



Ajeet Singh & Associates

(Advocates & Legal Consultants)

Ajeet V. Singh

B.Com., LL.B.
ADVOCATE HIGH COURT

Office No. 16/17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614.
Tel.: 27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242632 E-mail : ajeet_advocate@yahoo.co.in

Date: 8th May 2023

FORMAT - A [CIRCULAR:-28/2021]

To,
The Competent Authority
Under MahaRERA

TO WHOMSOEVER IT MAY CONCERN

***LEGAL TITLE CERTIFICATE WITH SEARCH REPORT
AS ON 5th MAY 2023 AS PER MahaRERA***

**REF.: NON AGRICULTURAL LAND BEARING PLOT NO.44, 45 46,
47,48, 49 OF SURVEY NO. 36+37+39, HISSA NO. 0,
CORRESPONDING TO KHOPOLI CTS NO.2719+2723+2749, LYING
AND BEING AT VILLAGE VIHARI, TALUKA - KHALAPUR, DISTRICT
RAIGAD.**

We have investigated the Title of said plot on the request of **PRISHTI VENTURE PRIVATE LIMITED** through its Director **SHRI. MANSUKH TEJABHAI TIMBADIA**, an adult, Indian Inhabitant, having its registered office at Office No 708, A- Wing, Hermes Atrium, Plot No-57, Sector No- 11, C.B.D. Belapur, Navi Mumbai - 400 614, Tal. & Dist. Thane, Maharashtra, have to State as follows:

DESCRIPTION OF LAND :

Non Agricultural Land bearing Plot Nos.44, 45, 46, 47, 48, 49 of Survey No.36+37+39, corresponding to Khopoli CTS No. 2719+2723+2749, Part Portion of same admeasuring area 3110 sq.mtr. or thereabouts, construction area approved 7558.496 sq.mtr. built-up lying and being at Village Vihari, Taluka - Khalapur, District Raigad within the limits of Khopoli Municipal Council and within the limits of Sub Registration Division and Taluka Khalapur & Karjat.

BRIEF HISTORY OF PLOTS & DOCUMENTS:

{i} The lands bearing Survey No. 36, 37 & 39 were given C.T.S. No. 2719, 2723 & 2749 situated at Village Vihari, Taluka - Khalapur, Dist- Raigad were originally converted into Ninety Eight [98] Sub Plots total admeasuring area thereabouts 67113 sq.mtrs. as per approval of Layout & N. A. Order No. Masha/LAN/SR/7604 dtd. 21st July 1986 passed by

.... Continued

Collector, Raigad/Alibag (hereinafter referred to as "the said Original NA permission"), the properties under report are the Non-Agricultural plots of land in the said scheme [As Per Mutation Entry No. 435]. The aforesaid Property had been purchased acquired by the Present Owner/Promoter **PRISHTI VENTURE PRIVATE LIMITED** under Three [03] Separate Sale Deed as under:

(ii) **FIRST SALE DEED** dtd. 27th April 2011 executed between **M/S. HILL VIEW RESORT CO-OP. HOUSING SOCIETY LTD. (Proposed)** through its Chief Promoters **RADHEYSHYAM SAVARMAL BANKA** through Constituted Attorney **MR. HEMANT BENIPRASAD PARSHURAMPURIA**, the Vendor AND **PRISHTI VENTURE PRIVATE LIMITED**, the Purchasers of Old N. A. Plot No.1 to 48, collectively adm. 19580.33 sq.mtrs., registered under Registration Sr. No.1675/2011 dtd.27th April 2011. [As Per Mutation Entry No. 469].

(iii) **SECOND SALE DEED** dtd.27th April 2011 executed between **M/S. PARASRAMPURIA CO-OP. HOUSING SOCIETY LTD. (Proposed)** through **MR. HEMANT BENIPRASAD PARSHURAMPURIA**, the Vendor AND **PRISHTI VENTURE PRIVATE LIMITED**, the Purchasers for Old N. A. Plot No. 49 to 96, Collectively adm. 25376.07 sq.mtrs., registered under Registration Sr. No.1674/2011 dtd.27th April 2011 [As Per Mutation Entry No. 467].

(iv) **THIRD SALE DEED** dtd.27th April 2011 executed between **M/S. PARASRAMPURIA CO-OP. HOUSING SOCIETY LTD. (Proposed)** AND **M/S. HILL VIEW RESORT CO-OP. HOUSING SOCIETY LTD. (Proposed)**, the Vendors AND **PRISHTI VENTURE PRIVATE LIMITED**, the Purchasers for Old N. A. Plot No.97 & 98, Collectively adm.22156.10 sq.mtrs., registered under Registration Sr. No.1685/2011 [dated 27th April 2011 [As Per Mutation Entry No. 468].

(v) The name of Purchasers **PRISHTI VENTURE PRIVATE LIMITED** of aforesaid Property recorded to the Revenue Record & 7/12 Extract issued for the same

(vi) **N. A PERMISSION/N.A. ORDER :**

The present owner has got revised original layout plan dated 21st July 1986 as per New Submitted Revised/Amended Layout Plan to Collector Raigad Alibag. The Collector of Raigad had Sanctioned & Approved the New Revised /Amended Layout Plan and granted New N. A Permission vide under his Order bearing No.MASHA/LNA1(B)/PRA.KRA.110/2011 dtd.29th May 2014

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(Herein after referred to as **"The Revised NA Permission"**) and as per the said Revised N. A. Permission, the total land area is admeasuring about **67130 Sq. Mtrs.** instead of **67113 sq mtrs (Total area mentioned in Old Record Due to Clerical Mistake)** of Vihari Village **Survey No.36,37,39** corresponding to **CTS No. 2719, 2723 & 2749** are divided into Fifty [50] Nos. of independent N. A plot for residential purpose use and Four [04] Others Plots for Open Spaces [Garden Area] in Two Parts, Internal Roads & D.P. Plot Reserved for Road (Herein after referred to as **"The Said Property"**) and the same are recorded in the name of **M/S. PRISHTI VENTURE PRIVATE LIMITED** in the revenue records of Vihari Village Tal.Khalapur, Dist. Raigad as a owner thereof **[As Per Mutation Entry No. 493]**.

(vii) The aforesaid subjected **Plot No.44, adm. 1380 sq.mtr., Plot No. 45, adm. 360 sq.mtr., Plot No.46, adm. 265 sq.mtr., Plot No.47, adm. 260 sq.mtr., Plot No. 48, adm. 385 sq. mtr., Plot No. 49, adm. 460 sq. mtr., collectively adm.3110 sq. mtr.** are part of the said bigger portion of property and approved layout and N.A. Order passed by the District Collector, Raigad, Maharashtra bearing No. **MASHA/LNA1(B)/PRA.KRA.110/2011 dated: 29th May 2014**

(viii) DEVELOPMENT PERMISSION & COMMENCEMENT CERTIFICATE

The Owners/Builders **M/S. PRISHTI VENTURE PRIVATE LIMITED** have undertaken the development of said **Six [06] N. A. Plots bearing No. 44, 45, 46, 47, 48, 49** of Survey No. 36+37+39 Corresponding to Khopoli CTS Number 2719 + 2723 + 2749, Collectively admeasuring area **3110 sq. mtr., lying and being at Village Vihari, Taluka - Khalapur, District Raigad within the limits of Khopoli Municipal Council and within the limits of Sub Registration Division and Taluka Khalapur** and Owner/Promoters have amalgamated the area of said Six [06] N.A. Plots and applied through their Architects to obtain amended approval of the Stilt/Parking, Common Toilet, Driver Room, Society Office on Ground Floor and Seven [07] Upper Floors of Proposed Building/s Plans, Specification & Development Permissions from the Chief Officer of Khopoli Municipal Council to Construct the Five [05] Wings by keeping the specifications & dimensions of construction commenced buildings Known as **"ANANTA" ["A" to "E" Wing]**, Residential Building Consist of **One Hundred Forty Seven [147] Numbers of Flat/Unit**, from the Chief Officer and Town Planner of Khopoli Municipal Council has approved the Building/s Plan and granted the Development Permission & Commencement Certificate issued vide bearing **Ref. No. KMC /T.P/BAP /4554 dtd.31st March 2023.**

[Handwritten signature]

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{xi} **SEARCH REPORT :**

(a) We have gone through and perused the aforesaid title documents related to the said Plot of Lands and also search taken through **MR. VISHWAS J. DAWARE [SEARCH CLERK]** for the period **Year 1981 to 2017 [DTD. 27th July 2017]** in the **Office of Concerned Sub Registrar of Assurance Karjat & Khalapur** and made the payment of Government Fees to that effect, Copy of Search Report enclosed herewith.

(b) We have gone through and perused the aforesaid title documents related to the said plots and also search taken through **MR. VIVEK THAKUR [Search Clerk]** for the period **Year 1994 to 2023 [DTD. 5th May 2023]** in the **Office of Concerned Sub Registrar of Assurance Karjat & Khalapur** and made the payment of Government Fees to that effect, "Copy of Search Report enclosed herewith".

While search its found that there is no document executed and/or registered about the Lease, License, Sale, Mortgage of said Plot of Land/N. A. Plots in favour of any other party except the document herein perused by us. The Copy of Search Note & Payment Receipt for Title Advocate enclosed herewith to Support our Title Certificate issued pertaining to Title of said Plots of Land.

WE HAVE PERUSED FOLLOWING TITLE DOCUMENTS:

Sr. No.	Particulars of Documents	Verified Xerox /Original
1	Subjected Property title related Mutation Entry bearing No. 435, 441, 444, 445, 461, 467, 468, 469 & 493 of Survey No. 36+37+39, Corresponding to Khopoli CTS Number 2719 + 2723 + 2749	Original
2.	FIRST SALE DEED dtd. 27 th April 2011 executed between M/S. HILL VIEW RESORT CO-OP. HOUSING SOCIETY LTD. (Proposed), the Vendor AND PRISHTI VENTURE PRIVATE LIMITED, the Purchasers for Old N. A. Plot No. 1 to 48, Collectively adm. 19580.33 sq. mtrs., registered under Registration Sr. No. 1675/2011, Mutation Entry No. 469.	True Copy

Ajeet Singh
Adv

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3.	SECOND SALE DEED dtd. 27th April 2011 executed between M/S. PARASRAMPURIA CO-OP. HOUSING SOCIETY LTD. (Proposed), the Vendor AND PRISHTI VENTURE PRIVATE LIMITED, the Purchasers for Old N. A. Plot No. 49 to 96, Collectively adm. 25376.07 sq.mtrs., registered under Registration Sr. No. 1674 /2011, Mutation Entry No. 467	True Copy
4.	THIRD SALE DEED dtd. 27th April 2011 executed between M/S. PARASRAMPURIA CO-OP. HOUSING SOCIETY LTD. (Proposed) AND M/S. HILL VIEW RESORT CO-OP. HOUSING SOCIETY LTD. (Proposed), the Vendors AND PRISHTI VENTURE PRIVATE LIMITED, the Purchasers for Old N. A. Plot No. 97 to 98, Collectively adm.22156.10 sq.mtrs., registered under Registration Sr. No. 1685/2011, Mutation Entry No. 468.	True Copy
5.	7/12 Extract & Property Card of Land bearing N. A. Plot No. 44, 45, 46, 47, 48, 49	Original
6.	Approved Layout of said Land	Original
7.	Approved Building Plan & Commencement Certificate issued by The Chief Officer & Town Planner of Khopoli Municipal Council passed Ref. No.KMC/T.P/BAP/4554 dtd. 31 st March 2023 for Construction Residential Building on Plot No. 44, 45, 46, 47, 48, 49 of Revenue Village Vihari, Taluka Khalapur, District Raigad	Original

As per combine search taken It's observed by us that the title of aforesaid N.A. Plot No. 44, 45, 46, 47, 48, 49 with **PRISHTI VENTURE PRIVATE LIMITED, [the Land Owner and the Promoters]** is marketable & free from reasonable doubts and further mentioned Plots are free from all encumbrances, Mortgages, charges and/or claims and the same can be developed by constructing building thereon as per approved plan & layout by Khopoli Municipal Council and further Builders/Developers may allot, sell the flat of building to any of the prospective purchaser as per terms & conditions of The MOF Act and The Real Estate [Regulation and Development Act, 2016 alongwith Maharashtra Rules and Regulations, 2017.

THE LAND OWNER AND THE PROMOTERS :

PRISHTI VENTURE PRIVATE LIMITED through its Directors **SHRI. MANSUKH TEJABHAI TIMBADIA & MR. RUSHISH MANSUKH TIMBADIA**, as the Promoters of said plots



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THE SCHEDULE ABOVE REFERRED TO

ALL THOSE Piece Or Parcels of Non Agricultural Land bearing Plot No. 44, 45, 46, 47, 48, 49, being City Survey No.2719+2723+2749/19, Collectively adm. 3110 sq.mtr. or thereabouts construction area building permitted adm. 7558.496 sq.mtr. built-up, building known as "ANANTA" ["A" to "E" Wing], consist of Stilt + Seven [07] Upper Floor, Plot area being the portion larger plot of land of Vihari Village Survey No.36+37+39 Corresponding to Khopoli Municipal C.T.S. No. 2719+2723+2749 hereditaments, lying and being at Village Vihari, Taluka- Khalapur, District Raigad, Situated within the Limits of Khopoli Municipal Council and within the Limits of Sub Registration Division and Taluka Khalapur & Karjat and bounded as follows

THAT IS TO SAY:

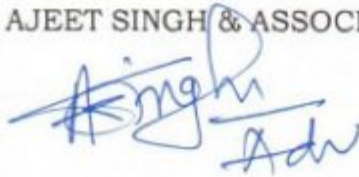
On or towards NORTH : 12 mtr wide Internal Road & Nalha

On or towards SOUTH : Nalha,

On or towards EAST : Nalha,

On or towards WEST : Sub Plot No- 2719+2723+2749/20

FOR AJEET SINGH & ASSOCIATES



Ajeet V. Singh

B. Com., L.L.B.
Advocate High Court
Reg. No. MAH/1522/1993
16/17, 1st Floor, Sai Chamber, Sector-11,
Plot No. 44, C.B.D. Belapur,
Navi Mumbai - 400 614. Ph. No. 27576142

ENCL. : (i) Search Report taken through MR. VISHWAS J. DAWARE

for a Period Year 1981 to 2017

(ii) Search Report taken through MR. VIVEK THAKUR

for a Period Year 1994 to 2023



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(Advocates & Legal Consultants)

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B.Com., LL.B.
ADVOCATE HIGH COURT

Office No. 16/17 & 54, 1st floor, Sai Chamber, Plot No. 44, Sector 11, CBD Belapur, Navi Mumbai - 400 614.
Tel.: 27576142 Mob.: 9820523077 / 9820459724 Fax No. 022 40242632 E-mail : ajeet_advocate@yahoo.co.in

Date: 8th May 2023

FORMAT - A [CIRCULAR:-28/2021]

FLOW OF THE TITLE OF THE PLOT

Search Report for a Period **Year 1994 to 2023 i.e. Thirty [30] Years** [i.e. Since its agreements of Land/Plots from Owners] of Non Agricultural Land bearing Plot Nos.44, 45, 46, 47, 48, 49 of Survey No.36+37+39, corresponding to Khopoli CTS No. 2719+2723+2749, Part Portion of same admeasuring area 3110 sq.mtr. or thereabouts, construction area approved 7558.496 sq.mtr. built-up lying and being at Village Vihari, Taluka - Khalapur, District Raigad within the limits of Khopoli Municipal Council and within the limits of Sub Registration Division and Taluka Khalapur & Karjat in the Office of Concerned Sub Registrar of Assurance i.e. Karjat & Khalapur, Dist. Raigad and made the payment of Government Fees to that effect. Government Search Fees Deposited as per Receipt.

1. We have searched the records in Office of Sub Registrar Office of Karjat & Khalapur which were available to us.
2. Computerised Index are not properly maintained in Sub Registrar Office at Karjat & Khalapur.

SEARCH REPORT

TRANSACTION [Sub Registrar, Karjat]
1) In sub Registrar Karjat from 1994 to 2001 in Last i.e. 08 Years as according to available records all records had been checked and found to be in Torn Conditions. Year of 2002 to 2007 in Last 06 Years record was found in Torn Condition and in this 06 Years if any transaction (Entry) is found missed, then I/we will not be responsible
TRANSACTION [Sub- Registrar, Khalapur]
1) In sub Registrar Khalapur from 2008 to 2023 in Last i.e. 16 Years as according to available records all records had been checked. 2) Current year 2023 record is not ready. (Online Check)

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**ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH I
HAVE FOUNDED IN SEARCH ARE GIVEN AS BELOW :**

Village	[Khalapur] Vihari
Sub Registrar Office	Khalapur
Nature of Deed	Sale Deed
Survey Sub Division and House No.	Survey No.36, 37, 39, Plot No. 49 to 96 CTS No.2719, 2723, 2749, Village-Vihari, Tal - Khalapur, Dist. Raigad.
Area	25376.07 sq. mtr.
Name of the Executing Party	M/S.PARASHRAM PURIYA CO-OP HOUSING SOCIETY
Name of Claiming Party	PRISHTI VENTURE PVT. LTD DIRECTOR MR. MANSUKH TIMBADIA.
Date of Execution	27/04/2011
Date of Registration	27/04/2011
Serial No/Volume and Page	1674/2011
Value	43900000/-
Market Value	73621000/-
Stamp Duty	4417500/-
Registration Fees	30000/-

Village	(Khalapur) Vihari
Sub Registrar Office	Khalapur
Nature of Deed	Sale Deed
Survey Sub Division and House No.	Survey No.36, 37, 39, Plot No. 01 to 48 CTS No.2719, 2723, 2749, Village -Vihari, Tal - Khalapur, Dist. Raigad .
Area	19580.33 sq . mt .
Name of the Executing Party	M/s. HILL VIEW RESORTS CO-OP HOUSING SOCIETY
Name of Claiming Party	PRISHTI VENTURE PVT. LTD DIRECTOR MR.MANSUKH TIMBADIA
Date of Execution	27/05/2011
Date of Registration	27/05/2011
Serial No/Volume and Page	1675/2011
Value	46385000/-
Market Value	31300000/-
Stamp Duty	2783100/-
Registration Fees	30000/-

Other than the aforesaid Entry/Transaction in Sub Registrar of Assurances there is no other entry available, therefore its certify that title of referred plots are clear & marketable and free from all encumbrances & charge.

For AJEET SINGH & ASSOCIATES


Ajeet V. Singh

B. Com., L.L.B.

Advocate High Court

Reg. No. MAH/1522/1993

16/17, 1st Floor, Sai Chamber, Sector-11,

Plot No. 44, C.B.D., Sionpur,

Navi Mumbai - 400 614. Ph. No. 27576142

VISHWAS J. DAWRE
(Title Investigator)

Ref: - VJD/76/2017

Date:- 27/07/2017

To,
M/s Presti Ventures Pvt. Ltd.
Panvel
Navi Mumbai,

Sub:- Investigation of Title the Property of Village Vihari Khopoli

As per your Instruction I have taken search of aforesaid Property

PARTICULARS	AMOUNT
Professional fees out of Pocket Expenses incurred for Collecting Revenue records Traveling charges Typing etc	
1) M/s Presti Ventures Pvt. Ltd. Receipt	2,200/- 300/-
Total	2,500/-

Rupees Two Thousand Five Only

Thanking you

(Vishwas J. Daware)
SEARCH CLERK



CHALLAN
MTR Form Number-6

GRN	MH003801583201718E	BARCODE			Date	24/07/2017-16:20:48		Form ID
Department					Inspector General Of Registration			
Type of Payment					Payer Details			
Search Fee Other Items					TAX ID (If Any)			
					PAN No.(If Applicable)			
Office Name					KLR_KHALAPUR SUB REGISTRAR		Full Name	
Location					RAIGAD		Vishwas J Daware	
Year					2017-2018 From 01/01/2014 To 24/07/2017		Flat/Block No	
Account Head Details					Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE					300.00		Road/Street	
							Area/Locality	
							Dombivli	
							Town/City/District	
							PIN	
							Remarks (If Any)	
							Plot No 1 to 54 C T S No 2719 2723 2749 Vuillage Vihari Taluka Khalapur	
Total					300.00		Amount In	
							Three Hundred Rupees Only	
							Words	
Payment Details					IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details					Bank CIN		Ref. No.	
							69103332017072413361 130584037	
Cheque/DD No.					Bank Date		RBI Date	
							24/07/2017-16:20:41 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK	
Name of Branch					Scroll No. , Date		100 , 25/07/2017	

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

Viswvas J. Daware
PROPERTY TITLE INVESTIGATOR

Room No. 289, Bhoir Chawl,
Tata Power House,
Kalyan (E),
Mobile : 99691 51564

To,
M/s Presti Ventures Pvt. Ltd,
Panvel
Navi Mumbai,

Date:- 27/07/2017

Sir,

Re:- Investigation of the title of the Property of Land bearing
Plot No 1 to 54 Survey No 36, 37,39 C.T.S. No 2719,
2723, 2749 of Village Vihari Taluka- Khalapur, Dist
Raigad belonging to M/s Prishti Venture Pvt. Ltd
through its Director Mr. Mansukh Tejabhai Timbadia

As per your instructions I have taken search of above mentioned Property at Karjat
Khalapur sub registrar office from 1981 to 2017 {37Years} on the whole of the searches
taken by me in the above offices I have found following documents registered therein
during the course of searches

In Brief

1) Dt. 01/07/1991 Shri Shridhar Ganesh Dighe died on 11/10/1990 it was found & seen
that his legal heirs 1) Shri Govind Ganesh Dighe 2) Shri Balkrishna Ganesh Dighe 3)
Shri Madhav Ganesh Dighe 4) Shri Arun Ganesh Dighe & 5) Smt. Saraswati Ganesh
Dighe names are enrolled in the record.

2) Dt. 11/09/1992 Smt. Saraswati Ganesh Dighe died on 19/08/1992 it was found & seen
that her legal heirs 1) Shri Govind Ganesh Dighe 2) Shri Balkrishna Ganesh Dighe 3)
Shri Madhav Ganesh Dighe & 4) Shri Arun Ganesh Dighe names are enrolled in the
record.

3) Agreement Dt.08/05/1991 & made between Smt. Saraswati Ganesh Dighe Shri Govind
Ganesh Dighe & 20 Others of the one part & M/s Hill View Resort Co Op Hsg Soc Ltd.
of the other part and registered at Karjat S.R.O. under Sr. No 1138/91 on 06/07/1994

In the Sub-Registrar Office at Karjat, Khalapur from 1981 to 2017 (37 Years)

1981 - Torn	1994 - SPT	
1982 - Torn	1995 - Nil	
1983 - Torn	1996 - Nil	2007 - Nil
1984 - Torn	1997 - Nil	2008 - Nil
1985 - Torn	1998 - Nil	2009 - Nil
1986 - Torn	1999 - Nil	2010 - Nil
1987 - Torn	2000 - Nil	2011 - Entry
1988 - SPT	2001 - Nil	2012 - Nil
1989 - Nil	2002 - Nil	2013 - Nil
1990 - Torn	2003 - Nil	2014 - Nil
1991 - Torn	2004 - Nil	2015 - Nil
1992 - SPT Entry	2005 - Nil	2016 - Nil
1993 - Nil	2006 - Nil	2017 - Record Not Ready

ENTRY FOR THE YEAR 1992

Agreement	:- Agreement Value Rs. 24,09,800/- Market Value Rs. /-
Schedule	:- Plot No 49 to 96 Survey No 36(0),37(0), 39(0) Adm. 33556.5 Sq Mtrs.
Name of the Party	:- Shri Arun Ganesh Dighe & 19 Others To M/s Parasrampurā Co Op Hsg Soc Ltd. Through Shri Hemant Beniprasad Parasrampuriya
Exct. Date	:- 08/07/1992
Regn. Date	:- 08/07/1992
Sr. Page Vol.	;- 2610/304/14

ENTRY FOR THE YEAR 2011

Sale Deed	:- Agreement Value Rs. 4,39,00,000/- Market Value Rs. 7,36,21,000/-
Schedule	:- Plot No. 49 to 96 Survey No 36,, 37, 39 C.T.S. No 2719, 2723 2749 Adm. 25376.07 Sq Mtrs.

Name of the Party :- M/s Parshurampur Co Op Hsg Soc Ltd. (Khopoli) through
Chief Promoter Mr. Hemant Baniprasad Parasrampur
To
M/s Prishti Venture Pvt. Ltd through its Director
Mr. Mansukh Tejabhai Timbadia

Exct. Date :- 27/04/2011

Regn. Date :- 27/04/2011

Sr. Page Vol. :- Khalapur-/1674/2011

Stamp Duty :- Rs. 44,17,500/-

Regn. Fee :- Rs. 30,000/-

ENTRY FOR THE YEAR 2011

Sale Deed :- Agreement Value Rs. 3,13,00,000/-
Market Value Rs. 4,63,85,000/-

Schedule :- Plot No 1 to 48 Survey No 36,, 37, 39 C.T.S. No 2719, 2723
Adm. 19580 Sq Mtrs.

Name of the Party :- M/s Hill View Resort Co Op Hsg. Soc Ltd. (Khopoli) chief
Promoter Mr. Radheyshyam Savarmal Banka through
P.A. holder Mr. Hemant Beniprasad Parshurampur
To
M/s Prishti Venture Pvt. Ltd through its Director
Mr. Mansukh Tejabhai Timbadia

Exct. Date :- 27/05/2011

Regn. Date :- 27/05/2011

Sr. Page Vol. :- Khalapur-/1675/2011

Stamp Duty :- Rs. 27,83,100/-

Regn. Fee :- Rs. 30,000/-

ENTRY FOR THE YEAR 2011

Sale Deed :- Agreement Value Rs. 47,00,000/-
Market Value Rs. 4,16,67,000/-

Schedule :- Plot No. 97 & 98 Survey No 36,, 37, 39 C.T.S. No 2719, 2749
Adm. 22156.60 Sq Mtr.

Name of the Party :- M/s Hill View Resort Co Op Hsg. Soc Ltd. (Khopoli) through
Mr. Radheyshyam Savarmal Banka through his P A holder
Mr. Hemant Beniprasad Parshurampur
& M/s Parshuram Puria Co Op Hsg Soc Ltd. (Khopoli)
through Mr. Hemant Baniprasad Parasrampur
To
M/s Prishtu Venture Pvt. Ltd through its Director
Mr. Mansukh Tejabhai Timbadia

Exct. Date :- 27/04/2011

Regn. Date :- 27/04/2011

Sr. Page Vol. :- Khalapur-/1685/2011

Stamp Duty :- Rs. 25,00,100/-

Regn. Fee :- Rs. 30,000/-

Yours Faithfully

{ Vishwas J. Daware }
SEARCH CLERK

Encl; - Original Search Receipt No 72201/2017 Dt. 24/07/2017

Note: - Kindly note that the report is subject to {1} some of the Index II were torn out.
{2} some of the Index II Pages were not produced before us. {3} some of the Index II
records are under Computer.



CHALLAN
MTR Form Number-6



GRN	MH006169759202122E	BARCODE			Date	14/09/2021-12:44:13	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				KLR_KHALAPUR SUB REGISTRAR		Full Name		Adv Ajeet Singh
Location				RAIGAD				
Year				2021-2022 One Time		Flat/Block No.		
Account Head Details				Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE				300.00		Road/Street		
						Area/Locality		
						Town/City/District		
						PIN		
						Remarks (If Any)		
						Vihari Gat No.36 Plot No.19 Since 2017 to 2021 5 yrs		
Total				300.00		Amount In		Three Hundred Rupees Only
						Words		
Payment Details				IDBI BANK				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		69103332021091412570 2702437762
Cheque/DD No.				Bank Date		RBI Date		14/09/2021-12:45:34 Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9594891156

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

संदर्भ चलन "टाइप ऑफ पेमेंट" माध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता येण्याच्या दस्त्यासाठी लागू नाही.

462/0

इतर
पावती

Original/Duplicate

Thursday, 04 May 2023 1:12
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3328 दिनांक: 04/05/2023

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: कलर-0-2023

दस्तावेजाचा प्रकार:

मादर करणान्याचे नाव: अॅड. अजित सिंग

वर्गाने अर्ज क्र 1004/2023 मोजे विहारी ता खालापूर जि रायगड येथील सर्व्हे नं
36,37,39 सि स न 2719,2713,2749 प्लॉट नं 44 सन 1994 ते 2023

SEARCHFEE

रु. 750.00

एकुण:

रु. 750.00

Sub Registrar, Khalapur

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001571093202324P दिनांक: 04/05/2023

येथील नाव व पत्ता:

दुय्यम निबंधक खालापूर

462/0

इतर
पावती

Original/Duplicate

Tuesday, 02 May 2023 6:38
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3259 दिनांक: 02/05/2023

मावाचे नाव:

इस्तोगेवजाचा अनुक्रमांक: कलर-0-2023

इस्तोगेवजाचा प्रकार :

मादर करणाऱ्याचे नाव: अॅड. अजित सिंग

वर्णन अर्ज क्र 985/2023 मौजे विहारी ता खालापुर जि रायगड येथील 36,37,39

सिटीएस नं 2719,2713 प्लॉट नं 40 सन 2021 ते 2023

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

Sub Registrar, Khalapur

1); देवकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001322661202324P दिनांक: 02/05/2023

वैकचे नाव व पत्ता:

दुय्यम निबंधक खालापूर

SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator

Room No. 04 ,Jevan Thakur House Ghatlla Village Chembur Mumbai 400071

Cell No.9594891156/7977870441

Email I.D. vivekthakur7176@gmail.com

Date: 05/05/2023

To,
Adv. Ajeet Singh
Belapur, Navi Mumbai.
Sir,

Reg:- Search of Survey No.36, 37, 39, Plot No. 44,45,46,47,48,49
CTS No.2719, 2723, 2749, Village – Vihari, Tal –
Khalapur, Dist. Raigad .

Period of Search : 1994 to 2023 (30 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at **Karjat & Khalapur** The search was taken for the year from **1994 to 2023 i.e. last 30 years**. I have gone through the available Index – II Register kept in the said Office. I have found the details as under:-

TRANSACTION

(Sub- Registrar, Karjat)

1) In sub Registrar **Karjat** from 1994 to 2001 in last i.e. 08 years as according to available records all records had been checked and found to be in torn conditions.

Year of 2002 to 2007 in last 06 years record was found in torn condition and in this 06 years if any transaction (entry) is found missed, then I will not be responsible

TRANSACTION

(Sub- Registrar, Khalapur)

1) In sub Registrar **Khalapur** from 2008 to 2023 in last i.e. 16 years as according to available records all records had been checked.

2) Current year 2023 record is not ready. (online Check)



According to the above schedule those entries which I have founded in Search are given as below :

Village	(Khalapur) Vihari
Sub Registrar Office	Khalapur
Nature of Deed	Sale Deed
Survey Sub Division and House No.	Survey No.36, 37, 39, Plot No. 49 to 96 CTS No.2719, 2723, 2749, Village – Vihari, Tal – Khalapur, Dist. Raigad .
Area	25376.07 sq . mt .
Name of the Executing Party	M/s. Parashram Puriya Co-Op Housing Society
Name of Claiming Party	Prishti Venture Pvt. Ltd Director Mr. Mansukh Timbadia .
Date of Execution	27/04/2011
Date of Registration	27/04/2011
Serial No/Volume and Page	1674/2011
Value	43900000/-
Market Value	73621000/-
Stamp Duty	4417500/-
Registration Fees	30000/-

Village	(Khalapur) Vihari
Sub Registrar Office	Khalapur
Nature of Deed	Sale Deed
Survey Sub Division and House No.	Survey No.36, 37, 39, Plot No. 01 to 48 CTS No.2719, 2723, 2749, Village – Vihari, Tal – Khalapur, Dist. Raigad .
Area	19580.33 sq . mt .
Name of the Executing Party	M/s. Hill View Resorts Co-Op Housing Society
Name of Claiming Party	Prishti Venture Pvt. Ltd Director Mr.Mansukh Timbadia .
Date of Execution	27/05/2011
Date of Registration	27/05/2011
Serial No/Volume and Page	1675/2011
Value	46385000/-
Market Value	31300000/-
Stamp Duty	2783100/-
Registration Fees	30000/-



Note :-

- 1) Manually and Computerized Index are not properly maintained in Sub Registrar Offices.**
- 2) Manually and Computerized Index are not properly maintained in Sub Registrar Office at Karjat & Khalapur**

