



K ASHAR & CO. (Regd.)
Advocates & Solicitors

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J K Ashar
K J Ashar
M A Mody
P M Mody

1107-9 Raheja Centre (11th Floor), Free Press Journal Marg, Nariman Point, Mumbai - 400 021, India.
Tel.: +91-22-6624 9494 Fax : +91-22-6624 9495 Email : mumbai@kasharindia.com

M337c/2790/23

28th July, 2023

Ref. No.:

FORMAT -A
(Circular No. 28/2021)

Date :

To
Maharashtra Real Estate Authority
6th and 7th Floors,
Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051.

Sir,

LEGAL TITLE REPORT

Re.: Title Report in respect of M/s. Mahavir Millennium LLP's right, title and interest in all that piece or parcels of land or ground admeasuring about 991.90 sq. mtrs. or thereabouts as per Property Register Cards and admeasuring 1,208 sq. yds. as per title documents and bearing Plot No. 190, C.T.S Nos. 1108 and 1108/1 to 1108/8 of Village Chembur in Taluka Chembur along with the building structure and garage structures standing thereon.

1. We have investigated the title of the captioned property on the request of M/s. Mahavir Millennium LLP (the Developers), a limited liability partnership (AAA-5554) and having its registered office at Room No. 2, Ground Floor, Building No. 4, Khandari Colony, 2nd Road, Chembur, Mumbai - 400 071, who have acquired development rights with the ultimate right of sale from Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust (the Trust), based on the following details/documents furnished to us :-

(a) **Description of the Property**

All that piece or parcels of land or ground admeasuring about 991.90 sq. mtrs. or thereabouts as per Property Register Cards and admeasuring 1,208 sq. yds. or thereabouts as per title documents and bearing Plot No. 190, C.T.S Nos. 1108 and 1108/1 to 1108/8 of Village Chembur in Taluka Chembur along with the building structure and garage structures standing thereon and bounded as follows :

on or towards North : Plot No. 189/C.T.S No. 1107;
on or towards South : Plot No. 191/C.T.S No. 1109;
on or towards East : C.T.S Nos. 1106, 1104, 1103 and 1122; and
on or towards West : Ghakopar Mahul Road.

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(b) **The documents of allotment of the said Plot**

We have been provided for our inspection, the photostat copies of the following documents:-

- (i) Indenture dated 31st January, 1959 executed between (1) (i) Shri Virji Devshi, (ii) Jadavji Pragji and (iii) Shri Hirji Vasantiji, (2) Lilawatibai Naranji Dayal, (3) Narandas K. Shahani and (4) (i) Hashmatrai Himathmal Mansukhani, (ii) Chellaram Teckchand Mansukhani and (iii) Kishinchand Thadomal Shahani, as trustees of the Trust known as "Lilaram Duhilanomal Sadarangani Amil Dharmada Trust";
- (ii) Agreement of Lease dated 14th February, 1961 executed between Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada (Religious and Charitable) Trust and The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust;
- (iii) 9 (nine) separate Sanads for Building Sites for land bearing C.T.S. Nos. 1108 and 1108/1 to 1108/8 of Village Chembur;
- (iv) Memorandum of Understanding dated 6th February, 2012 executed between Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust, Thadomal Mushtakram and Jotsing Thadomal Shahani Trust and M/s. Mahavir Millenium L.L.P;
- (v) Application No. J-4/97/2012 filed by Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust before the Joint Charity Commissioner Maharashtra State under Section 36 (1) (a) of the Bombay Public Trusts Act, 1950;
- (vi) Order and Judgment dated 4th December, 2012 of the Joint Charity Commissioner, Maharashtra State in the Application No. J-4/97/2012 filed by Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust;
- (vii) Development Agreement dated 31st December, 2012 executed between (i) Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust, (ii) The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust and (iii) Mahavir Millenium L.L.P;
- (viii) Power of Attorney dated 4th May, 2013 executed between trustees (i) Shri Kishore Shahani, (ii) Shri Kishu Mansukhani and (iii) Smt. Anjula Mansukhani of Dewan

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Lilaram Duhilanomal Sadarangani Amil Dharmada Trust and trustees (i) Shri Narain K. Shahani, (ii) Smt. Saroj N. Shahani, (iii) Shri Kishore Shahani, (iv) Smt. Maya K. Shahani and (v) Shri Akhil K. Shahani of The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust in favour of Shri Dhiren M. Gala and Mr. Kiran M. Shahe, authorized representatives of Mahavir Millenium L.L.P;

- (ix) Order dated 25th May, 2015 issued by Dy. Director of Land Records, Konkan Division, Mumbai;
- (x) Property Register Cards in respect of land bearing C.T.S. Nos. 1108 and 1108/1 to 1108/8 of Village Chembur inter alia reflecting the name of Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust; and
- (xi) Application No. 02 of 2023 filed by Mr. R. Sankaranarayanan & Ors. against Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust before the Hon'ble Charity Commissioner, Maharashtra State, Mumbai.

(c) **7/12 Extracts or Property Register Card**

On perusal of the Property Register Cards in respect of lands bearing C.T.S Nos. 1108 and 1108/1 to 1108/8 of Village Chembur, we observe that the same is presently categorized as "C" and the name of Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust is reflected as the holder in the holder column.

(d) **Search Reports**

Search Report of our Search Clerk Shri Ganesh Gawde, who has obtained necessary searches from records of Sub Registrar of Assurances at Mumbai, Bandra, Chembur and Kurla -1 to 4 Office for years 1994 to 2023 (30 years).

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the captioned property, and on the basis of and subject to what is stated in our Title Certificate bearing Ref. No. M337c/2789/23 dated 28th July, 2023, we are of the opinion that the title of the Developers to the captioned property is clear and marketable subject to the what is mentioned in the said Title Certificate.

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Ref. No.:

M337c/2789/23

Date :

28th July, 2023

TO WHOMSOEVER IT MAY CONCERN

Re.: Title Report in respect of M/s. Mahavir Millennium LLP's right, title and interest in all that piece or parcels of land or ground admeasuring about 991.90 sq. mtrs. or thereabouts as per Property Register Cards and admeasuring 1,208 sq. yds. equivalent to 1,010.04 sq. mtrs. or thereabouts as per title documents bearing Plot No. 190, C.T.S Nos. 1108 and 1108/1 to 1108/8 of Village Chembur in Taluka Chembur along with the building structure and garage structures standing thereon.

1. We have investigated the title of M/s. Mahavir Millennium LLP (the Developer), a limited liability partnership (AAA-5554) and having its registered office at Room No. 2, Ground Floor, Building No. 4, Khandari Colony, 2nd Road, Chembur, Mumbai – 400 071, who have acquired development rights with the ultimate right of sale from Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada Trust (the Trust), and on perusal of the documents provided to us, we observe as under as under:
 - A. Flow of Title
 - 2.1 By a Deed of Declaration of a Charitable Trust dated 3rd April, 1945 executed by one Shri Pessumal Lilaram Khudabadi Amil, therein and hereinafter referred to as "Settlor", the Settlor being actuated by pious and charitable intentions settled a sum of Rs. 10,000/- and appointed himself as the sole trustee of Trust now known as "Dewan Lilaram Duhilanomal Sadarangani Amil Dharmada (Religious and Charitable) Trust", hereinafter referred to as "the Trust" subject to the powers, provisions and declarations mentioned therein.
 - 2.2 The said Pessumal Lilaram Khudabadi Amil died leaving behind his Last Will and Testament dated 4th February, 1946, whereby he nominated amongst others (i) Shri Hashmatrai Himatlal Mansukhani, (ii) Shri Chelaram Teckchand Mansukhani and (iii) Shri Kishinchand Thadomal Shahani to act as the trustees of the Trust.
 - 2.3 The names of the said Hashmatrai Himatlal Mansukhani, the said Chelaram Teckchand Mansukhani and the said Kishinchand Thadomal Shahani were deleted from Register of Public Trust vide C.R. 495/68 and therefore, the said Hashmatrai Himatlal Mansukhani, the said Chelaram Teckchand

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Mansukhani and the said Kishinchand Thadomal Shahani filed a Suit in the Hon'ble Bombay City Civil Court being Suit No. 1400 of 1958 inter alia for deleting clause 12 of the said Trust Deed dated 3rd April, 1945 and being re-appointed as the trustees of the Trust. Vide Order dated 13th August, 1958 passed in the said Suit, clause 12 of the said Trust Deed dated 3rd April, 1945 was deleted and the said Hashmatrai Himatlal Mansukhani, the said Chelaram Teckchand Mansukhani and the said Kishinchand Thadomal Shahani were re-appointed as the trustees of the Trust and the same being reflected in Change Report bearing vide C.R 866/65 & C.R 495/68 on 18th June, 1965 and 24th June, 1968 respectively.

- 2.4 By an Indenture dated 31st January, 1959 executed between (1) Virji Devshi, (2) Jadavji Pragji, and (3) Hirji Vasantji, therein collectively referred to as "the Vendors" of One Part, Lilavatibai Naranji Dayal, therein referred to as "the First Confirming Party" of the Second Part, Narandas K. Shahani, therein referred to as "the Second Confirming Party" of the Third Part and (1) Shri Hashmatrai Himathmal Mansukhani, (2) Shri Chelaram Teckchand Mansukhani and (3) Shri Kishinchand Thadomal Shahani, all being the trustees of the Trust, therein referred to as "the Purchasers" of the Fourth Part, the said Narandas K. Shahani, on behalf of the Trust paid an amount of Rs. 1,000/- (Rupees One Thousand only) to the said Virji Devshi & 2 Ors. and the said Hashmatrai Himathmal Mansukhani & 2 being the trustees of the said Trust paid an amount of Rs. 11,231/- (Rupees Eleven Thousand Two Hundred Thirty One only) to the said Virji Devshi & 2 Ors. and the said Virji Devshi & 2 Ors. therein granted, sold, assigned, released, conveyed and assured unto the trustees of the Trust therein all that pieces and parcels of vacant government land or ground situate lying and being at Chembur in the Registration Sub-District of Bandra, District Bombay Suburban admeasuring 1,208 sq. yds. or thereabouts being Plot No. 190 of the Suburban Scheme No. III, Chembur, hereinafter referred to as "the said Plot" together with all the singular house, house edifices, building, standing thereon and more particularly described in the Schedule thereunder written, on terms and conditions stated therein. The Indenture dated 31st January, 1959 is registered with the Sub-Registrar of Assurances at Bombay (Mumbai) under Serial No. BOM/797/1959 of Book 1 on 16th February, 1959.

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- 2.5 Accordingly, the Trust became the owner of all that piece or parcel of plot of land or ground lying and being at Ghatkopar, Mahul Road, Chembur admeasuring approximately 1,208 sq. yds. or thereabouts or thereabouts being Plot No. 190 and now bearing C.T.S No. 1108 and 1108/1 to 8 of Village Chembur viz. the said Plot together with the building of ground plus three upper floors and garage structures. The said Plot and the building and garage structures constructed therein are hereinafter collectively referred to as "the said Property".
- 2.6 By and under an Agreement of Lease dated 14th February, 1961 executed between the Trust, therein referred to as "the Lessors" as Party of the One Part and The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust, therein referred to as "the Lessee" but hereinafter referred to as "the Lessee Trust" as Party of the Other Part, the Trust herein demised unto The Thadomal Mushtakram and Jotsing Thadomal Shahani Trust all that piece or parcel of unbuilt open plot of land admeasuring 718 sq. yds. on the rear portion of the said Plot, hereinafter referred to as "the Leased Plot" with the permission to construct building structures standing thereon, for a term of 99 years commencing 16th December, 1960 and at a yearly rent of Rs. 539/- (Rupees Five Hundred and Thirty Nine only) and on terms and conditions therein stated. Pursuant to lease granted by the Trust, the Lessee Trust constructed building structure on the Leased Plot and the building structure is fully occupied by occupants/tenants who are in possession of the building.
- 2.7 Thereafter, 9 (nine) separate Sanads for Building Sites were issued in favour of the trustees of the Trust by the Government of Bombay through the Collector, B.S.D in respect of pieces of land bearing C.T. S. Nos. 1108, 1108/1 to 1108/8 of Village Chembur and aggregating to 991.9 sq. mtrs., whereby perpetual right of occupation was granted to the trustees of the Trust in respect of the said pieces of land and structures comprised in the said 9 (nine) Sanads. Accordingly, the names of the trustees of the Trust were mutated in the Property Register Cards. Subsequently, upon an application dated 27th July, 1972 and Resolution dated 6th June, 1972, the name of the Trust was mutated in the aforesaid Property Register Cards on 7th July, 1973 and the names of the trustees of the Trust were deleted.

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- 2.8 The said Plot was an agricultural land and upon an application made by the Trust, the Sub-Divisional Office, Mumbai Suburban vide Order bearing Ref. No. 1566/20.9.58 dated 29th December, 1979 granted its permission to use the said Plot as non-agricultural land on terms and conditions.
- 2.9 The trustees have the power to sell the said Property under clause of 40 of Deed of Declaration of a Charitable Trust dated 3rd April, 1945 and after considering all the relevant factors and in particular safeguarding the interest of the Trust, the then trustees were desirous of alienating and selling and/or developing the said Property to the interested purchasers subject to leasehold rights of the Lessee Trust, the monthly tenants/occupants and the sanction of the Charity Commissioner under Section 36 of the Bombay Public Trust Act, 1950 and a resolution to that effect was passed by the then trustees of the Trust on 2nd December, 2011.
- 2.10 The Trust hence published Public Notices in two newspapers (1) "The Asian Age" in English in its Edition dated 13th December, 2011 and (2) "Tarun Bharat" in Marathi in its Edition also dated 13th December, 2011, inviting offers for sale of the right title and interest of the Trust in the said Property on the general terms and conditions prepared by the Trust. Immediately, thereafter, the offerors were invited to bid amongst themselves and increase their offers if they so desired. Bidding was accordingly conducted.
- 2.11 Pursuant to the said Public Notice dated 13th December, 2011, published in the newspapers, the Trust received offers from the public at large for the sale of the said Property.
- 2.12 After considering the offers received by the Trust, the then trustees of the Trust in the meeting held on 25th January, 2012 accepted the highest offer of Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lacs only) offered by M/s. Mahavir Millennium LLP, hereinafter referred to as "the Developers" and accordingly, the then trustees of the Trust unanimously passed a resolution to sell the said Property to the Developers on "as is where is basis", for the total agreed consideration of Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lacs only).
- 2.13 Pursuant to the offer of the Developers, a Memorandum of Understanding dated 6th February, 2012 was executed between the Trust, therein referred to as "the Vendors" of the First Part, the Lessee Trust, therein referred to as "the Confirming Party" of the Second Part and the Developers, therein referred to as "the Purchasers" of the Third Part, for a consideration of sum of Rs. 80,00,000/-

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(Rupees Eighty Lacs only) payable to the Trust and a sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only) payable to the Lessee Trust in the manner set out therein, the Trust agreed to sell, transfer, assign convey, assure and release their rights in the said Property on "as is where is basis" with the Lessee Trust agreeing to relinquish and assign their leasehold rights and unto the Developers in respect of the Leased Plot along with structure constructed thereon and execute the requisite Conveyance Deed/Development Agreement in favour of the Developers, on terms and conditions stated therein.

2.14 Thereafter, the Trust made an application being Application No. J-4/97/2012 to the Charity Commissioner, Maharashtra State, Mumbai for permission under Section 36(1) (a) of the Bombay Public Trusts Act, 1950 to alienate the said Property to the Developers in accordance with the terms of the said Memorandum of Understanding dated 6th February, 2012. The Charity Commissioner, Maharashtra State, Mumbai by its Order dated 4th December, 2012 accorded its sanction to sell the said Property on "as is where is basis" to the Developers and/or their nominee or nominees for total consideration of Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lacs only) on terms and conditions mentioned in Memorandum of Understanding dated 6th February, 2012 and on terms and conditions stated therein.

2.15 Subsequently, by and under a Development Agreement dated 31st December, 2012 executed between the Trust, through its then trustees (i) Shri Kishore Shahani, (ii) Shri Kishu Mansukhani and (iii) Smt. Anjula Mansukhani, therein referred to as "the Trust" of the First Part, the Lessee Trust, therein referred to as "the Confirming Party" of the Second Part and the Developers herein, therein also referred to as "the Developers" of the Third Part, on the receipt of the entire consideration of Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lacs only) in manner stated therein, the Trust granted in favour of the Developers the sole, exclusive irrevocable development rights in respect of the said Property being all that piece or parcel of plot of land or ground admeasuring approximately admeasuring 1,208 sq. yds. or thereabouts bearing Plot No. 190, C.T.S Nos. 1108 and 1108/1 to 8 of Village Chembur including the reversionary rights in respect of the said Leased Plot and also the Trust's right, title, interest and benefits in the building and garage structures standing thereon and the Lessee Trust relinquished, surrendered and assigned all its leasehold right,

title and interest in the Leased Plot together with building standing thereon and occupied by monthly tenants, subject to rights of the monthly/tenants in favour of the Developers and as more particularly described in the Schedule thereunder written with ultimate purpose of conveying and transferring the Trust's and the Lessee Trust's right, title and interest in the said Property and the Leased Plot respectively unto and in favour of the Developers, on terms and conditions stated therein. The Development Agreement dated 31st December, 2012 is registered with the Sub-Registrar of Assurances at Kurla under Serial No. KRL-1/4031/2013 on 6th May, 2013.

- 2.16 The then trustees of the Trust have also executed and registered a Power of Attorney dated 4th May, 2013 in favour of Mr. Dhiren M. Gala and Mr. Kiran M. Shah, the authorized representatives of the Developers to do various deeds, acts and things joint and severally in respect of development the said Property, including authorizing them to execute Conveyance/ Deed of Transfer/Assignment or assurances in favour of the Developers or their nominees, including an organization to be formed of all the flat purchasers in the proposed buildings to be constructed on the said Plot.

B. Property Register Card

The Property Register Cards in respect of the said Plot inadvertently reflected and recorded the tenure of the said Plot as "B-1" instead of "C" and accordingly, an application was filed by the Trust for correction of the tenure and an Order dated 31st July, 2014 was passed by the District Collector rejecting the application. Thereafter, a Revision Application No. 15/2015 was filed by the Trust before the Deputy Director of Land Records and thereafter, by an Order dated 25th May, 2015, the Deputy Director of Land Records allowed the Application of the Trust and directed the City Survey Office to record the change of the tenure of the said Plot from B-1 to C.

From perusal of the Property Register Cards issued in respect of the said Plot, the area of the said Plot admeasures in aggregate 991.90 sq. mtrs. and as per the title documents the area of the said Plot admeasures admeasuring about 1,208 sq. yds. or thereabouts. Necessary steps be taken by the Developers to ascertain the correct area and rectify the same in the Property Register Cards.

C. Approvals

- (i) As per Development Plan Remark 2034 issued by Municipal Corporation of Greater Mumbai, the said Land falls under Residential Zone.

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- (ii) Upon an application made by the Trust along with the Lessee Trust to the Municipal Corporation of Greater Mumbai for development of the said Plot along with the adjoining land bearing C.T.S Nos. 1109, 1109/1 to 1109/13 of Village Chembur, Municipal Corporation of Greater Mumbai issued its Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act under Ref. No. P-8546/2021/(1108 And Other)/M/W/Ward/CHEMBUR-W/337/1/New dated 1st August, 2022 approving the plans and a Commencement Certificate dated 21st March, 2023 is issued by Municipal Corporation of Greater Mumbai

D. Litigations

(a) **Small Causes Court**

The Trust along with the Developers have filed eviction Suit bearing no. R. A. E. Suit No. 264 of 2021 before the Hon'ble Small Causes Court against Usha Punwani for eviction on the ground of requirement of the premises occupied by her for demolition as per provisions of Section 16(1)(i) of the Maharashtra Rent Control Act, 1999. The said Suit is pending before the Hon'ble Small Causes Court.

(b) **Charity Commissioner**

Mr. R. Sankaranarayan, (ii) Mr. Pravin M. Bhalla and (iii) Mr. Rohindas A. Sawant filed an Application No. 02 of 2023 before the Hon'ble Charity Commissioner, Maharashtra State in the matter of Section 36 (2) of the Maharashtra Public Trusts Act, 1950 inter (a) for revocation of sanction accorded by order and judgment dated 4th December, 2012 allowing Application No. J-4/97/2012 on the ground that such sanction was obtained by fraud or misrepresentation made to the Joint Charity Commissioner and directing the trustees to take such steps for recovery of the property, (b) direct the Executive Engineer, M.C.G.M, B.P. (E.S), Vikhroli West to withhold the operation of the IOD. The said Application is pending for hearing.

E. Search at Sub-Registrar

We have through our Search Clerk Shri Ganesh Gawde obtained necessary searches form records of Sub Registrar of Assurances at Mumbai, Bandra, Chembur and Kurla -1 to 4 Office for years 1994 to 2023 (30 years). A copy of the Search Report is annexed at Annexure '2' hereto.

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F. Public Notice

We have on 14th July, 2023 published a Public Notice in the editions of Free Press Journal and Navshakti inviting claims in respect of the said Property. We have not received any claims/objections in respect thereof.

G. Disclaimer/Qualifications

- (i) We express no views with regards to technical due diligence as regards the requisite building permissions and development potential in respect of the said Property and assume the Developers shall obtain the same separately before commencing any development work on the said Property;
 - (ii) We have not independently verified the area of the said Land and have referred to and retained the admeasurements in square yards and square meters as reflected in the various documents.
 - (iii) We express no views with regards the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us in photocopies.
3. Based on the above stated, we hereby certify that the title of the Developers being entitled to develop the said Property under registered Development Agreement dated 31st December, 2012 is clear, marketable and free from encumbrances.
4. In no circumstances, our liability, if any, in connection with issuance of this Title Certificate exceed the professional fees paid by the Developers to us.

Encl.: as above.

Yours truly,
P. Uday
for K Kumar Rao.



GRN	MH005804750202324P	BARCODE	[Barcode Image]						Date	27/07/2023-13:05:37			Form ID													
Department Inspector General Of Registration									Payer Details																	
Search Fee									TAX ID / TAN (If Any)																	
Type of Payment Other Items									PAN No.(If Applicable)																	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1									Full Name				GANESH GAWDE													
Location MUMBAI																										
Year 2023-2024 From 01/01/1994 To 31/12/2001									Flat/Block No.				32/13 MATRUSMRUTI CHSL													
Account Head Details						Amount In Rs.			Premises/Building																	
0030072201 SEARCH FEE						200.00			Road/Street				L T NAGAR ROAD NO 2													
									Area/Locality				GOREGAON WEST													
									Town/City/District																	
									PIN						4		0		0		1		0		4	
									Remarks (If Any) VILLAGE - CHEMBUR CTS NO - 1108																	
									Amount In		Two Hundred Rupees Only															
Total						200.00			Words																	
Payment Details SBIEPAY PAYMENT GATEWAY									FOR USE IN RECEIVING BANK																	
Cheque-DD Details									Bank CIN		Ref. No.		10000502023072702954				4609991625527									
Cheque/DD No.									Bank Date		RBI Date		27/07/2023-13:05:45				Not Verified with RBI									
Name of Bank									Bank-Branch				SBIEPAY PAYMENT GATEWAY													
Name of Branch									Scroll No. , Date				Not Verified with Scroll													

Department ID :

Mobile No. : 9820398708

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 पॅर्मेट' मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता घ्याच्या दस्तांसाठी लागू नाही.

MH005335923202324P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Jul 2023	Receipt	Receipt no.: 1112993853
	Name of the Applicant :	Ganesh Yashwant Gawde
	Details of property of which document has to be searched :	Dist :Mumbai Sub-urban District Village :Chembur S.No/CTS No/G.No. : 1108
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH005335923202324P		
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 '.		