



CHALLAN
MTR Form Number-6



GRN	MH006745217202223E	BARCODE	Date		23/08/2022-13:29:38	Form ID
Department			Inspector General Of Registration			
Type of Payment			Payer Details			
Search Fee			TAX ID / TAN (If Any)			
Other Items			PAN No.(If Applicable)			
Office Name			Full Name		Kavita Shah	
KLN1_KALYAN NO 1 SUB REGISTRAR						
Location			Flat/Block No.			
THANE			Premises/Building			
Year			Road/Street			
2022-2023 One Time			Area/Locality		THANE	
Account Head Details		Amount In Rs.	Town/City/District			
0030072201 SEARCH FEE		300.00	PIN		4 2 1 3 0 1	
Remarks (If Any)			Survey No 63 Hissa No 4 Wadeghar Kalyan			
Total			Amount In		Three Hundred Rupees Only	
300.00			Words			
Payment Details			FOR USE IN RECEIVING BANK			
IDBI BANK						
Cheque-DD Details			Bank CIN		Ref. No.	
			69103332022082315402		2763018192	
Cheque/DD No.			Bank Date		RBI Date	
			23/08/2022-13:30:30		Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9323545900

संदर्भ चालन "टाइम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा दस्तावेज वापरू नये.

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 301
Tel : 9323545900

Ref: August/2022

DATE: 23/08/2022

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect of property owned by Ketan Mande in respect of Property being and bearing Immoveable Properties being situated and bearing S. No. 63/4 at Village Wadeghar Tal. Kalyan, Dist Thane within the limits of the Kalyan Dombivli Municipal corporation and within the registration District Thane and Sub-District Kalyan(hereinafter referred as the said Plot)

1. I have investigated the title of the said Plot on the request of the developers M/s Nishi Enterprises , a partnership firm

a) DESCRIPTION OF THE PROPERTY

The land bearing the S No. 63 Hissa No. 4 admeasuring area 355 Sq Mtrs of the village Wadheghar Tal Kalyan Dist. Thane, within the limits of Taluka and Sub Registration District Kalyan District and Registration District Thane

b) DESCRIPTION OF THE DOCUMENTS VERIFIED (XEROX COPIES)

- i. 7/12 extracts of the above property
 - ii. Search Report for the years 1993 to 2022 dated 18/02/2022
 - iii. Search Reports for the years 2022 dated 23/08/2022
 - iv. Relevant Mutation Entries in Revenue Form No. 6
 - v. Revenue Form No. 8 A
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property , I am of the Opinion that the title of the M/s Nishi Enterprises , a partnership firm, is clear marketable and without any encumbrances .

Kavita
Sumit Shah

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Kavita Sumit Shah
Date: 2022.08.23
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Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 103
Tel ; 9323545900

Owners of the Land

Ketan Manohar Mande And Ratna Manohar Mande , Area Admeasuring 355 Sq Mtrs

3. The report reflecting the Flow of the title of the owners M/s Nishi Enterprises , a partnership firm, on the said Land is enclosed herewith as annexure

Encl : Annexure

Place : Kalyan
Date : 23/08/2022

**Kavita
Sumit Shah**

Digitally signed by
Kavita Sumit Shah
Date: 2022.08.23
14:55:32 +05'30'

**(Kavita Shah)
Advocate**

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 301
Tel : 9323545900

FLOW OF THE TITLE OF THE SAID LAND

The land Survey No 63/4 of the Village Wadeghar Taluka Kalyan, Dist. Thane admeasuring area 0-03-55 in Hec Aar prati was owned by one Rajesh Bhalerao .

Further the said Shri Rajesh Bhalerao had sold, transferred and conveyed the said Property in favor of Manohar+Madhukar Mande through registered Sale Deed dully registered at the Kalyan-2/5849/2013 dated 01/08/2013 . The said property shows the revenue records respectively.

Further the said Manohar Madhukar Mande. Had expired on 17/01/2021 . Further after his death his wife Ratna Manohar Mande and son Ketan Manohar Mande were brought on records . The said property shows the revenue records respectively.

The said Ratna Manohar Mande and Ketan Manohar Mande are the owners as per the revenue records . The said property shows the revenue records respectively.

Further the said Ratna Manohar Mande and Ketan Manohar Mande have transferred the development rights of the Property in favor the Developers M/s Nishi Enterprises through Registered Development Agreement dated 17/02/2022 dully registered at the registration No 3902/2022 (KYN-2) and has also executed dully registered Power of Attorney dated 17/02/2022 dully registered at the registration No 3903/2022 (KYN-2)

I have obtained search Report for the period of 30 years i.e from 1993 to 2022 (18/02/2022) and had taken 2022 (23/08/2022) search taken by me at the Sub registrar office of Assurances at Kalyan

Place : Kalyan
Date : 23/08/2022

Kavita
Sumit Shah
(Kavita Shah)
Advocate

Digitally signed by
Kavita Sumit Shah
Date: 2022.08.23
14:55:46 +05'30'

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 301
Tel : 9323545900

Date : 23/08/2022

SEARCH REPORT

Ref : Property being situated and bearing S No. 63 Hissa No. 4 at Village Wadeghar, Tal Kalyan.

I have taken search in respect of the above mentioned property for the year 2022 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in . I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION
2022	Transaction

TRANSACTION FOR THE YEAR 2022 : (As Seen From Computer Screen)

Development Agreement at the agreed value of Rs. 1,19,81,000/- and the market value of Rs. 40,10,000/- of the Property being situated and bearing S No. 63 Hissa No. 4 area 355 Sq Mtrs open land at Village Wadeghar, Tal Kalyan.

Vendor : Ketan Manohar Mande
Ratna Manohar Mande
Purchaser : M/s. Nishi Enterprises through Partner
Vilas C Shah
Nilesh V Shah
Bakul V Shah
Date of Execution : 17/02/2022
Date of Registration : 17/02/2022
Registration no. : 3902/2022 (KYN-2)
Stamp duty : 5,99,400/-
Registration fee : 30,000/-

**Kavita
Sumit Shah**

Digitally signed by
Kavita Sumit Shah
Date: 2022.08.23
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Note: Search and entry confirmed from available data on computer from given Site.

Attached Government Fees paid vide Receipt No. MH006745217202223E/2022

HENCE THIS SEARCH REPORT :

Place : KALYAN
Date : 23/08/2022

Kavita
Sumit Shah
Adv Kavita Shah

Digitally signed by
Kavita Sumit Shah
Date: 2022.08.23
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DISCLAIMERS:

- 1) The said Search Report is summary of the contents available on the official website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.igrmaharashtra.gov.in). The report is not based on any personal judgment or opinion of any individual or a professional.
- 2) The above search report is Subject to the sever errors, Availability of the records/ entries/ data/ authentication of data on the website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.igrmaharashtra.gov.in).
- 3) By issuing the present Report, I do not certify the genuineness of the entries made available during the search of the Index II records.

Kavita S. Shah

B.Com , L.L.B. , Int. C.S.
Advocate High Court

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Khadakpada, Kalyan
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Kavita

Sumit Shah

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