

RAJESH NAIR

Advocate, High Court

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

Date 30th 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 : Nil – Mixed
To 2020

2021 : Entry

BDR15/5987/2021	Development Agreement A.V. RS. 0/- M.V. RS. 149651000/- AZADNAGAR SATKAR CHS LTD TO LOTUS BUILDERS AND DEVELOPERS	01.07.2021 07.07.2021
	Schedule: 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	Power of Attorney A.V. RS. 0/- AZADNAGAR SATKAR CHS LTD TO LOTUS BUILDERS AND DEVELOPERS	01.07.2021 07.07.2021
	Schedule: 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
	Schedule: 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 <i>Schedule: As per the agreement, CTS no. 183 (part) Village Ambivali</i>	29.12.2021 29.12.2021
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BDR16/10542/2021	Affidavit A.V. RS. 0/- M.V. RS. 1/- Azadnagar Satkar CHS Limited To <i>Schedule: As per the agreement, CTS no. 183 (part) Village Ambivali</i>	22.09.2021 22.09.2021
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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. <i>Schedule: Flat no. 1000, 3rd floor, Building no.47, Satkar CHS Limited, 1/3rd undivided shares in the said flat has given to brothers, admeasuring 24.28 square meters</i>	01.09.2021 01.09.2021
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BDR18/2871/2021	Release Deed Deposit of 40000/- Rent of Rs.12500/- per month Shridhar Balbhadra Mishra To Ms. Soniya Rajesh Upadhyay <i>Schedule: Flat no.47/981, 1st Floor, Azad Nagar Satkar CHS, admeasuring 261</i>	24.02.2021 24.02.2021
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square feet.

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

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