

# RAJESH NAIR

Advocate, High Court

B/204, 2<sup>nd</sup> Floor, Cherish Vinayak Enclave Co-operative Housing Society Limited, Bldg no.9, Cherish Homes, Nr. Old Viva College, Virar (West), Palghar District-401303

Date 30<sup>th</sup> April, 2022

To:

M/s. LOTUS BUILDERS AND DEVELOPERS  
Andheri (West), Mumbai

**Ref:** Investigation of title to the property viz. all that piece or parcel of land bearing Old Survey No. 132 (Part), CTS no. 183 (part) and Building no. 47 of Village Ambivali, Taluka Andheri, Mumbai Suburban District together with a building standing thereon to be known as '*Satkar*' (collectively referred to as '*the said Property*').

Dear Sir,

As per your instructions, I have taken search of above mentioned property in Sub-Registrars Office at Mumbai from 1993 to 2022 (30 Years).

I have found the following documents registered therein during the course of search:

## **AT MUMBAI SUB REGISTRAR OFFICE FROM 1993 TO 2022 (30 YEARS) MANUAL**

1993	:	Nil
1994	:	Torn
1995	:	SPT
1996	:	SPT
1997	:	SPT
1998	:	Torn
1999	:	
To	:	Nil – Some Pages torn
2000	:	
2001	:	
To	:	Nil
2022	:	

## **AT BANDRA SUB-REGISTRAR OFFICE FROM 1993 TO 2022 (30 YEARS) MANUAL**

1993	:	Torn
1994	:	Torn

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1995 : SPT  
1996 : Torn  
1997 : SPT  
1998 : Torn  
1999 :  
To : Nil – Some Pages torn  
2000 :

2001 :  
To : Nil  
2022 :

## **AT ANDHERI TALUKA SUB-REGISTRAR OFFICE (COMPUTER) FROM 2002 TO 2022**

2002 :  
To : Nil – Mixed  
2010 :  
2011 : Entry

BDR9/6013/2011	Lease Deed A.V. RS. 16448/- M.V. RS. 395000/- Mumbai Housing and Area Development Board To Azad Nagar Satkar Co-operative Housing Society Limited	28.06.2011 30.06.2011
	Schedule: Land and construction bearing Building no.47, Azad Nagar Satkar Co-operative Housing Society Limited, admeasuring 755.89 square meters.	

BDR9/6014/2011	Deed of Conveyance A.V. RS. 136418/- M.V. RS. 136418/- Mumbai Housing and Area Development Board To Azad Nagar Satkar Co-operative Housing Society Limited	28.06.2011 30.06.2011
	Schedule: Land and construction bearing Building no.47, Azad Nagar Satkar Co-operative Housing	



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	Society Limited, admeasuring 755.89 square meters.	
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2012

To

2020

: Nil – Mixed

2021

: Entry

BDR15/5987/2021	<b>Development Agreement</b> A.V. RS. 0/- M.V. RS. 149651000/- AZADNAGAR SATKAR CHS LTD TO LOTUS BUILDERS AND DEVELOPERS	01.07.2021 07.07.2021
	<b>Schedule:</b> Land and construction bearing Old Survey No.132 (part), CTS no. 183 (part), Azadnagar Satkar CHS Limited, Building no.47, Azad Nagar no.3, admeasuring 755.80 square meters	
BDR15/5988/2021	<b>Power of Attorney</b> A.V. RS. 0/- AZADNAGAR SATKAR CHS LTD TO LOTUS BUILDERS AND DEVELOPERS	01.07.2021 07.07.2021
	<b>Schedule:</b> Land and construction bearing Old Survey No.132 (part), CTS no. 183 (part), Azadnagar Satkar CHS Limited, Building no.47, Azad Nagar no.3, admeasuring 755.80 square meters	
BDR17/15016/2021	Affidavit A.V. RS. 0/- M.V. RS. 1/- LOTUS BUILDERS AND DEVELOPERS To .....	28.12.2021 28.12.2021
	<b>Schedule:</b> As per the agreement, CTS no. 183 (part) Village Ambivali	

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BDR16/15063/2021	Affidavit A.V. RS. 0/- M.V. RS. 1/- LOTUS BUILDERS AND DEVELOPERS To .....	29.12.2021 29.12.2021
	<i>Schedule: As per the agreement, CTS no. 183 (part) Village Ambivali</i>	

BDR16/10542/2021	Affidavit A.V. RS. 0/- M.V. RS. 1/- Azadnagar Satkar CHS Limited To .....	22.09.2021 22.09.2021
	<i>Schedule: As per the agreement, CTS no. 183 (part) Village Ambivali</i>	

BDR18/11318/2021	Release Deed A.V. RS. 0/- M.V. RS. 1/- Bhavana Shirish Gokani alias Bharti Liladhar Thakkar To Dharmesh Liladhar Thakkar & Anr.	01.09.2021 01.09.2021
	<i>Schedule: Flat no. 1000, 3<sup>rd</sup> floor, Building no.47, Satkar CHS Limited, 1/3<sup>rd</sup> undivided shares in the said flat has given to brothers, admeasuring 24.28 square meters</i>	

BDR18/2871/2021	Release Deed Deposit of 40000/- Rent of Rs.12500/- per month Shridhar Balbhadra Mishra To Ms. Soniya Rajesh Upadhyay	24.02.2021 24.02.2021
	<i>Schedule: Flat no.47/981, 1<sup>st</sup> Floor, Azad Nagar Satkar CHSl, admeasuring 261</i>	

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	square feet.	
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2022 : Entry

BDR17/4565/2022	Affidavit A.V. RS. 0/- M.V. RS. 0/- Azad Nagar Satkar Co-operative Housing Society Limited To .....	05.04.2022 05.04.2022
	Schedule: As per the Agreement, CTS no. 183 Part	

BDR17/4567/2022	Affidavit A.V. RS. 0/- M.V. RS. 0/- Azad Nagar Satkar Co-operative Housing Society Limited To .....	05.04.2022 05.04.2022
	Schedule: As per the Agreement, CTS no. 183 Part	

BDR17/3178/2022	Affidavit A.V. RS. 0/- M.V. RS. 0/- Azad Nagar Satkar Co-operative Housing Society Limited To .....	15.03.2022 15.03.2022
	Schedule: As per the Agreement, CTS no. 183 Part	



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## NOTE OF SEARCH

Register of Computerized Print Copies of Index II are prepared for Search from Feb. 2002 onward, which have not been maintained properly and are in untidy and loose condition.

  
Rajesh Nair  
Advocate

Housiey.com