Act 1966 to give permission for carrying out development work in Bassein Taluka and to give permission for development inter alia of the said pieces of land. The CIDCO vide its letter No.CIDCO/VVER/ZCC/126/412/F619 dated 10th October, 1990 informed R. K. Wadhwan that the approval of lay out inter alia in respect of the said pieces of land could not be granted.
 - e. The said order of CIDCO as contained in the said letter of 10th October, 1990 was challenged by R. K. Wadhwan before the Hon'ble Minister for Urban Development Government of Maharashtra, Mantralaya, Bombay 400 032 by way of Appeal under section 47 of the Maharashtra Regional and Town Planning Act 1966 being appeal No.TPS/1290/215/CR 219/90/UD/12.
 - f. The Hon'ble Minister for Urban Development by his order dated 15th July, 1991 allowed the said Appeal and directed CIDCO to consider and dispose of the application made by R. K. Wadhwan for grant of development of permission in respect inter alia of the said pieces of land on the basis of the detail plans to submitted sector wise by R. K. Wadhwan and CIDCO was directed to give such approval within 2 months from the date of submission of such Sector wise plans by R. K. Wadhwan.

- g. The R. K. Wadhwan accordingly prepared sector wise plans in respect of the lands comprised in the said order (which include the said pieces of land). As per the said sector wise plans the lands comprised in the said order are divided into four sectors being Sectors A, B, C and D.
- h. The said pieces of land purchased agreed to purchased by R. K. Wadhwan from the Owners whose names are set out in the First Schedule of Articles of Agreement dated 20th May, 1994 as aforesaid constitute two sectors viz., Sectors C and D.
- i. The CIDCO vide its letter dated 6th September, 1991 bearing No.CIDCO/VVSR/BP-ZCC-20/826 inter alia communicated to R. K. Wadhwan that the required approval of lay out in respect of the lands comprised in the said order dated 15th July, 1991 passed by the Hon'ble Minister of Urban Development as aforesaid were granted along with the commencement certificate required under section 45 (1-1) of the Maharashtra Regional and Town Planning Act 1966 and sect of plans duly approved and signed by CIDCO in respect of the lands comprised in the said order as aforesaid were forwarded to R. K. Wadhwan.
- j. The Commencement Certificate in respect of buildings approved along with the said approval of lay out as aforesaid was also issued by CIDCO as required under the said order in appeal dated 15th July, 1991 passed by the Hon'ble Minister of state Government under No.TPS 1290/215/CR 219/90/UD 12. The said Commencement Certificate having No.CIDCO/VVSR/BD/ZCC -20/112020.
- k. The said pieces or land i.e. the lands comprised in the sectors "C" & "D" as aforesaid are located outside 8 km. peripheral area of Bombay Urban Agglomeration as mentioned in the Urban Land (Ceiling and Regulations) Act, 1976 as communicated to R. K. Wadhwan by the Tahsildar Vasai, by his letter dated 6th July, 1991.
- l. The total floor space index (FSI) available in respect of the said pieces of lands comprised in the said Sector "C" & "D" is (a) 19,48,418.60 sq. ft. and(b) 2,63,766 sq. ft. for amenities plots comprised.
- m. The Building plans utilizing the FSI of 19,48,418.60 sq. ft. are duly approved by CIDCO while the building plans by utilizing the FSI of 2,63,766 sq. ft. will be got approved from CIDCO.
- n. The R. K. Wadhwan in his turn agreed to sell the said pieces of land to Dewan Investments Pvt. Ltd., a company Incorporated under the Companies Act of 1956 (referred to as Diwan Investment) and Diwan Investment accordingly became entitled to the benefits of all the permissions obtained from the Authorities concerned by R. K. Wadhwan in respect of the said pieces of land.
- o. By an Under an Agreement dated 7th July, 1992 made between Dewan Investment as the "Vendors" of the First Part and R. K. Wadhwan as the "Confirming Party" of the Second Part and Renuka Builders and Developers Pvt. Ltd., as the "Builders"

of the Third Part, whereby Dewan Investment agreed to sell to Renuka Builders and Developers Pvt. Ltd., the said pieces of land.

- p. The Building Plans for constructing of building utilizing FSI of 19,48,418.60 sq. ft. are duly approved by CIDCO as aforesaid and the approval of CIDCO to the building plans utilizing the Floor Space Index (FSI) of 2,63,766 sq. ft. available in respect of the amenities plots comprised in the said pieces of land obtained as aforesaid.
- q. As per the said lay out plan in respect of the said pieces of land approved by CIDCO as aforesaid and as at present envisaged total buildings are constructed on the said pieces of land utilizing the Floor Space Index (FSI) of 19,48,418.60 sq. ft. as per the locations thereof, in respect of the said pieces of land and further buildings approved by CIDCO also constructed on the said pieces of land by utilizing the Floor Space Index (FSI) of 2,63,766 sq. ft., available in respect of amenities plot comprised in the said pieces of land.
- r. The Renuka Builders and Developers Pvt. Ltd. "the said Developers", have for the conveyance have land out the said pieces of land into ten sectors being sectors 1 to 10.
- s. The said Developers are entitled to sell ownership basis flats/shops/carparking space/garages/ and other premises in the said building constructed on the said property.
- t. The Developers construct various buildings on the pieces of land situate at Village Achole and Manickpur according to the said lay out in respect of the said property as approved by CIDCO and as per the building plans sanctioned by CIDCO as aforesaid.
- u. By an Articles of Agreement dated 20th May, 1994 whereby Mrs. Jolly S. Pal agreed to purchase Flat No.303, 3rd Floor, "A" Wing, admeasuring 780 sq. ft. (Built up Area), in the building known as "Malhar", in Sector No.X, situated at Manikpur, Vasai (East), constructed on the land bearing Survey Nos.108, 109, 110, 111, 112 of Village Manikpur, Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances at Vasai - III, Nallasopara from Renuka Builders and Developers Pvt. Ltd., document registered under registration serial No.CHHA-1948/1994 dated 30th May, 1994.
- v. The Co-Operative Housing Society of the flat and shop owners of the said, building "Malhar" was formed and registered under the name and style of "Vasant Nagari Malhar Co-Operative Housing Society Ltd." a society duly registered under the Maharashtra Co-Operative Societies Act, 1960 under registration No.TNA/VSI/HSG/TC/12244/200-01 (referred to as "the sad Society") the said Mrs. Jolly S. Pal was admitted as registered member of the said society and as such member, is allotted and holding 5 (five) paid up shares amount of Rs.50/- each in the capital of

the said society bearing distinctive Nos.from 61 to 65 under Share Certificate No.13.

- w. By an Agreement for Sale dated 27th November, 2014 whereby Mrs.Jolly S. Pal have agreed to transfer the right, title and interest Flat No.303, 3rd Floor, "A" Wing, admeasuring 780 sq. ft. (Built up Area), in the building known as "Malhar" and society known as "Vasant Nagari Malhar Co-operative Housing Society Limited", in Sector No.X, situated at Manikpur, Vasai (East), constructed on the land bearing Survey Nos.108, 109, 110, 111, 112 of Village Manikpur, Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances at Vasai - III, Nallasopara to Mrs.Veena J. Solanki and Mr.Jayesh M. Solanki, document under registration serial No. VSI-3-8705/2014 dated 28th November, 2014.
- x. The said Society transferred the Share Certificate No.13 in the names of Mrs.Veena J. Solanki and Mr.Jayesh M. Solanki.
- y. Mrs.Veena J. Solanki and Mr.Jayesh M. Solanki availed a loan against the said Flat from GIC Housing Finance Limited and the said loan has been repaid hence the said GIC Housing Finance Limited has issued a closing letter dated 4th September, 2023.
- z. The copies of the documents listed in point Nos.4 provide from the bank, accordingly the opinion is submitted. We have not verified the original documents, also we have not verified the said premises physically.

d. Detailed information about property to be mortgaged:

Details	Remark of counsel
1. Whether the documents of title given raise any doubts or suspicion	No
2. Are all the original title deeds available with the mortgagor; if not, the reasons for non-availability of the same; in case the properties are mortgaged to some other entity, is the original title deed lying with such entity; does such entity have the certified true copy of any / all of the title deeds and lodgment receipt + acknowledgement letter from registrar for the same.	Yes
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced or to be obtained?	NO
4. Whether the property proposed to be mortgaged is subject to the	NO

provisions contained under any special enactment /local laws. State implications of such enactment on the charge proposed to be created?	
5. Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/allotment etc. obtained	The Bank should obtain no objection certificate from Society for creation of mortgage the flat
6. Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	NO
7. Whether the user land has been converted under land revenue law? Whether N.A. Permission /change of user permission is obtained?	YES
8. Whether required documents are available for creating valid equitable mortgage?	YES
9. What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of lessor obtained.	NA
10. Whether the land is adiwasi (Tribal) Land?	NO
11. Whether the land /property is owned by HUF? If yes then what precautions to be taken by the Bank while accepting property owned by HUF	NA
12. Is land/ property subject to any reservations/ acquisitions/ requisitions?	NO
13. Whether plans for constructions are sanctioned?	Yes
14. Whether Commencement certificate issued?	Yes
15. Whether the project is registered under RERA? And registration certificate is obtained on record	No
16. Whether Completion certificate is obtained? (applicable to property which is of ready possession/resale)	Yes
17. Whether there are any restriction from Corporation such as "education Zone", "Green Zone" Etc.?	NO

18. Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	NO
19. Whether there are any prior encumbrances. If yes details thereof?	GIC Housing Finance Limited of Charge Flat and its has been rapid
20. Evidence of possession Findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid upto date or payable.)	The Bank should obtain latest property tax issued by concerned authority
21. In case of companies /societies /association /trust Whether	Bank should obtain No objection certificate for creation mortgage of Flat from society
a) Memorandum/bye-laws of the society/ association authorize to offer its property as security.	Not Applicable
b) Requisite resolutions have been duly passed by the Company/ Society/Association permitting mortgage of the properties in favour of the Bank.	Not Applicable
c) Such resolution sets out the names of the persons who are authorized to create charge over the properties.	Not Applicable
d) In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	NOT APPLICABLE
22. In case of devolution of property by a will/ succession,	NO
A) Whether probate of will/ succession certificate / Letters of Administration obtained? Details thereof	NOT APPLICABLE
B) If probate / succession certificate / Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	NOT APPLICABLE

C) The safeguards suggested to ensure title to the property offered as security.	No
23) a. Whether title deeds perused are in conformity with the search taken? b. Whether the registered title deeds are in conformity with the scanned copies of the same on IGR site?	YES Verify the Index- II only on Government Portal
24) Whether the chain of title is complete without any missing links	Yes
25) Whether any other documents to be obtained/compliances to be made so as to create valid mortgage.	<p>a. Original registered Articles of Agreement dated 20th May, 1994 executed between Renuka Builders and Developers Pvt. Ltd., as the "Developers" of the One Part and Mrs. Jolly S. Pal as the "Purchaser" of the Other Part, document registered under registration serial No. CHHA-1948/1994 dated 30th May, 1994.</p> <p>b. Original registered Agreement for Sale dated 27th November, 2014 executed between Mrs. Jolly S. Pal as the "Transferor" of the First Part and Mrs. Veena J. Solanki and Mr. Jayesh M. Solanki as the "Transferees" of the Second Part, document registered under registration serial No. VSI-3-8705/2014 dated 28th November, 2014</p> <p>c. Original Share Certificate No. 13 in the name of Mrs. Veena J. Solanki and Mr. Jayesh M. Solanki issued by Vasant Nagri Malhar Co-operative Housing Society Limited</p>

	<p>d. Copy of Closing Letter dated 4th September, 20223 issued by GIC Housing Finance Limited</p> <p>e. Copy of latest maintenance receipt.</p> <p>f. Copy of latest property tax receipt.</p> <p>g. No objection certificate for creation mortgage of Flat from the society.</p> <p>h. The Bank charge lien at Sub Registrar office, at Vasai by way registered Mortgage OR Notice of Intimation of Mortgage by way of deposit of title deed within 30 days of sanction letter.</p>
<p>-26) a. Whether any charge on subject property is found on CERSAI Portal?</p> <p>b. If Yes, its Details.</p>	<p>NA</p>

Certificate of title and No encumbrance

We have examined the original title deeds relating to Flat No.303, 3rd Floor, "A" Wing, admeasuring 780 sq. ft. (Built up Area), in the building known as "Malhar" and society known as "Vasant Nagari Malhar Co-operative Housing Society Limited", in Sector No.X, situated at Manikpur, Vasai (East), constructed on the land bearing Survey Nos.108, 109, 110, 111, 112 of Village Manikpur, Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances at Vasai - III, Nallasopara.

We have taken the online Search, with the Sub-Registrar of Assurances & Record of Rights for last 30 years vide search receipt GRN No.MH007709976202324E (Original fee receipts enclosed). We certify that Mrs.Veena J. Solanki and Mr.Jayesh M. Solanki have an absolute, clear and marketable title over the property.

We further certify that the documents of title referred to under the opinion are perfect evidence of rights, title and interest of the borrower/mortgagor.

Yours Truly,
S.G.M. & ASSOCIATES

A handwritten signature in blue ink, appearing to read "S.G.M.", is written over the printed name "S.G.M. & ASSOCIATES".

Advocate

der the opinion
or.

CHALLAN
MTR Form Number-6



MH007709976202324E		BARCODE	Date 05/09/2023-18:38:56		Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee Other Items			TAX ID / TAN (If Any)		
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name		SGM AND ASSOCIATES
Location PUNE			Flat/Block No.		
Year 2023-2024 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		750.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Amount In		
			Seven Hundred Fifty Rupees Only		
			Words		
		750.00			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572023090542628 CKX8968028
Cheque/DD No.			Bank Date	RBI Date	05/09/2023-18:24:41 Not Verified with RBI
Name of Bank			Bank-Branch STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date Not Verified with Scroll		



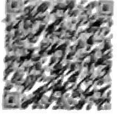
Department ID : 271117969 Mobile No. : 9867867816
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004017973202324	05/09/2023-18:50:38	IGR002	550.00
Total Defacement Amount					550.00

MH007709976202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Sep 2023	Receipt	Receipt no.: 1113066090
	Name of the Applicant :	SGM AND ASSOCIATES
	Details of property of which document has to be searched :	Dist :Palghar Village :Manikapur S.No/CTS No/G.No. : 108
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH007709976202324E		
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 ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

CHALLAN
MTR Form Number-6



MH00T99976292324E		BARCODE		Date	05/09/2023-18:38:56	Form ID
Inspector General Of Registration				Payer Details		
Search Fee		TAX ID / TAN (If Any)				
Other Items		PAN No.(If Applicable)				
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		SGM AND ASSOCIATES		
Location PUNE		Flat/Block No.				
Year 2023-2024 One Time		Premises/Building				
Account Head Details		Amount In Rs.				
0000072201 SEARCH FEE		750.00		Road/Street		
				Area/Locality		
				Town/City/District		
				PIN		
				Remarks (If Any)		
				Amount In		
				Seven Hundred Fifty Rupees Only		
Total		750.00		Words		
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref. No.	00040572023090542628	CKX8968028	
Cheque/DD No.		Bank Date	RBI Date	05/09/2023-18:24:41	Not Verified with RBI	
Name of Bank		Bank-Branch		STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date		Not Verified with Scroll		

Document ID: 271117599

Mobile No. : 9867867816

NOTE - This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 नॉट वॉलड फॉर ऑनर रीझन मधुन उल्लेख केवल करणसाठी लागू आहे. इतर कारणसाठी किंवा नोंदणी न करवण्याच्या दस्त्यासाठी लागू नाही.

Mr. Janardan B. Salvi

(Search Clerk)

Mumbai

SEARCH REPORT

6th September, 2023

To,

S. G. M. & ASSOCIATES
Advocate High Court,
A/204, WinsSway Complex,
2nd Floor, Old Police Lane,
Andheri (E),
Mumbai – 400 069

Account Holder :- Mrs. Veena J. Solanki and
Mr. Jayesh M. Solanki

SCHEDULE OF PROPERTY :-

Flat No.303, 3rd Floor, "A" Wing, admeasuring 780 sq. ft. (Built up Area), in the building known as "Malhar" and society known as "Vasant Nagari Malhar Co-operative Housing Society Limited", in Sector No.X, situated at Manikpur, Vasai (East), constructed on the land bearing Survey Nos.108, 109, 110, 111, 112 of Village Manikpur, Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances at Vasai - III, Nallasopara

Sir,

As per your instruction I have taken online search of the Sub - Registrar Office at Vasai from 1994 to 2023 (30 years) during the course of search, I have found following records of the property.

1994 INDEX IN BOOK ETRY -I	1995	NIL
1996	NIL	1997
1998	NIL	1999
2000	NIL	2001
2002	NIL	2003
2004	NIL	2005
2006	NIL	2007
2008	NIL	2009
2010	NIL	2011
2012	NIL	2013
2014 INDEX IN BOOK ENTRY -II	2015	NIL
2016	NIL	2017
2018	NIL	2019
2020	NIL	2021
2022	NIL	2023

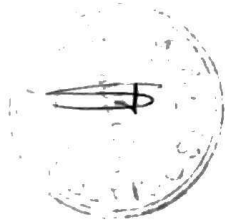
ENTRY - 1994 INDEX IN BOOK ENTRY - I

Type of Document:- Agreement for Sale Registration No. :- 60/2017
 Reg. Date :- 12/08/1994 Area :- 780 sq. ft. Village :- Majivali
 Name of the Parties :-
 Vendor :- Renuka Builders and Developers Pvt. Ltd., through power of attorney holder Ramesh Katgul
 Purchaser :- Mrs. Jolly S. Pal
 Stamp Duty :- Rs.7,320/- Consideration :- Rs.3,70,500 /-

ENTRY - 2014 INDEX IN BOOK ENTRY -II

Type of Document:- Agreement for Sale Registration No. :- 8705/2014
 Reg. Date :- 28/11/2014 Area :- 72.49 sq. mtrs. Village :- Manikpur
 Name of the Parties:-
 Vendor :- Mrs. Jolly S. Pal
 Purchasers :- Mrs. Veena J. Solanki and Mr. Jayesh M. Solanki
 Reg. Fees :- Rs.28,020/- Stamp Duty :- Rs.1,68,200/-
 Market Value :- Rs.2,802,000/- Consideration :- Rs.2800,000/-

Note :- a) That the report subject to i) Some of the Index - II, were torn out ii) Some of The Index - II pages were not produced before use iii) Some of the Index - II records are under computer.



J.S.
 (Search Clerk)
 (Search done by J.S.)