Abhilexo

PROPERTY RECORDS • REPORTS • DUE DILIGENCE

PROPERTY INFORMATION REPORT

ILLUSTRATIVE SAMPLE | NOT A TITLE CERTIFICATE

1. PROPERTY IDENTIFICATION

Flat No.	104	**Wing**	A Wing
Building Name	Mahesh Apartment	**Locality**	Mira Road (East)
CTS / Survey No.	91	**Village**	Mahajanwadi
Taluka	Thane	**District**	Thane
PIN Code	401107	**Landmark**	Near Western Express Highway and Singapore International School

2. AREA AND AMENITIES

Carpet Area	32.69 sq. m. (as stated in sample records)	**Parking**	1 (One) four-wheeler parking space
Project Status	Completed project (as stated)	**Other details**	Not specified in this sample

3. OWNERSHIP AND SOCIETY PARTICULARS

Current Owner(s)	Joint owners (Suresh Singh and Ramesh Singh)	**Share Certificate**	No. 189 dated 12/04/2020
Society	Mahesh Co-operative Housing Society Ltd.	**Society Registration No.**	[ ]
Purchaser named in Agreement	Savita Shinde	**Report prepared for**	Reema Periera

4. REGISTERED TRANSACTION PARTICULARS

Registered Agreement	Yes (as stated in sample information)	**Agreement Value**	₹78,00,000/-
Stamp Duty	7% (5,46,000/-)	**Registration Fee**	₹30,000/- (
Document No.	13718	**Registration Date**	23/06/2026
Sub-Registrar Office	Sub Registrar Thane – 10	**Index II Reference**	To be inserted after verification

5. CHAIN OF TITLE – DOCUMENTS REFERRED TO

Date	Parties / Transaction	Remarks
12/08/1997	Agreement between the Builder and Mahesh Sharma	Earlier transaction stated in sample information; instrument details to be verified.
14/09/2024	Agreement between Mahesh Sharma and the current joint owners	Subsequent transaction stated in sample information; registration particulars to be verified.

6. SEARCH AND VERIFICATION SUMMARY

Litigation Search	Suit No.121/2022 – City Civil Court, Dindoshi Injunction Order against creation of third party rights.	**Search scope / date**	To be specified in the final client report.
Documents examined	To be listed individually in the final client report.	**Unverified information**	Any particulars marked 'as stated' or 'to be verified' require confirmation from the underlying record.

DISCLAIMER

This illustrative sample demonstrates the format and sequence of an Abhilexo Property Information Report. It is not a report on which any person should rely for a purchase, sale, financing or other transaction. An actual report will be prepared only after examination of the documents and records identified in that report. The findings will be limited to the documents supplied, public records accessed, search parameters and period expressly stated. A search result should not be read as a guarantee that no litigation, charge, claim, defect or third-party right exists. Unless expressly included, this report does not certify structural condition, measurements, boundaries, market value, approvals, physical possession or compliance with planning and building requirements. Any conclusion on title or encumbrances must be based on the specific records examined and the scope of the engagement. This report is confidential to the intended recipient and must not be altered or circulated in a misleading manner.

Report Reference: [ABH-YYYY-0001] Report Date: [DD Month YYYY] Prepared by: Abhilexo

— END OF ILLUSTRATIVE SAMPLE —