

WADIA GHANDY & CO.
ADVOCATES & SOLICITORS,
MUMBAI.
KIND ATTN.- ADV. MOHIT GOYAL.

Re: Property situated at Village Valnai,
Taluka Borivali, bearing Survey No.26,
Hissa No.1(Part) & Survey No.46, Hissa
No.5(Part), CTS Nos.307/3, 307/4, 307/5
& 307/6.

Admeasuring:-

Sir,

As per your Instructions, I have taken the Search of abovementioned Property at Mumbai (Manual Registration Record of Index-II at Old Custom House) Sub-Registrar Office from Year 1975 to 2024 (50 Years) as per Record available for the Physical Search Purpose & at Bandra (Manual Registration Record of Index-II) Sub-Registrar Office from Year 1975 to 2001 (27 Years) as per Record available for the Physical Search Purpose and also taken Online Index-II Searches (E-Search), Department of Registration & Stamps (Government of Maharashtra) as per available Records on said Site of Borivali-1 to 11 Sub-Registrar Offices from Year 2002 to 2024 (23 Years).

While taking searches, I have found documents Registered/Indexed therein. (Please see inside page.)

I also do not found any lien, encumbrance over said Property.

ASHISH JAVERI
22ND JANUARY, 2024.

AT MUMBAI SUB-REGISTRAR OFFICE

1975

NIL & PARTLY TORN PAGES

1976

TO

1985

SUBJECT TO TORN PAGES

1986

NIL & PARTLY TORN PAGES

1987 DEED OF DECLARATION

DATE: 08.04.1987

REGN: 07.05.1987

Pankaj CHSL.

SERIAL NO.

BBJ/1035/1987

SCHEDULE : Survey No.26, Hissa Nos.1 & 3,
 Survey No.46, Hissa Nos.5 & 8,
 CTS No.307.

1988

To

1992

NIL & PARTLY TORN PAGES

1993 CONSENT DECREE

DATE: 16.10.1992

REGN: 27.11.1992

Pankaj CHSL.

SERIAL NO.

BBM-1/459/1992

SCHEDULE : Survey No.26, Hissa Nos.1 & 3,
 Survey No.46, Hissa Nos.5 & 8,
 CTS No.307,
 Admeasuring:- 39146.79 Sq.mts.
Suit No.2022/1984 of High Court Mumbai.

1994

TO

1996

NIL & PARTLY TORN PAGES

1997
TO
2004
SUBJECT TO TORN PAGES

2005
TO
2011
NIL & PARTLY TORN PAGES

2012
TO
2019
NIL

2020
TO
2024
INDEX-II NOT YET PREPARED

AT BANDRA SUB-REGISTRAR OFFICE

1974
TO
1976
NIL
1977
TO
1985
SUBJECT TO TORN PAGES

1986
NIL & PARTLY TORN PAGES

1987 DEED OF RECTIFICATION

DATE: 19.09.1986
REGN: 06.02.1987
SERIAL NO.
5933/1986

Achyut Kumar S. Inamdar & Others.
To
Pankaj CHSL.

SCHEDULE : Survey No.26, Hissa Nos.1(Part) & 3(Part),
Survey No.46, Hissa Nos.5(Part) & 8(Part).
& Others.

1987 DEED OF RECTIFICATION

DATE: 19.09.1986

REGN: 06.02.1987

Achyut Kumar S. Inamdar & Others.

SERIAL NO.

To

5934/1986

Pankaj CHSL.

SCHEDULE : Survey No.26, Hissa Nos.1(Part) & 3(Part),
 Survey No.46, Hissa Nos.5(Part) & 8(Part).
 & Others.

1988

TO

2001

NIL & PARTLY TORN PAGES

ONLINE RECORD OF BORIVALI 1 TO 11 SUB-REGISTRAR OFFICES

2002

TO

2015

NIL

2016 DEVELOPMENT AGREEMENT

DATE: 07.10.2016

Rs.80,60,39,000/-, M.V.Rs.58,77,30,000/-

REGN: 07.10.2016

1. Ushma Nagar Co-op. Housing Society Federation SERIAL NO.
 Ltd. through - BRL-6/9926/2016

a. Chairman - Prakashrao P. Macheratti.

b. Secretary - Suhas S. Angchekar.

c. Treasurer - Michael Duarte.

2. Malad Namit Co-op. Housing Society Ltd. through -

a. Chairman - Mohammad Shakir Bakali.

b. Secretary - Benijina M. Umrao.

3. Malad Samir Co-op. Housing Society Ltd. through -

a. Chairman - Vijay D. Jaywant.

b. Secretary - Ronald Fernandes.

4. Malad Viral Co-op. Housing Society Ltd. through -

a. Chairman - Bharatkumar K. Sarda.

b. Secretary - Prakashrao P. Macheratti.

5. Malad Nishith Co-op. Housing Society Ltd. through -

a. Chairman - Jude G. Dennis.

b. Secretary - Sharda S. Dhende.

6. Malad Sandip Co-op. Housing Society Ltd. through -

a. Chairman - Naresh L. Mordani.

b. Treasurer - Suhas S. Angchekar.

7. Malad Sandesh Co-op. Housing Society Ltd. through -

a. Gurbir Singh Gulati.

b. Treasurer - Vincent Goveas.

8. Malad Niraj Co-op. Housing Society Ltd. through -

a. Secretary - Salim S. Khamkar.

b. Treasurer - Michael Duarte.

To

M/s. Narang Reality through Partners -

1. Gopal Narang.

2. Soham Narang.

SCHEDULE : LAND & STRUCTURE

CTS No.307/3,
 Admeasuring:- 3196 Sq.mts.
 CTS No.307/4,
 Admeasuring:- 2904 Sq.mts.
 CTS No.307/5,
 Admeasuring:- 2975 Sq.mts.
 CTS No.307/6,
 Admeasuring:- 2656 Sq.mts.
 Land Total Admeasuring:- 11,731.00 Sq.mts.

BUILDINGS ON LAND

'Namit', 'Samir', 'Viral', 'Nishith', 'Sandip',
 'Niraj', 'Sandesh',

2017

TO

2018

NIL

2019 DEED OF CONVEYANCE

DATE: 31.12.2018

M.V.Rs.1,39,57,000/-

REGN: 11.01.2019

1. Ujwal Nandadip CHSL through District Co-op. SERIAL NO.
 Society through Deputy Register & Competent BRL-4/621/2019
 Authority U/S 5A of the Mofa 1963 Rajendra Veer.
2. M/s. Shah & Doshi through District Co-op. Society through
 Deputy Registered & Competent Authority U/S 5A of the Mofa
 1963 Rajendra Veer.
 To
 1. Ushma Nagar Co-op. Housing Society Federation Ltd. through-
 - a. Chairman - Prakashrao P. Macheratti.
 - b. Secretary - Suhas S. Angchekar.
 - c. Treasurer - Michael Duarte.
 2. Malad Namit Co-op. Housing Society Ltd. through -
 - a. Secretary - Benijina M. Umrao.
 - b. Treasurer - Sandip Angchekar.
 3. Malad Samir Co-op. Housing Society Ltd. through -
 - a. Secretary - Cleophus Gonsalves.
 - b. Treasurer - Irene Lobo.
 4. Malad Viral Co-op. Housing Society Ltd. through -
 - a. Chairman - Bharatkumar K. Sarda.
 - b. Secretary - Prakashrao P. Macheratti.
 5. Malad Nishith Co-op. Housing Society Ltd. through -

- a. Chairman - Jude G. Dennis.
- b. Secretary - Sharda S. Dhende.
- 6. Malad Sandip Co-op. Housing Society Ltd. through -
 - a. Chairman - Naresh L. Mordani.
 - b. Treasurer - Suhas S. Angchekar.
- 7. Malad Sandesh Co-op. Housing Society Ltd. through -
 - a. Chairman - Gurbir Singh Gulati.
 - b. Treasurer - Silvia Lobo.
- 8. Malad Niraj Co-op. Housing Society Ltd. through -
 - a. Secretary - Salim S. Khamkar.
 - b. Treasurer - Michael Duarte.

SCHEDULE : LAND

CTS No.307/3,

Land Admeasuring:- 3196 Sq.mts.

CTS No.307/4,

Land Admeasuring:- 2904 Sq.mts.

CTS No.307/5,

Land Admeasuring:- 2975 Sq.mts.

CTS No.307/6,

Land Admeasuring:- 2656 Sq.mts.

Total Admeasuring:- 11,731.00 Sq.mts.

DDR Co-op. Housing Society Mumbai City,

Admeasuring:- 2870.09 Sq.mts.(RG) out of Land

Admeasuring:- 11,328 Sq.mts.(as per Order),

Sub Plot No.1 to 7 of Village Valnai,

1. 'Malad Namit CHSL',

Admeasuring:- 1269.20 Sq.mts.

2. 'Malad Niraj CHSL',

Admeasuring:- 838.14 Sq.mts.

3. 'Malad Nishith CHSL',

Admeasuring:- 1164.82 Sq.mts.

4. 'Malad Samir CHSL',

Admeasuring:- 1790.50 Sq.mts.

5. 'Malad Sandip CHSL',

Admeasuring:- 1164.82 Sq.mts.

6. 'Malad Sandesh CHSL',

Admeasuring:- 1073.84 Sq.mts.

7. 'Malad Viral CHSL',

Admeasuring:- 1156.59 Sq.mts.

CTS No.307/3, 307/4, 307/5, 307/6.

2020

NIL

2021 SUPPLEMENTARY AGREEMENT

DATE: 19.11.2021

Rs.87,47,44,000/-, M.V.Rs.94,23,15,000/- REGN: 22.11.2021

1. Ushma Nagar Co-op. Housing Society Federation SERIAL NO.
Ltd. through - BRL-4/15423/2021
 - a. Secretary - Suhas S. Angchekar.
 - b. Chairman - Prakashrao P. Macheratti.
 2. Malad Namit Co-op. Housing Society Ltd. through -
 - a. Secretary - Benijina M. Umrao.
 - b. Treasurer - Sandip Angchekar.
 3. Malad Samir Co-op. Housing Society Ltd. through -
 - a. Secretary - Cleopas Gloria Gonsalves.
 - b. Chairman - Stanislaus F. Goms.
 4. Malad Viral Co-op. Housing Society Ltd. through -
 - a. Secretary - Prakashrao P. Macheratti.
 - b. Chairman - Bharatkumar K. Sarda.
 5. Malad Nishith Co-op. Housing Society Ltd. through -
 - a. Secretary - Sharda S. Dhende.
 - b. Chairman - Dalrin Norbert Noronha.
 6. Malad Sandip Co-op. Housing Society Ltd. through -
 - a. Secretary - Naresh L. Mordani.
 - b. Treasurer - Suhas S. Angchekar.
 7. Malad Sandesh Co-op. Housing Society Ltd. through -
 - a. Secretary - Silvia Lobo.
 - b. Chairman - Gurbir Singh Gulati.
 8. Malad Niraj Co-op. Housing Society Ltd. through -
 - a. Secretary - Salim S. Khamkar.
 - b. Treasurer - Michael Duarte.
- To
M/s. Narang Reality through Developers -
1. Gopal Narang.
 2. Soham Narang.

SCHEDULE : LAND & STRUCTURE

CTS No.307/3, Admeasuring:- 3196 Sq.mts.
 CTS No.307/4, Admeasuring:- 2904 Sq.mts.
 CTS No.307/5, Admeasuring:- 2975 Sq.mts.
 CTS No.307/6, Admeasuring:- 2656 Sq.mts.
 Land Total Admeasuring:- 11,731.00 Sq.mts.

BUILDINGS ON LAND

'Namit', 'Samir', 'Viral', 'Nishith', 'Sandip',
 'Niraj', 'Sandesh',

Supplementary Agreement for in respect of
 Development Agreement Registered document bearing
 Serial No.BRL-6/9926/2016 of dated 07.10.2016.

2022 DEED OF RECTIFICATION

DATE: 25.04.2022

Rs.0/-, M.V.Rs.2,98,31,000/-

REGN: 25.04.2022

1. Ujwal Nandadip CHSL through District Deputy SERIAL NO.
Register Co-op. Society Mumbai City 4 & BRL-6/9056/2022
Mofa Act 1963 through Competent Authority - Kishor Mande.
2. M/s. Shah & Doshi (Developers) through District Deputy
Register Co-op. Society Mumbai City 4 & Mofa 1963 through
Competent Authority - Kishor Mande.
To
1. Ushma Nagar Co-op. Housing Society Federation Ltd. through-
a. Secretary - Suhas S. Angchekar.
b. Chairman - Prakashrao P. Macheratti.
c. Treasurer - Michael Duarte.
2. Malad Namit Co-op. Housing Society Ltd. through -
a. Treasurer - Sandip Angchekar.
b. Secretary - Benijina M. Umrao.
3. Malad Samir Co-op. Housing Society Ltd. through -
a. Secretary - Cleophus Gloria Gonsalves.
b. Chairman - Stanislaus F. Goms.
4. Malad Viral Co-op. Housing Society Ltd. through -
a. Chairman - Bharatkumar K. Sarda.
b. Secretary - Prakashrao P. Macheratti.
5. Malad Nishith Co-op. Housing Society Ltd. through -
a. Chairman - Dalrin Naronha.
b. Secretary - Sharda S. Dhende.
6. Malad Sandip Co-op. Housing Society Ltd. through -
a. Treasurer - Suhas S. Angchekar.
b. Secretary - Naresh L. Mordani.
7. Malad Sandesh Co-op. Housing Society Ltd. through -
a. Secretary - Silvia Lobo.
b. Treasurer - Ashok K. Tyagi.
8. Malad Niraj Co-op. Housing Society Ltd. through -
a. Secretary - Salim S. Khamkar.
b. Treasurer - Michael Duarte.

SCHEDULE : LAND

CTS No.307/3, Admeasuring:- 3196 Sq.mts.

CTS No.307/4, Admeasuring:- 2904 Sq.mts.

CTS No.307/5, Admeasuring:- 2975 Sq.mts.

CTS No.307/6, Admeasuring:- 2656 Sq.mts.

Total Admeasuring:- 11,731.00 Sq.mts.

Deed of Rectification for in respect of Deed of
Conveyance Registered document bearing Serial
No.BRL-4/621/2019 of dated 11.01.2019,

Please Read..

Total Land Admeasuring:- 11,731 Sq.mts.

Instead of...

Total Land Admeasuring:- 11,328 Sq.mts.

More particularly described in this document.

2023

TO

2024

NIL

ASHISH JAVERI
22ND JANUARY, 2024.

Housiey.com

Re: Property situated at Village Valnai, Taluka Borivali, bearing Survey No.26, Hissa No.1(Part) & Survey No.46, Hissa No.5(Part), CTS Nos.307/3, 307/4, 307/5 & 307/6.

Admeasuring:-

SEARCH NOTE

Taken at Mumbai, Bandra & Borivali-1 to 11 Sub-Registrar Offices from Year 1975 to 2024 (50 Years).

Housiey.com

ASHISH JAVERI
22ND JANUARY, 2024.