

Search Clerk

Add:- Panchpakhadi, Nitin Company,
Namdev Wadi, Thane (W).

Date : 28/04/2021

To,
Adv. Chaya Haldankar

SEARCH REPORT

PROPERTY: Property bearing City Survey No.195A/2, Tika No.8, Cosmos Co-op. Hsg. Soc. Ltd., situated at Village Panchpakhadi, Tal. & Dist. Thane.

PERIOD OF SEARCH :- 1992 – 2021 (30 Years)

I have taken online search of above mentioned property for the period 30 years i.e. from 1992 to 2021 from the record of the Sub-Register of Assurance Thane. The Payment of search charges paid to Sub-Registrar Office, Thane – 1 by me Vide Chalan bearing Nos.MH000820630202122E, Dated 28/04/2021. The Payment Receipts are attached hereto I have made the following observations in my search.

Years	Transaction
1992	No transaction traced.
1993	No transaction traced.
1994	No transaction traced.
1995	No transaction traced.
1996	No transaction traced.
1997	No transaction traced.
1998	No transaction traced.
1999	No transaction traced.
2000	No transaction traced.
2001	No transaction traced.
2002	No transaction traced.
2003	No transaction traced.
2004	Transaction.
2005	No transaction traced.
2006	Transaction.
2007	No transaction traced.
2008	Transaction.

Years	Transaction
2009	No transaction traced.
2010	Transaction.
2011	No transaction traced.
2012	No transaction traced.
2012	No transaction traced.
2013	No transaction traced.
2014	No transaction traced.
2015	No transaction traced.
2016	Transaction.
2017	No transaction traced.
2018	No transaction traced.
2019	Transaction.
2020	No transaction traced.
2021	No transaction traced.

Note : I have taken the online search from Sub-Registrar of Assurances, Thane. The search has been taken of the records of Agreements registered at the Sub-Registrar Office. I cannot give opinion in my search & I have not opined in my search about the legality of structure on the said land in question, because, whether the structure is authorized or unauthorized can only be checked from the office of District Collector / Municipal Corporation / Municipal Council MMRDA / BRDA. Please check whether the structure is authorized & legal from concerned offices.

Please check 7/12 extract, pherphar and property card.

Only Computer Record has search by online search. Manual record is not search.

Transaction for the year : 2004

Nature of Transaction : DECLARATION (घोषणापत्र)

PROPERTY : City Survey No.195A/2, Tika No.8, Flat No.302, Third Floor, Cosmos Chs Ltd. Ori. Doc. Dated 23.11.2002, area 51.11 Sq.Mtr., situated at Village Panchpakhadi, Tal. & Dist. Thane.

Name of Declarant : Anil Narayan Gaiikwad and Asmita Anil Gaikwad

R.R. No. TNN-1-5631/2004 Dated 07.10.2004.

Agreement Value : Rs.3,25,000/-

Market Value : Rs.8,95,000/-



Transaction for the year : 2006

Nature of Transaction : CONFIRMATION DEED (मान्यता पत्र)

PROPERTY : CTS No.195, Tika No.8, Flat No.202, Cosmos CHS, area 48.88 Sq.Mtr., situated at Village Panchpakhadi, Tal. & Dist. Thane.

Name of First Part : Vinaykumar T. Uchil

Name of Second Part : Leelavati Vinaykumar Uchil

R.R. No. TNN-1-3192/2006 Dated 09.06.2006.

Agreement Value : Rs.5,90,000/-

Market Value : Rs.6,84,500/-

Transaction for the year : 2006

Nature of Transaction : AGREEMENT (करारनामा)

PROPERTY : CTS No.195/A-2, Flat No.304, Third Floor, Cosmos CHS, area 51.11 Sq.Mtr., situated at Village Panchpakhadi, Tal. & Dist. Thane.

Name of Seller : Shivaji Shripad Pawar

Name of Purchaser : Shakuntala Madhukar Saindane and Madhukar Bhila Saindane

R.R. No. TNN-2-4505/2006 Dated 08.06.2006.

Agreement Value : Rs.9,40,000/-

Market Value : Rs.9,38,380/-

Transaction for the year : 2008

Nature of Transaction : DECLARATION (घोषणापत्र)

PROPERTY : City Survey No.195A/2, Tika No.8, Flat No.4, Ground Floor, Cosmos Chs Ltd. Ori. Doc. Dated 18.03.1985, area 531 Sq.Ft., situated at Village Thane, Tal. & Dist. Thane.

Name of Declarant : Moris A. Dias and Califord Dias

R.R. No. TNN-5-9476/2008 Dated 05.12.2008.

Agreement Value : Rs.1,69,000/-

Market Value : Rs.1.00/-



Transaction for the year : 2010

Nature of Transaction : AGREEMENT (करारनामा)

PROPERTY : CTS No.195A/2, Tika No.8, Flat No.301, Third Floor, Cosmos CHS, area 51.57 Sq.Mtr., situated at Village Panchpakhadi, Tal. & Dist. Thane.

Name of Seller : Sanjeev Shankar Desai and Jagruti Sanjeev Desai

Name of Purchaser : Pritam Pratap Shinde

R.R. No. TNN-1-9815/2010 Dated 21.12.2010.

Agreement Value : Rs.31,50,000/-

Market Value : Rs.27,70,000/-

Transaction for the year : 2016

Nature of Transaction : GIFT DEED (बक्षिस पत्र)

PROPERTY : City Survey No.195A/2, Tika No.8, Flat No.204, Second Floor, Cosmos CHS Ltd., area 48.73 Sq.Mtr., situate at Village Panchpakhadi, Tal. & Dist. Thane

Name of Donor : Vishnu Yashwant Khanolkar

Name of Donee : Rajendra Vishnu Khanolkar

R.R. No. TNN-1-306/2016 Dated 11.01.2016.

Market Value : Rs.45,00,000/-

Transaction for the year : 2019

Nature of Transaction : GIFT DEED (बक्षिस पत्र)

PROPERTY : City Survey No.195A/2, Tika No.8, Flat No.301, Third Floor, Cosmos CHS Ltd., area 51.57 Sq.Mtr. Built-up, situate at Village Panchpakhadi, Tal. & Dist. Thane

Name of Donor : Pritam Pratap Shinde

Name of Donee : Shilpa Sachin More

R.R. No. TNN-2-3330/2019 Dated 08.03.2019.

Agreement Value : Rs.1.00/-

Market Value : Rs.36,51,500/-

Hence this Report.


Sachin Patil

Searcher

