



RASHMI WADEKAR & CO.

ADVOCATE HIGHCOURT

Contact No.:-9820999010

Office 405, 4th floor, Nirma Plaza,

Makwana Road, Andheri East,

Mumbai.400059

Mailid:-rashmi@rashmiwadekarcompany.com And rashmiwadekar4@gmail.com

Date: 30-08-2026

To,

ICICI HFC Ltd.,

Dear Sir,

Sub:- TSR NOTE

APP No- 77000326612

Owner:- MR. SURAJ SANJAY CHAUHAN

Description of Property:- Search of a Row House No. 37, Type C, adm. 76.08 Sq. Mtrs. RERA Carpet Area in the Project known as "Golden Villa" situated at Village Palghar, Taluka and District Palghar and building is constructed on land bearing Survey No. 145/2/1 of Village Palghar, Taluka and District Palghar.

Period of Search: - 2014 to 2026 (13 Yrs.)

As instructed by you, we have caused search in respect of the above referred property on the Row House at the Sub – Registrar Assurances At Palghar And Palghar 2 from the year 2014 to 2026 (13 years) and **No adverse entries/records found pertaining to the Said Row House :-**

Computerized records at Palghar And Palghar 2 for the year 2015 to 2023 were Nil and Records for the year 2024 were not ready.

We have initiated search in the Row House of Sub-Registrar of Assurances at Palghar And Palghar 2.

Enclosed herewith original search report for your reference and record.

NOTE

We will not be responsible for any entry if not found for any reasons during course search at Sub Registrar Office or due to Village not state, Survey no. or CTS not stated or Survey No. /CTS No. erroneously stated or due to recordssent for binding, records sent for computer data entry, records not maintained properly, Index-II not maintained properly, pages found torn/partly torn or for any typographical error during the period of search.

Yours faithfully



FOR RASHMI WADEKAR & CO.



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Date: 30-08-2026

To,

ICICI HFC Ltd.,

SUBJECT – TSR

Ref.:Investigation title of bearing a Row House No. 37,Type C, adm. 76.08 Sq. Mtrs. RERA Carpet Area in the Project known as "Golden Villa" situated at Village Palghar, Taluka and District Palghar and building is constructed on land bearing Survey No. 145/2/1 of Village Palghar, Taluka and District Palghar.

Owner:-MR. SURAJ SANJAY CHAUHAN

Dear Madam/Sir,

Under your instructions we have taken search in respect of the said property for 13 years i.e. 2014 to 2026 to the Sub-Registrars Office At Palghar And Palghar 2.

During the course of our searches the following details were found.

SEARCH OF COMPUTERIZE RECORD AT PALGHAR AND PALGHAR 2.

**2014] Entry
Allotment Letter**

Rs.0/-

Schedule

First Party (Vinayak Parulekar's share): A total of 2.11.03 hectares (comprising 1.10.73 hectares from Survey No. 172 and 1.00.30 hectares from Survey No. 145); Second Party (Sudhakar Parulekar's share): A total of 2.11.03 hectares (comprising 2.08.63 hectares from Survey No. 172 and 0.02.40 hectares from Survey No. 145); Third Party (Shailesh Parulekar and Parag Parulekar's share): A total of 2.11.03 hectares (comprising 1.55.63 hectares from Survey No. 172 and 0.55.40 hectares from Survey No. 145); and 23 Gunthas of land held jointly by all three parties for a road. at Village Palghar (Surya Prakalpa Kshetra), Taluka and District Palghar.

Executed By

Vinayak Raghunath Parulekar and others

Execution on 19.08.2014	Registration on 19.08.2014	Registration No. PLR/5801/2014
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Entry
Gift Deed
Rs.0/-

Schedule
Gat No.145 paiki,Adm.1-00-3 H.R. at Village Palghar (Surya Prkalpa Kshetra), Taluka and District Palghar.

Between

Shashank Vinayak Parulekar

AND

Vinayak Raghunath Parulekar

Execution on 06.12.2014	Registration on 06.12.2014	Registration No. PLR-2/2975/2014
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2015] Nil

2016] Nil

2017] Nil

2018] Nil

2019] Nil

2020] Nil

2021] Nil

2022] Nil

2023] Nil

2024] Nil

2025] Entry
Sale Deed
Rs.65000000/-

Schedule

Bearing Survey No.145/2/1,(145 paiki)Total Adm.1-00-30 H.R. at Village Palghar (Surya Prakalpa Kshetra), Taluka and District Palghar.

Between

Shashank Vinayak Parulekar

AND

Sayeed Mobin Khan and others

Execution on 06.02.2025	Registration on 06.02.2025	Registration No. PLR/941/2025
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**Entry
Deed of Transfer**
Rs.0/-

Schedule
The subject of this transfer deed is a land parcel located at Palghar (Survey No. 145/2/1, total area 1-00-30 Hectare-Are), comprising a total area of 1,525.316 sq. m.—specifically, 1,346.789 sq. m. for a 12-meter DP (Development Plan) road reservation and 178.527 sq. m. for a playground at Village Palghar (Surya Prakalpa Kshetra), Taluka and District Palghar.

Between

Rais Mobin Khan and others

AND

Palghar Nagarparishad

Execution on 28.04.2025	Registration on 29.04.2025	Registration No. PLR/3093/2025
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**2026] Entry Index-II Checked (Record Not Maintain Properly)
Development Agreement**
Rs.71537600/-

Schedule
Bearing Survey No.145/2/1,Total Adm.1-00-30 H.R. Assessment Q. No. 601/2025 at Village Palghar (Surya Prakalpa Kshetra), Taluka and District Palghar.

Between

Rais Mobin Khan,and others

AND

M/s. Om Jai KavishRealtors,through Prop Dhiraj Jagpati Yadav.

Execution on
27.01.2026

Registration on
27.01.2026

Registration No.
PLR/878/2026

Note: kindly note that the report is subject (i) some of the index-ii records are under computer iii) taken search on available online index-II

YOURS TRULY,



Search Clerk
For Rashmi Wadekar & Co.



CHALLAN
MTR Form Number-6



GRN	MH009258288202627U	BARCODE			Date	30/08/2026-14:38:31		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		RASHMI CHANDRAKANT WADEKAR			
Location PUNE										
Year 2026-2027 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				325.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Three Hundred Twenty Five Rupees Only				
Total				325.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026083048392		CPAHENZHR4	
Cheque/DD No.					Bank Date	RBI Date	30/08/2026-14:24:39		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 416873339

Mobile No. : XXXXXX9958

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 दस्तांसाठी लागू नाही.