

## FORMAT-A

(Circular no.28/2021)

Date: 30<sup>th</sup> August, 2022

To,

**MahaRERA**

Housing Bhavan, Plot No.C-21,

E Block, Bandra Kurla Complex,

Bandra East,

Mumbai 400051.

## LEGAL TITLE REPORT

**Ref:** Title Clearance Certificate with respect to Land bearing Survey No. 242B Hissa No. 2 area admeasuring 118-73-86 R Sq. Mtrs of Revenue village Virar, Taluka Vasai, Dist- Palghar and FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line area is admeasuring 21432.24 Square. Meters, of Building No. 06, lying, being and situated at Village Virar, Taluka Vasai, District Palghar.

- 1) I have investigation the title of the said plot on the request of M/s. D.G.S Infra and following documents i.e.:-

### A) DESCRIPTION OF THE PROPERTY :

Residential FSI of 21432.24 Sq. Mtrs (Built up area) FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line area is admeasuring 21432.24 Square. Meters, of Building No. 06, Situated on Survey No. 242B Hissa No. 2, lying, being and situated at Village Virar, Taluka Vasai, District Palghar.



*[Signature]*

**B) THE DOCUMENTS OF PLOT OF LAND :**

- i) Original 7/12 extract download on 30/08/2022 of Survey No.242 B Hissa No. 2 of Village Virar, Taluka Vasai, Dist Palghar from Bhumi Abhilekh site.
- ii) Deed of Conveyance Dated 18/06/1996 registered at Sub-Registrar Vasai No. II at Serial No. Vasai-2-1704-1996,
- iii) Deed of Conveyance Dated 18/06/1996 registered at Sub-Registrar Vasai No. II at Serial No. Vasai-2-1705-1996,
- iv) Deed of Conveyance Dated 05/12/1996 registered at Sub-Registrar Vasai No. II, at Serial No. Vasai-2-3031-1996
- v) Deed of Conveyance Dated 04/12/2003 registered at Sub-Registrar Vasai No. II at Serial No. Vasai-2-6129-2003,
- vi) Deed of Conveyance Dated 13/07/2006 duly registered at Sub-Registrar Vasai-2, vide its registration No. Vasai-2-6194-2006.
- vii) Deed of Conveyance Dated 30/12/2006 duly registered at Sub-Registrar Vasai-2, vide its registration No. Vasai-2-11982-2006.
- viii) Mutation Entry No.13752 dated 07/08/2021
- ix) Development permission vide their order No. VVCMC/TP/RDP/VP-0019 5062/781/2021-22 Dated 04/02/2021.
- x) Revised Development permission vide their order No. VVCMC/TP/RDP/VP-0019 & 5062/782/2021-22 Dated 04/02/2021
- xi) Commencement Certificate vide their order No. VVCMC/TP/CC/VP-0019 & 5062/516/2021-22 Dated 04/02/2021
- xii) Development Agreement Dated 25/08/2022 duly registered at Sub-Registrar Vasai-5, vide its registration No. Vasai-5-13366-2022
- xiii) Search report for 30 years from 1992 till 2022.

- 2) On perusal of the above mentioned document and all other that the title documents relating to title of the said property I am of the opinion that the title of M/s. DGS Infra is clear, marketable and without any encumbrances.





**Owners of the Land**

- a) 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah are owner of Survey No. 242B Hissa No. 2 area admeasuring 118-73-86 R Sq. Mtrs of Revenue village Virar, Taluka Vasai, Dist- Palghar and FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line area is admeasuring 21432.24 Square. Meters), of Building No. 06, lying, being and situated at Village Virar, Taluka Vasai, District Palghar.
- b) AND Development Agreement Dated 25/08/2022 duly registered at Sub-Registrar Vasai-5, vide its registration No.Vasai-5- 13366-2022, 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah has given development right of FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line area is admeasuring 21432.24 Square. Meters), of Building No. 06, lying, being and situated at Survey No. 242B Hissa No. 2 of Village Virar, Taluka Vasai, District Palghar to M/S. DGS INFRA THROUGH ITS PARTNER MR. ISHWARDEV DUDHNATH SHUKLA
- 3) The report reflecting the flow of the title of land owner 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah and title of FSI of M/s. DGS Infra is enclosed herewith as annexure.

Encl: Annexure.

Dated : 30<sup>th</sup> August, 2022

Kailash H. Patil

Advocate

**ADV. KAILASH H. PATIL**  
B.A., LL.B.  
ENRL. No. MH/1173/2008  
109, Shubhlaxmi Shopping Centre,  
Vasant Nagari, Vasai (E), Dist. Palghar.

## FLOW OF THE TITLE OF THE SAID LAND :

- 1) 7/12 of land being Survey No. 242B Hissa No. 2, land admeasuring about 118-73-86 R Sq. Mtrs, situated at Village Virar, Taluka Vasai, Dist Palghar, reflect the name of 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah being the owner of land.
- 2) That by a Deed of Conveyance dated 18/06/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 1705/1996 on 18/06/1996, of Book No 01, wherein One SMT. BHANUMATI KRISHNA CHOUDHARI and others had sold, conveyed & assigned all that N. A. land bearing Survey No. 246, Hissa No. 4, admeasuring 1440 Square Meters, assessed at Rs.2.94 Paise, lying, being & situated at Village: Virar, Taluka Vasai, District Palghar, to One MR. ASHUTOSH MADHUKAR JOSHI, for a valuable consideration
- 3) That by Deed Conveyance dated: 18/06/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 1704, on 18/06/1996, MR. MOHAN KRISHNA CHOUDHARI & 3 others had sold and conveyed the N. A. land bearing Survey No. 245, Hissa No. 1B, admeasuring 2500 Square Meters, assessed at Rs. 5.41 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar, to MRS. VEENA ASHUTOSH JOSHI for a valuable consideration
- 4) That by Deed of Conveyance dated 05/12/1996 and registered in the office of Sub-Registrar of Assurances at Vasai-II(Virar), vide document Registration No. 3031 on 05/12/1996, One MR. HARISHCHANDRA KRISHNA CHOUDHARI & 2 others, had sold and conveyed the N. A. land bearing Survey No. 245, Hissa No.1-C, admeasuring 3900 Square



Meters, assessed at Rs.8.45 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar, to MR. ASHUTOSH MADHUKAR JOSHI, for a valuable consideration

- 5) That by Deed of Conveyance dated 30/12/2006 and registered in the office of Sub-Registrar of Assurances at Vasai-II(Virar), vide document Registration No. 11982/2006, MR. SAIMON D. LOPES & others had sold and conveyed the N. A. land bearing Survey No. 244, Hissa No. 2, admeasuring about 1737.5 Square Meters out of the total area of 2780 Square Meters, assessed at Rs. 5.06 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar to MR. ASHUTOSH MADHU KAR JOSHI & MRS. MEENA JITENDRA SHAH for a valuable consideration
- 6) That by Deed of Conveyance dated 13/07/2006 and registered in the office of Sub-Registrar of Assurances at Vasai-II(Virar), vide document Registration No. 06194/2006, on 13/07/2006, MR. ANTON P. LOPES & others had sold and conveyed the N. A. land bearing Survey No. 244, Hissa No. 2, admeasuring about 1042.5 Square Meters, out of the total area of 2780 Square Meters, assessed at Rs.5.06 Paise, lying, being and situated at Village: Virar, Taluka Vasai, Dist. Palghar, to MR. ASHUTOSH MADHURKAR JOSHI, for a valuable consideration
- 7) That by Deed of Conveyance dated: 04/12/2003 and registered in the office of Sub-Registrar of Assurances at Vasai-II (Virar), vide document Registration No. 06129/2003, on 04/12/2003, MR. PHILIP PITAR KORIYA & 6 others had sold & conveyed the N. A. land bearing Survey No. 242, Hissa No. 1/1, admeasuring 3870 Square Meters, assessed at Rs.5.05 Paise, lying, being & situated at Village: Virar, Taluka: Vasai, District Palghar, to MR. ASHUTOSH MADHUKAR JOSHI, for a valuable consideration.
- 8) Thus the 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah herein are the lawful owners of



their respective properties of Village Virar, Taluka Vasai, District Palghar as under:-

Sr. No.	Survey Nos.	Area in Sq. Meters	Name of Owners
1.	242/1/1	3870	MR. ASHUTOSH MADHUKAR JOSHI
2.	244/2	1042.5	
3.	244/2	1737.5	MR. ASHUTOSH MADHUKAR JOSHI & MRS. MEENA JITENDRA SHAH
4.	245/1/B	2500	MRS. VEENA ASHUTOSH JOSHI
5.	245/1/C	3900	MR. ASHUTOSH MADHUKAR JOSHI
6.	246/4	3900	
	Total	14490	

Hereinafter referred to as "THE SAID LARGER LAND".

- 9) The Owner No. 1 MR. ASHUTOSH MADHUKAR JOSHI, has applied and obtained Development Permission from the CIDCO on dated 08/04/2006, vide its order No. CIDCO/VVSR/BP-1566 /E/6037, in respect of land bearing Survey No. 245, Hissa No. 1(C), for residential cum shophline building, and The planning authority of Vasai Virar Sub region, has been sanctioned 2 Buildings, FSI admeasuring 1370.48 Square Meters Built-up area.
- 10) The Owner No. 1 MR. ASHUTOSH MADHUKAR JOSHI, has amalgamated land bearing Survey No. 245, Hissa No. 1(B) & 1(C), and applied and obtained Revised Development Permission from the CIDCO on dated 04/02/10, vide its order No. CIDCO/VVSR/RDP/BP1564-1566/E/5790, for residential building, and The planning authority of Vasai Virar Sub region, has been sanctioned 1 Building i.e. Building No. 5, consisting of Ground/Part upper floor, FSI admeasuring 2091.222 Square Meters Built up area.





11)Thereafter, The above said land bearing Survey No. 242, Hissa No. 1/1, Survey No. 244, Hissa No. 2, Survey No. 245, Hissa No. 1/B, & 1/C, Survey No. 246, Hissa No. 4, have been amalgamated and applied to the Vasai Virar City Municipal Corporation for sanctioning of the building/s plans to be constructed on the said lands.

12)The Vasai Virar City Municipal Corporation has issued Commencement Certificate vide its order No. VVCMC/TP/CC/VP-0019 -5062/086/2014-15, dated 16/07/2014, which is as under;

Sr. No.	Predominant use	Bldg No.	No. of Floors	No. of Flats	Built-up area in Sq. Meters
1.	Residential	5 Wing B, C, D	Gr.S+7 Upper	85	4665.361
2.	Residential	6	Gr.+1 Part	24	1183.461

13)AND WHEREAS, thereafter the owners of the said Larger Land applied for amalgamation of different plots of lands. The said lands were surveyed and "Kami Jast Patrak" order No. Bhumapan/Mauje- Virar/ A. Ta. Bi. Mo. R. No./1132/2021/1493/2021, dated- 14/07/2021, according Du.Ta.Na. 538/2021 was prepared by DYLR and submitted to the Tehsildar Vasai. The Tehsildar Vasai by his order No. Mahsul/K-1/R-2/Hakkanond/Kavi-616/2021, dated 29/07/2021 allowed the Kami Jast Patrak and Division of Land and renumbering of plots. Accordingly Mutation Entry No. 13752 was recorded on 29/07/2021 by Talathi Saja Virar. Accordingly new Numbers were given to the respective Plots of land. As per the said Kami Jast Patrak the Said Larger Land was given following new Numbers

SR. NO.	SURVEY NO./ HISSA NO.	AREA IN SQUARE METERS	N. A USE/ RESERVATION	NAME OF 7/12 HOLDER
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1.	242ब/1	10-77-82	D. P. Reserved Gardens	1) MR. ASHUTOSH MADHUKAR JOSHI,
2.	242ब/2	118-73-86	Residential	2) MRS. MEENA JITENDRA SHAH &
3.	242ब/3	15-38-32	12 Mtr D. P. Road	3) MRS. VEENA ASHUTOSH JOSHI
	Total	144-90-00 ie. 14490 Square Meters		

14) The Planning authority of Vasal Virar Sub region i.e. City Municipal Corporation has issued Revised Development permission in respect of said larger lands being New Survey No. 242B/1, 242B/2, 242B/3, vide its order No. VVCMC/TP/RDP/VP0019 & 5062/782/2021-22, Dated 04/01/2022 for proposed Residential with Shopline Building No. 06, St+Gr+22, consisting flat NO. 372 and No. of Shops/ Clinic. 19 having 13360.110 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters built up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line area is admeasuring 21432.24 Square. Meters)

15) By and DEVELOPMENT AGREEMENT dated 25/08/2022 duly Registered at Vasai-5, vide its Registration No. Vasai-5-13366-2022 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah sold and conveyed Survey No. 242B Hissa No. 2, FSI admeasuring about 21432.24 Sq. Mtrs (Built up area), of Building No. 06 of Revenue Village Virar, Taluka Vasai, Dist- Palghar in favour of M/S. DGS INFRA THROUGH ITS PARTNER MR. ISHWARDEV DUDHNATH SHUKLA.

Date: 30<sup>th</sup> August, 2022

Kailash H. Patil  
Advocate



# Kailash H. Patil

B. A., LL. B.

ADVOCATE & LEGAL ADVISOR

108-9, 1st Floor, Shubhlaxmi Shopping Centre, Vasant Nagri,  
Vasai ( E ), Dist. Palghar - 401208, office Tel : 98234 10020

Mob: 9823412541,

email

ID:

adv\_kailashpatil@yahoo.co.in

Ref No.RERA-LTR-016/2022

## SEARCH REPORT:

Search Report in respect of Land being Survey No. 242B Hissa No. 2 land admeasuring 118-73-86 R Sq. Mtrs and FSI admeasuring 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line area is admeasuring 21432.24 Square. Meters), of Building No. 06, lying, being and situated at Village Virar, Taluka Vasai, District Palghar.

Year	Index Book II
1993	Nil
1994	Nil
1995	Nil
1996	<b>ENTRY No. 1</b> Type of Agreement : Conveyance Deed Agreement Date : 18/06/1996 Registration Date : 18/06/1996 Registration No. : 1704/1996-Vasai-2 Made Between : Vendor : 1. Mrs. Bhanumati Krishna Choudhary 2. Mr. Mohan Krishna Choudhary 3. Mrs. Lata Damodar Kavli 4. Mrs. Shalini Madan Patil Purchaser : Mrs. Veena Ashutosh Joshi Agreement Value : Rs.4,75,000/- Property Details : Area admeasuring 0-25-0 HR situated on land being Survey No. 245 area admeasuring 0-24-0 HR, Pot Kharba area 0-05-41 H.R Revenue Village Virar, Tal- Vasai, Dist Palghar.  <b>ENTRY No. 2</b> Type of Agreement : Conveyance Deed



	<p>Agreement Date : 18/06/1996</p> <p>Registration Date : 18/06/1996</p> <p>Registration No. : 1705/1996-Vasai-2</p> <p>Made Between :</p> <p>Vendor : 1. Mrs. Bhanumati Krishna Choudhary</p> <p>2. Mr. Mohan Krishna Choudhary</p> <p>3. Mrs. Lata Damodar Kavli</p> <p>4. Mrs. Shalini Madan Patil</p> <p>Purchaser : Mr. Ashutosh Madhukar Joshi</p> <p>Agreement Value : Rs.2,61,000/-</p> <p>Property Details : Area admeasuring 2.95 Sq. Mtrs equivalent to 0-14-0 HR situated on land being Survey No. 246 area admeasuring 0-14-4 HR, Pot Kharba area 0-01-0 H.R Revenue Village Virar, Tal- Vasai, Dist Palghar</p> <p><b>ENTRY No. 3</b></p> <p>Type of Agreement : Conveyance Deed</p> <p>Agreement Date : 05/12/1996</p> <p>Registration Date : 21/12/1996</p> <p>Registration No. : 3031/1996 -Vasai-2</p> <p>Made Between :</p> <p>Vendor : 1) Mr. Harishchandra Krishna Choudhary</p> <p>2) Mrs. Leena Ramesh Choudhary</p> <p>3) Mrs. Jagruti Jaywant Vartak</p> <p>Purchaser : Mr. Ashutosh Madhukar Joshi</p> <p>Agreement Value : Rs. 6,90,000/-</p> <p>Property Details : Area admeasuring 0-39-0 HR, situated on land being Survey No. 245 Hissa No. 1, Area admeasuring 0-38-0 HR Pot Kharba area 0-01-0 HR of Revenue Village Virar, Tal- Vasai, Dist Palghar</p>
1997	Nil
1998	Nil
1999	Nil





2000	Nil
2001	Nil
2002	Nil
2003	<p><b>ENTRY No. 4</b></p> <p>Type of Agreement : Conveyance Deed  Agreement Date : 04/12/2003  Registration Date : 04/12/2003  Registration No. : 6129/2003-Vasai-2  Made Between :  Vendor : Mr. John Piter Korian for himself and for Mr. Philip Peter Koria, Mr. Igneous Peter Koria, Mr. Sebastian Peter Koria, Mr. Tereja Joseph Tuskano, Mrs. Karmelin Bavtis Mineziz, Mrs. Johna Sanjiv Lopes as a Power of Attorney  Purchaser : Mr. Ashutosh Madhukar Joshi  Agreement Value : Rs.3,00,000/-  Govt. value : Rs.3,08,000/  Property Details : Survey No. 242 Hissa No. 1/1 Area admeasuring 0-37-9 HR, Pot Kharba area 0-00-8 H.R assessed at Rs. 5.75 Paise, Revenue Village Virar, Tal- Vasai, Dist Palghar</p>
2004	Nil
2005	Nil
2006	<p><b>ENTRY No. 5</b></p> <p>Type of Agreement : Conveyance Deed  Agreement Date : 13/07/2006  Registration Date : 13/07/2006  Registration No. : 6194/2006-Vasai-2  Made Between :  Vendor : 1. Mrs. Anton P. Lopes  2. Mr. Alex Pascol Lopes  3. Mr. Andrew Pascol Lopes  4. Mr. Anton Louis Dibritto  5. Mr. Alais Louis Dibritto</p>



	6. Mr. Michael John Tuskano 7. Mr. Baptist Thomas Tuskano Purchaser : Mr. Ashutosh Madhukar Joshi Agreement Value : Rs. 15,00,000/- Govt. value : Rs. 25,02,000/ Property Details : Area admeasuring 10.425 Gunthas situated on land being Survey No. 244 Hissa No. 2 area admeasuring 0-25-8, Pot Kharba area admeasuring 0-02-0 HR assessed at Rs. 5.06 Paise, Revenue Village Virar, Tal- Vasai, Dist Palghar.
	<b>ENTRY No. 6</b> Type of Agreement : Conveyance Deed Agreement Date : 30/12/2006 Registration Date : 30/12/2006 Registration No. : 11982/2006-Vasai-2 Made Between : Vendor : 1. Mr. Saimon D. Lopes 2. Mr. Jokim Daigo Lopes 3. Mr. Louis Daigo Lopes 4. Mr. Baptista Daigo Lopes and Mr. Michael Daigo Lopes through their Power of Attorney Mr. Peter Louis Lopes Purchaser : 1. Mr. Ashutosh Madhukar Joshi 2. Mrs. Meena Jitendra Shah Agreement Value : Rs. 14,00,000/- Govt. value : Rs. 14,00,000/- Property Details : Area admeasuring 17.375 Gunthas situated on land being Survey No. 244 Hissa No. 2 area admeasuring 0-25-8, Pot Kharba area adms 0-02-0 HR assessed at Rs.5.06 Paise of Revenue Village Virar, Tal- Vasai, Dist Palghar
2007	Nil
2008	Nil






2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	<b>ENTRY No. 7</b> Type of Agreement : Development Agreement Agreement Date : 25/08/2022 Registration Date : 25/08/2022 Registration No. : Vasai-5-13366-2022 Made Between : Owner : 1. Mr. Ashutosh Madhukar Joshi 2. Mrs. Veena Ashutosh Joshi 3. Mrs. Meena Jitendra Shah Purchaser : M/s. DGS Infra through its Partner Mr. Ishwardev Dudhnath Shukla Agreement Value : Rs. 35,00,00,000/- Govt. value : Rs. 35,36,81,000/- Property Details : Survey No. 242B Hissa No. 2, FSI admeasuring about 21432.24 Sq. Mtrs (Built up area), of Building No. 06, lying, being and situated at Village Virar, Taluka Vasai, District Palghar



- 1) Search to be taken in respect of above referred property within the limits of Sub-Registrars office at Vasai-1, 2, 3, 4, 5 & 6 with the help of Books of records available for search, e-search
- 2) The Government Fees is paid vide GRN No. MH007102917202223E date 30/08/2022
- 3) Most of the Manual records of index II are in torn conditions And Computer record is also not properly maintained some pages are missing

Date: 30<sup>th</sup> August, 2022

  
Kailash H. Patil  
Advocate

ADV. KAILASH H. PATIL  
B. A., LL.B.  
ENRL. No. MH/1173/2008  
109, Shubtaxmi Shopping Centre,  
Vasant Nagari, Vasai (E), Dist. Palghar.



# Kailash H. Patil

B. A., LL. B.

ADVOCATE & LEGAL ADVISOR

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email ID:

Ref No.RERA-LTR-016/2022

## OPINION :

I certify that after going through all the records of documents submitted to me and record of concern Sub-Registrar's office. I found that 1. Mr. Ashutosh Madhukar Joshi, 2. Mrs. Veena Ashutosh Joshi and 3. Mrs. Meena Jitendra Shah are owners of land bearing Survey No. 242B Hissa No. 2 of Village Virar, Taluka Vasai, District Palghar, and land 118-73-86 R Sq. Mtrs and M/s. DGS Infra possessing and having Development rights of FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line area is admeasuring 21432.24 Square. Meters), of Building No. 06, lying, being and situated at Village Virar, Taluka Vasai, District Palghar, and M/s. DGS Infra having Right and possess of Residential FSI admeasuring about 21432.24 Sq. Mtrs (Built up area), of Building No. 06.

I further certify that the Title of the said land bearing Survey No. 242B Hissa No. 2 area admeasuring 118-73-86 R Sq. Mtrs of Revenue village Virar, Taluka Vasai, Dist- Palghar and FSI admeasuring about 21432.24 Sq. Mtrs (Built up area) (FSI admeasuring 13360.110 Square Meters Built up area+ ancillary FSI admeasuring 8072.13 Square. Meters= Total P Line area is admeasuring 21432.24 Square. Meters), of Building No. 06, lying, being and situated at Village Virar, Taluka Vasai, District Palghar are clear and marketable and free from all encumbrances.

Dated: 30<sup>th</sup> August, 2022



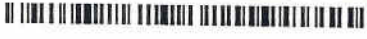
Kailash H. Patil  
(ADVOCATE)

ADV. KAILASH H. PATIL  
B.A., LL.B.  
ENRL. No. MH/1173/2008  
109, Shubhlaxmi Shopping Centre,  
Vasant Nagari, Vasai (E), Dist. Palghar.



**CHALLAN**  
**MTR Form Number-6**



GRN MH007102917202223E		BARCODE 		Date 30/08/2022-13:31:22	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 VSI3_VASAI NO 3 JOINT SUB REGISTRAR			Full Name		Adv Kailash Patil
Location PALGHAR					
Year 2022-2023 One Time			Flat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		750.00	Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
Total		750.00	Amount In	Seven Hundred Fifty Rupees Only	
			Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332022083016232 2764127912
Cheque/DD No.			Bank Date	RBI Date	30/08/2022-13:32:11 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.  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9823412541

*1976*