



**HARISH D. MASHELKAR**  
**Search Report, Property Transfer & Estate N.O.C.**

Nisarg Greens, Orchid B, 2<sup>nd</sup> floor, Flat no. 205 & 206  
Plot no. RH-1, B Cabin Road, Near Navare Nagar, Ambernath  
(E) – 421501, Dist. Thane.  
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Pan no. AKWPM3179Q

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**To,**  
**DIVYA SHAH ASSOCIATES**  
**Advocates & Solicitors,**  
**Swagatam, 4<sup>th</sup> floor,**  
**Plot no. 141, S.V. Road,**  
**Opp. Khar Police Station,**  
**Khar (West), Mumbai – 400 052**

**Date: - February 7, 2023**

Re: - Investigation Title of property situated at village Dahisar, Taluka Borivali, bearing Survey no. 181 and City Survey no. 1665(part), Admeasuring 1089.26 sq. meters, Building no. 9 at Shailendra Nagar, Dahisar (East), Building known as “Gulmarg Tarang”

As per your instructions, for and behalf of your client to take search of the records relating to the abovementioned property, I have taken search of the records for the period from years 1994 to 2023 respectively maintained by the office of the Sub-Registrar of Assurances at Mumbai, Bandra and Borivali Taluka and submitting hereunder report of search as under:

**MUMBAI AND BANDRA (S. R. OFFICE) MANUAL RECORD**

**From years 1994 to 2023 (30 years)**

**ONLINE COMPUTER SEARCH**

1994-----NIL

**PBDR/823/824**

**1994**

**Sale Deed**

**Rs.5,72,720/-**

**05-02-1994**

**21-12-1995**

**Between**

**The Maharashtra Housing and Area Development Authority**

**To**

**Gulmarg Tarang Co-operative Housing Society Ltd.**

**Chairman – A . S. Deshpande**

**Secretary – V. S. A. Shetty**

**Member – M. A. Patel**

**Whereas**, the Authority being duly constituted with effect from the 5<sup>th</sup> day of December 1977 under Government Notification in the Public Works and Housing Development no. ARD-1077 (1) Desk-44 dated the 5<sup>th</sup> December 1977, the Maharashtra Housing Board a Corporation established under the Bombay Housing Board Act 1948 (BOM LXIX of 1948) hereinafter referred to as the Board stood dissolved by operation of Section 15 of the said Act.

**Whereas**, under clauses (a) and (b) of Section 189 of the said Act all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property rights liabilities and obligations of the Authority.

**Whereas**, the Board has a scheme of construction allotment and sale of tenements generally known as Law Income Group Scheme.

**Whereas**, the Board had built a building no. 9 at S. no. 181 and C.T.S. no. 1665(part) at Shailendra Nagar, Dahisar (East), (hereinafter referred to as “the said building”) and more particularly described in the Schedule hereto for housing persons belonging to the Law Income Group as provided in the Scheme.

**PBDR/825/826**

**1994**

**Lease Deed**

**Rs.1,11,280/-**

**05-02-1994**

**21-12-1995**

**Between**

**The Maharashtra Housing and Area Development Authority**

**To**

**Gulmarg Tarang Co-operative Housing Society Ltd.**

**Chairman – A . S. Deshpande**

**Secretary – V. S. A. Shetty**

**Member – M. A. Patel**

**Schedule** – Property situated at village Dahisar, Taluka Borivali, Land Building no. 9, Survey no. 181, Building “Gulmarg Tarang” Co-operative Housing Society Ltd. Shailendra Nagar Dahisar (East) Yearly Rent Rs.2,782/-, Lease Period 90 years, Premium Rs.111280/- bearing C.T.S. no. 1665(part) Admeasuring 1089.26 sq. meters.

1996-----NIL	1997-----NIL	1998-----NIL
1999-----NIL	2000-----NIL	2001-----NIL
2002-----NIL	2003-----NIL	2004-----NIL
2005-----NIL	2006-----NIL	2007-----NIL
2008-----NIL	2009-----NIL	2010-----NIL
2011-----NIL	2012-----NIL	2013-----NIL
2014-----NIL	2015-----NIL	2016-----NIL
2017-----NIL	2018-----NIL	2019-----NIL
2020-----NIL	2021-----NIL	2022-----NIL
2023-----NIL		

**BANDRA & BORIVALI TALUKA (S. R. OFFICE)**

**From years 2002 to 2023 (22 years)**

**COMPUTERISED REGISTER RECORD**

2002-----NIL	2003-----NIL	2004-----NIL
2005-----NIL	2006-----NIL	2007-----NIL
2008-----NIL	2009-----NIL	2010-----NIL
2011-----NIL	2012-----NIL	2013-----NIL
2014-----NIL	2015-----NIL	2016-----NIL
2017-----NIL	2018-----NIL	2019-----NIL
2020-----NIL	2021-----NIL	2022-----NIL

**Borivali-7/586**

2023

**Development Agreement**

**17-01-2023**

**Rs.12,02,41,000/-**

**17-01-2023**

**M.V. Rs.6,52,77,000/-**

**Between**

**Gulmarg Tarang Co-operative Housing Society Ltd.**

- (1) Chairman – Manohar Vinayak Phadke**
- (2) Secretary – Uday Sawant**

**Members**

- (3) Ravindra Govind Chauhan**
- (4) Arun Dattaram Parab**
- (5) Ramchandra L. Rane**
- (6) Vanita Kalyanji Maru**
- (7) Bharti Sawant**
- (8) Jyotsana Umesh Makwana**
- (9) Umesh Makwana**

(10) Jagruti Arvind Chadva  
(11) Kishore Makwana  
(12) Beena Kishore Makwana  
(13) Kalpita Vishal Prabhukhanolkar  
(14) Sachin Keshav Bandivadekar  
(15) Snehsheel L. Gaikwad  
(16) Tukaram Sakharam Pawaskar  
(17) Surendra Pal Singh  
(18) Sheela Surendra Singh  
(19) Bharat Bhavanji Gala  
(20) Avinash Bhausaheb Narvade  
(21) Ujwala Avinash Narvade  
(22) Manisha Nilesh Wavhal  
(23) Nilesh Jaywant Wavhal  
(24) Jitendra Jaisingh Aagne  
(25) Namrata Uday Sawant  
(26) Rekha S. Saambranikar  
(27) Nitin Lalji Gangar  
(28) Beena N. Gangar  
(29) Anil Nitin Gangar  
(30) Satish Dabholkar  
(31) Saakshi Satish Dabholkar  
(32) Uma Chandrashekhar Yenpure  
(33) Sandhya Pravin Sheth  
(34) Snehal Shah  
(35) Subhash Nadkarni  
(36) Manjiri Mangesh Patkar  
(37) Vrunda V. Rajadhyaksha  
(38) Sanjay Vasant Chaphekar  
(39) Kapil Joshi  
(40) Deepti Kapil Joshi  
(41) Mahesh Shridhar Sawant  
(42) Praveen Shridhar Sawant  
(43) Renuben K. Padwani  
(44) Naina Hareshkumar Soneji  
(45) Asha Jitendra Deriya  
(46) Sunetra Anand Deshpande  
(47) Vanita Bhikaji Satam  
(48) Rageen Hasmukh Patel  
(49) Bupendra Motilal Shukla  
(50) Meesha Gala  
(51) Manohar Vinayak Phadke  
(52) Mahesh A. Patel  
(53) Ashoksingh Pratapsingh Jhala  
(54) Ratnakar Khemu Nayak  
(55) Raakhi D. Naik  
(56) Nilesh M. Raut  
(57) Shailesh Muralidhar Raut

**To**

**Modirealty Developers Pvt. Ltd.**

**Schedule** – Property situated at village Dahisar, Taluka Borivali, Land and Construction “Gulmarg Tarang Co-operative Housing Society Ltd.” Building no. 9, Shailendra Nagar Dahisar (East) bearing C.T.S. no. 1665(part) containing by admeasuring 1089.26 sq. meters – Stamp duty paid Rs.60,70,745/-

**H. D. MASHELKAR**  
**SEARCH REPORTER**

Housiey.com

**DATE: - February 7, 2023**

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Housiey.com

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**THE NOTES OF SEARCH**

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Search taken at Sub-Registrar office at Mumbai, Bandra and Borivali Taluka from years 1994 to 2023 (30 years)

**H. D. MASHELKAR  
SEARCH REPORTER**