

SAI SAKSHI DEVELOPERS

Survey no 81, Hissa 1 and 2 Tisgaon nr jari mari mandir Kalyan East-421306

Date: 01/12/2019

TO WHOMSOEVER IT MAY CONCERN

WE, SAI SAKSHI DEVELOPERS, HAVING REGISTERED OFFICE AT SURVEY NO 81/1 & 81/2 (SAI AASHIYANA), BEHIND JARI MARI MANDIR, TISGAON, KALYAN EAST-421306, HEREBY DECLARE THAT WITH REFERENCE TO OUR PROJECT, “SAI AASHIYANA-II”, LOCATED AT SURVEY NO 81/5, BEHIND JARI MARI MANDIR, TISGAON, KALYAN EAST – 421306, THAT THIS PROJECT IS FREE FROM ALL THE ENCUMBRANCES AND CHARGES. ALSO, WE HEREBY CONFIRM THAT WE HAVE NOT MORTGAGED THIS PROPERTY TO ANY ORGANIZATION OR INDIVIDUAL.



**(VINAY N KALANI)
(PARTNER)**

70/0

इतर पावती

Original/Duplicate

Thursday, 23 August 2018 3:47 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13063 दिनांक: 23/08/2018

गावाचे नाव: तिसगाव

दस्तऐवजाचा अनुक्रमांक: कलन1-0-2018

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: श्री चंद्रकांत भोसले तर्फे श्री जी एच जगताप

वर्णन अर्ज क्र. 5557 स.नं. 81/5अ सन- 2012 ते 2018- 7वर्षे

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

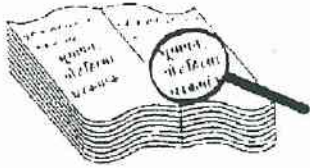
Sub Registrar Kalyan 1

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005211886201819E दिनांक: 23/08/2018

बँकेचे नाव व पत्ता:

सह. दुय्या निबंधक कल्याण-१



G.H. JAGTAP

B.Com.

SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports,
Station Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 23/08/2018

SEARCH REPORT

Re:- Property bearing New S.No. **81**, H.No. **5 A**, Old S.No. **81/5 Pt**, Area
0 H - 07 R - 6 P + Pot Kharaba 0 H - 00 R - 9 P, Owner - Naresh
Ashok Musle, situated at Mouje **TISGAON**, Taluka **Kalyan**, District
Thane

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 07 years i.e. 2012 To 2018.

I could not take the search for the year January 2013 To June 2013, 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2013 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year June 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2012	NIL	2016	NIL
2013	Transaction	2017	NIL
2014	Transaction	2018	Transaction
2015	NIL		

The Transaction of the above mentioned property of which the details is as under :-

TRANSACTION FOR THE YEAR 2013 :-

(Entry found in SRO KLN - 5 Index II register)

Conveyance Deed Rs. 1,01,38,000/- Market Value Rs. 1,01,38,000/-;

S.No. **81/5 Pt**, Area 0 H - 07 R - 6 P + Pot Kharaba 0 H - 00 R - 9 P,

Vendor :- 1) Lahu Dharma Jadhav, 2) Suvarna Lahu Jadhav, 3) Ravindra Lahu Jadhav, 4) Reshma Anand Sante, 5) Karuna Pradeep Mhatre, 6) Chitra Ramesh Sante,

Purchaser :- Naresh Ashok Musle,

Date of Execution & Registration 28/02/2013, Regn.No. 1075,

Stamp Duty Rs. 6,08,300/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2014 :-

(Entry found in SRO KLN - 2 Index II register)

Agreement for Sale Rs. 41,00,000/- Market Value Rs. 1,08,59,000/-;

S.No. **81/5 Pt**, Area 0 H - 07 R - 6 P + Pot Kharaba 0 H - 00 R - 9 P,

Vendor :- Naresh Ashok Musle,

Purchaser :- Sai Sakshi Developers Through its Partners - 1) Chandrakant Nivrutti Bhosle, 2) Rajesh Chandradeo Rai, 3) Narendra Sobharajmal Kalani, 4) Vinay Narendra Kalani,

Date of Execution & Registration 12/03/2014, Regn.No. 1840,

Stamp Duty Rs. 6,52,000/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2018 :-

(Entry found in SRO KLN - 2 online Index II register search)

1) Agreement for Sale Rs. 26,91,000/- Market Value Rs. 26,91,000/-;

Village KANCHANGAON Property : - Old S.No. 195, New S.No. 84, T.D.R.Area 548.64

Sq.Meters out of 14940.20 Sq.Meters used in Village **TISGAON** Property : - S.No. **81**,
H.No. **5 A** & **5 B**,

Vendor :- Umesh D.Tanna for Self & Power of Attorney Holder for M/s. Vimalnath Enterprises Through - Rahul Shah & Ashok Bhanji Joshi,

Purchaser :- M/s. Sai Sakshi Developers Through its Partners - 1) Chandrakant Nivrutti Bhosle, 2) Vinay Narendra Kalani,

Date of Execution & Registration 18/07/2018, Reg.No. 8454,

Stamp Duty Rs. 80,800/- Registration Fee Rs. 26,910/-

// 2 //

(Entry found in SRO KLN - 2 online Index II register search)

2) Conveyance Deed Rs. 41,00,000/- Market Value Rs. 1,08,59,000/-;

S.No. **81/5 A**, Area 0 H - 07 R - 0 P + Pot Kharaba 0 H - 00 R - 9 P,

Total Area 0 H - 08 R - 5 P = 850 Sq.Meters,

Vendor :- 1) Naresh Ashok Musle, 2) Naresh Ashok Musle Through its Power of Attorney Holder - M/s. Sai Sakshi Developers Through its Partners - Narendra Sobhraj Kalani & Chandrakant N.Bhosle,

Purchaser :- M/s. Sai Sakshi Developers Through its Partners - 1) Narendra Sobhraj Kalani, 2) Chandrakant N.Bhosle, 3) Vinay Narendra Kalani, 4) Rajesh C.Rai,

Date of Execution & Registration 18/08/2018, Reg.No. 9953,

Stamp Duty Rs. 500/- Registration Fee Rs. 100/-

NOTE :- S.No. **81/5**, Constructed Chawls, various Agreement for Sale of Rooms Document Executed & registered.

NOTE :- According to available Computerized Index-II register from the year

2012 To 2017 in S.R.O. KALYAN - 2.

2012, July 2013 To 2015 in S.R.O. KALYAN - 1.

2012 To June 2015 in S.R.O. KALYAN - 3.

2012 in S.R.O. KALYAN - 4.

2012 To June 2016 in S.R.O. KALYAN - 5.

Attached Govt. Fees paid vide Receipt No. **13063**

Search Application No. **5539** /2018, dated 23/08/2018

HENCE THIS SEARCH REPORT;

PLACE : KALYAN;

DATE :- 23/08/2018


G. H. JAGTAP
SEARCHER (B.Com.)
1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala -
Talav, Near Sonali Bldg., Thankapada,
Kalyan (W) - 421301. Mob. 9820429462

70/0

इतर पावती

Original/Duplicate

Tuesday, 09 October 2018 2:35 PM

नोंदणी क्र.: 39म

Regn.: 39M

Index-2(सूची - २)

पावती क्र.: 15619 दिनांक: 09/10/2018

गावाचे नाव: तिसगाव

दस्तऐवजाचा अनुक्रमांक: कलन1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: श्री चंद्रकांत भोसले तर्फे श्री जी एच जगताप

वर्णन अर्ज क्र.6448 स.नं.81/5ब सन- 2012 ते 2018- 7वर्षे

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

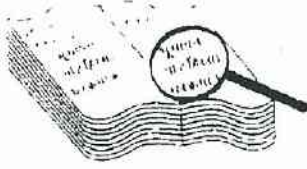
Sub Registrar Katyan 1

सह. दुय्यम निबंधक कल्याण-१

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007006761201819E दिनांक: 09/10/2018

बँकेचे नाव व पत्ता:



G.H. JAGTAP

B.Com.

SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports, Station Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 09/10/2018

SEARCH REPORT

Re:- Property bearing New S.No. **81**, H.No. **5 B**, Old S.No. **81/5 Pt**, Area 0 H - 07 R - 3 P + Pot Kharaba 0 H - 00 R - 9 P, Owner - Anubai Sitaram Jadhav, situated at Mouje **TISGAON**, Taluka **Kalyan**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 07 years i.e. 2012 To 2018.

I could not take the search for the year January 2013 To June 2013, 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2013 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year June 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2012	Transaction	2016	NIL
2013	NIL	2017	NIL
2014	NIL	2018	Transaction
2015	NIL		

The Transaction of the above mentioned property of which the details is as under :-

TRANSACTION FOR THE YEAR 2012 :-

(Entry found in SRO KLN - 2 Index II register)

1) Agreement for Sale Rs. 9,00,000/- Market Value Rs. 80,36,000/-;

S.No. **81/5 Pt**, Area 0 H - 07 R - 3 P + Pot Kharaba 0 H - 00 R - 9 P,

Vendor :- 1) Anubai Sitaram Jadhav, 2) Indubai Namdev Bhoir Through its Legal heir - Arun Namdev Bhoir, 3) Manjula Balaram Joshi, 4) Shantabai Rambhau Madhvi, 5) Surekha Dilip Thakur,

Purchaser :- M/s. Sai Ganesh Developers Partnership Firm Through its Partners -

1) Chandrakant Nivrutti Bhosle, 2) Rajesh Chandradeo Rai,

Date of Execution & Registration 13/01/2012, Regn.No. 398,

Stamp Duty Rs. 4,01,800/- Registration Fee Rs. 30,000/-

(Entry found in SRO KLN - 2 Index II register)

2) Power of Attorney;

S.No. **81/5 Pt**, Area 0 H - 07 R - 3 P + Pot Kharaba 0 H - 00 R - 9 P,

Vendor :- 1) Anubai Sitaram Jadhav, 2) Indubai Namdev Bhoir Through its Legal heir - Arun Namdev Bhoir, 3) Manjula Balaram Joshi, 4) Shantabai Rambhau Madhvi, 5) Surekha Dilip Thakur,

Power of Attorney Holder :- M/s. Sai Ganesh Developers Partnership Firm Through its

Partners - 1) Chandrakant Nivrutti Bhosle, 2) Rajesh Chandradeo Rai,

Date of Execution & Registration 13/01/2012, Regn.No. 399,

Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

TRANSACTION FOR THE YEAR 2018 :-

(Entry found in SRO KLN - 1 online Index II register search)

1) Agreement for Sale Rs. 42,00,000/- Market Value Rs. 1,20,54,000/-;

Old S.No. **81/5 Pt**, New S.No. **81/5 B**, Area 0 H - 07 R - 3 P + Pot Kharaba 0 H - 00 R - 9 P,

Vendor :- 1) Anubai Sitaram Jadhav, Arun Namdev Bhoir, Manjula Balaram Joshi, Shantabai Rambhau Madhavi & Surekha Dilip Thakur Through their Power of Attorney Holder - M/s. Sai Ganesh Developers Through its Partners - Chandrakant Nivrutti Bhosle & Rajesh Chandradev Rai, 2) M/s. Sai Ganesh Developers Partnership Firm Through its Partners - Chandrakant Nivrutti Bhosle & Rajesh Chandradev Rai,

Purchaser :- M/s. Sai Sakshi Developers Through its Partners - 1) Narendra Sobhraj Kalani, 2) Chandrakant N.Bhosle, 3) Vinay Narendra Kalani, 4) Rajesh C.Rai,

Date of Execution & Registration 10/07/2018, Reg.No. 6868,

Stamp Duty Rs. 7,23,300/- Registration Fee Rs. 30,000/-

...2/-

// 2 //

(Entry found in SRO KLN - 2 online Index II register search)

2) Agreement for Sale Rs. 26,91,000/- Market Value Rs. 26,91,000/-;

Village KANCHANGAON Property : - Old S.No. 195, New S.No. 84, T.D.R.Area 548.64 Sq.Meters out of 14940.20 Sq.Meters used in Village **TISGAON** Property : - S.No. **81**, H.No. 5 A & **5 B**,

Vendor :- Umesh D.Tanna for Self & Power of Attorney Holder for M/s. Vimalnath Enterprises Through - Rahul Shah & Ashok Bhanji Joshi,

Purchaser :- M/s. Sai Sakshi Developers Through its Partners - 1) Chandrakant Nivrutti Bhosle, 2) Vinay Narendra Kalani,

Date of Execution & Registration 18/07/2018, Reg.No. 8454,

Stamp Duty Rs. 80,800/- Registration Fee Rs. 26,910/-

(Entry found in SRO KLN - 1 online Index II register search)

3) Conveyance Deed Rs. 9,00,000/- Market Value Rs. 80,36,000/-;

S.No. **81/5 B**, Area 0 H - 07 R - 3 P + Pot Kharaba 0 H - 00 R - 9 P,

Vendor :- 1) Anubai Sitaram Jadhav, Arun Namdev Bhoir, Surekha Dilip Thakur, Shantabai Rambhau Madhavi & Manjula Balaram Joshi Through their Power of Attorney Holder - M/s. Sai Ganesh Developers Through its Partners - Chandrakant Nivrutti Bhosle & Rajesh Chandradev Rai, 2) M/s. Sai Ganesh Developers Partnership Firm Through its Partners - Chandrakant Nivrutti Bhosle & Rajesh Chandradev Rai,

Purchaser :- M/s. Sai Sakshi Developers Through its Partners - 1) Narendra Sobhraj Kalani, 2) Chandrakant Nivrutti Bhosle, 3) Vinay Narendra Kalani, 4) Rajesh Chandradev Rai,

Date of Execution 05/09/2018 Date of Registration 25/09/2018, Reg.No. 9513,

Stamp Duty Rs. 500/- Registration Fee Rs. 100/-

NOTE :- S.No. **81/5**, Constructed Chawls, various Agreement for Sale of Rooms Document Executed & registered.

NOTE :- According to available Computerized Index-II register from the year

2012 To 2017 in S.R.O. KALYAN - 2.

2012, July 2013 To 2015 in S.R.O. KALYAN - 1.

2012 To June 2015 in S.R.O. KALYAN - 3.

2012 in S.R.O. KALYAN - 4.

2012 To June 2016 in S.R.O. KALYAN - 5.

Attached Govt. Fees paid vide Receipt No. 15619,

Search Application No. 6448/2018, dated 09/10/2018

HENCE THIS SEARCH REPORT;

PLACE : KALYAN;

DATE :- 09/10/2018


G. H. JAGTAP
SEARCHER (B.Com.)
1/4, Datta Krupa Niwas, Chawl Soci. Opp. Kala -
Talav, Near Sonali Bldg., Thankarpeda,
Kalyan (W) - 421301. Mob. 9820429462