ASHISH T. SURYAVANSHI

ADVOCATE HIGH COURT, MUMBAI

Chamber No.8, 3rd Floor, Bhagyodaya Building, 79, Nagindas Master Road,
Fort, Mumbai-400001.

Email- suryavanshilegal@gmail.com Tel. No.98920 54995

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FORMAT- A
(Circular No.: -28/2021)

To
Maharashtra Real Estate Regulatory Authority
6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (East), Mumbai 400051

LEGAL TITLE REPORT

Sub- Title Certificate in respect of all that piece and parcel of land bearing CTS. No. 511, 511 (1 to 10) admeasuring 903 square meters or thereabouts excluding road set back area lying, being and situate at 12 Narsing Lane, Malad (West) Mumbai - 400 064 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "**THE SAID LAND**") along with 2 (two) Wings known as "Wing A" comprising of ground plus 3 (three) floors and "Wing B" comprising of ground plus 4 (four) floors comprising of in aggregate 15 residential flats and 11 commercial shops (hereinafter referred to as "**THE SAID BUILDING**"). hereinafter the said Land and the said Building shall collectively be referred to as "**THE SAID PROPERTY**"). The said property is bounded as follows: On the West: land bearing CTS No 512B, On the East: Narsing Lane Road, On the North: Vardhaman Nagar CHSL land bearing CTS No 484, On the South: Haridwar Tower Lane

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A. At the request of our client Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) (hereinafter referred to as **"DEVELOPER"**), a public limited company having CIN No. U70101MH2003PLC141547, duly incorporated under the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, having its registered office at Unit No. 1001, 10th Floor, DLH

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Park, S.V Road, Opp Goregaon MTNL, Mumbai 400 104, have instructed us to investigate its rights and entitlements to develop the said Property.

B. In accordance with the format of the Legal Title Report prescribed by this Hon'ble Authority vide Circular No 28/2021, the summary of our title investigation is as under:

1. **DESCRIPTION OF THE SAID PROPERTY.**

All that piece and parcel of land bearing CTS. No. 511, 511 (1 to 10) in aggregate admeasuring 903 square meters or thereabouts excluding the road set back area, as per the Property Register Card dated 21.02.2019 lying, being and situate at 12 Narsing Lane, Malad (West) Mumbai - 400 064 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The said property is bounded as follows: On the West: land bearing CTS No 512B, On the East: Narsing Lane Road, On the North: Vardhaman Nagar CHSL land bearing CTS No 484, On the South: Haridwar Tower Lane.

2. **DOCUMENTS OF ALLOTMENT OF THE SAID PROPERTY**

a. By a Deed of Conveyance dated 8th September 1972, registered with the Sub-Registrar of Mumbai under registration no. BOM-R-4916 of 1972, the said Smt Gandhari Vaman Ajinkya Nee Gandhari Sunderrao Rane the Vendor AND Shri Ranchodbhai Kalidas Patel and Shri Mohanlal Makanji Mistry the Confirming Party, AND Shree Santoshi Nagar Co-operative Housing Society Limited., being the Purchaser.

b. Development Agreement dated 19th June 2024 entered into by and between (i) Shree Santoshi Nagar Co-operative Housing Society Limited (therein and herein the Society), (ii) Dina Chandrakant Gadhavi and Others (therein referred to as the Members) and (iii) Pranav Constructions Private Limited, now known

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as Pranav Constructions Limited registered with the Sub-Registrar of Assurances at Borivali under serial no. BDR-6-13411-2024.

c. Power of Attorney dated 19th June 2024, duly registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-6-13443-2024 executed by Shree Santoshi Nagar Co-operative Housing Society Limited in favour of the Developer.

d. Brihanmumbai Municipal Corporation has issued Intimation of Disapproval (IOD) bearing ref no. P-18142/2023/(CTS No .511 And Other)/P/N Ward/Malad North/IOD/1/New dated- 31st March 2025 with respect to redevelopment of the said Property.

e. Supplemental Agreement dated 7th April 2025 by and between Shree Santosh Nagar Co-operative Housing Society Limited (Society) AND Pranav Construction Limited (formerly known as Pranav Constructions Private Limited) duly registered with the Joint Sub-Registrar Mumbai-17 under serial no- MUMBAI17-5638-2025.

3. PROPERTY REGISTER CARD:

We have examined a copy of the Property Register Card bearing CTS. No. 511, 511 (1 to 10) in respect of the said land which is admeasuring about 903 sq mtrs excluding road set back area.

4. SEARCHES

I. Search at the Office of the Sub-Registrar of Assurances.

Copies of the (i) Search Report of Mr. Rajesh Pawale (Search Clerk) dated 7th July 2023, comprising search record carried out by him in Sub-Registrar's Offices at Mumbai (Old Custom House), Bandra, Goregaon and Borivali Sub- Registrar Office, from the year 1960 to 2023 (64 years), (ii) Search Report dated 04th June 2024, taken out by Search Clerk Mr.

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Sachin S. Pawar in the office of Sub Registrar of Assurances at Borivali 1 to 9 from the year 2023 to 04th June 2024, (iii)Search Report dated 08th August 2024, taken out by Search Clerk Mr. Sachin S. Pawar in the office of Sub Registrar of Assurances at Borivali 1 to 9 from the 04th June 2024 to 8th August 2024, (iv) Search Report dated 12th February 2025, taken out by Search Clerk Mr. Sachin S. Pawar in the Sub-Registrar's Offices at Mumbai from 1st August 2024 till 12th February,2025, (v) Search Report dated 07th May, 2025, taken out by Search Clerk Mr. Sachin S Pawar in the Sub-Registrar's Offices at Mumbai from 12th Febraury,2025 till 07th May, 2025. The copy of the said Searches is annexed hereto as **Annexure "B colly"**

II. Litigation Search

We have caused Litigation searches to be undertaken in respect of proceedings filed by or against Shree Santoshi Nagar Co-operative Housing Society Limited in the Supreme Court, High Court, District Courts, Consumer Court, NCLT, NCLAT, CESTAT and ITAT. In this regard, we have relied upon the search report dated 03rd June, 2025 issued by Perfios Software Solutions Private Limited. A copy of the report has been annexed hereto as "**Annexure "C"**

III. CERSAI Search

We had undertaken searches at the Website of the Central Registry of Securitisation Asset Reconstruction and Security Interest of India in respect of Shree Santoshi Nagar CHSL. On perusal of the search report dated 03rd June, 2025, no active charges were reflected therein. The same has been annexed hereto as **"Annexure "D".**

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5. On perusal of the above- mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) as a developer to develop the said Property is clear, marketable and without any encumbrances.

6. **Owners of the land:**

   Shree Santoshi Nagar Co-operative Housing Society Limited, a society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under No. BOM/HSG/3602 dt. 28.06.1972 is the owner of the said Land i.e. all that piece and parcel of land bearing C.T.S. No. 511, 511 (1 to 10), admeasuring 966 square meters including the road set back area as per the Property Register Card dated 21.2.2019, lying being and situate at 12, Narsing Lane, Malad (West), Mumbai - 400064 in the Registration District and Sub-District of Mumbai Suburban.

7. Qualifying comments/remarks: None.

C. We hereby certify that Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) is entitled to develop the said Property in terms of the Re-Development Agreement and subject to obtainment of relevant approvals and sanctions from governmental authorities and necessary compliance of the same from time to time.

D. The report reflecting the flow of the title of the the said land is enclosed herewith as **Annexure "A"**.

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DATED THIS 04th DAY OF JUNE 2025

ASHISH T. SURYAVANSHI

(ADVOCATE)

ASHISH T. SURYAVANSHI
Advocate, High Court, Bombay
Chamber No. 8, Bhagyodaya, 3rd Floor,
79, Nagindas Master Road, Fort
Mumbai - 400 001.
Email: suryavanshilegal@gmail.com
Mobile : 9892054995

Encl:

1. **Annexure A** (Flow of title to the said Land)
2. **Annexure B** (SRO Search Report)
3. **Annexure C** (Litigation Report)
4. **Annexure D** (Cersai Report)

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Annexure "A" PTS

FLOW OF TITLE OF THE SAID LAND

1) **P.R Card as on Date of Application for Registration**

Set Out in Paragraph 3 above.

2) **Searches**

Set out in Paragraph 4 above

3) **Any other relevant title**

A. **Title:**

a. Smt. Gandhari Vaman Ajinkya nee Gandhari Sunderrao Rane was the original owner of and/or possessed or otherwise well and sufficiently entitled to the said land as per the land records.

b. By an Agreement to Sell dated 17th February 1972, Smt. Gandhari Vaman Ajinkya nee Gandhari Sunderrao Rane, agreed to sell and transfer the said land to (1) Shri Ranchodbhai Kalidas Patel and (2) Shri Mohanlal Makanji Mistry, for and on behalf of the Shree Santoshi Nagar Co-operative Housing Society Limited (then proposed) (to be then consisting of holders/occupants/ tenants who were to then occupy various premises and units) the said land together with various structures/buildings/messuages/tenements thereon for a consideration and on the terms and conditions as stated therein.

c. Thereafter, the said (1) Shri Ranchodbhai Kalidas Patel and (2) Shri Mohanlal Makanji Mistry formed and registered a co-operative housing society under the name and style of Shree Santoshi Nagar Co-operative Housing Society Ltd. which has been duly registered under the Maharashtra Co-operative Societies Act, 1961 under no. BOM/HSG/3602 of 1972 on 28th June 1972.

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d. By a Deed of Conveyance dated 8th September 1972, registered with the Sub-Registrar of Mumbai under registration no. BOM-R-4916 of 1972, the said Smt Gandhari Vaman Ajinkya Nee Gandhari Sunderrao Rane the Vendor therein, with the consent and confirmation of Shri Ranchodbhai Kalidas Patel and Shri Mohanlal Makanji Mistry being the Confirming Party therein, granted, transferred, assigned, assured, and conveyed unto and in favour of Shree Santoshi Nagar Co-operative Housing Society Limited., being the Purchaser therein, the said land along with the buildings/ structures/messuages/tenements standing thereupon and known as "Shree Santoshi Nagar" for a consideration and the terms and conditions stated therein. However, the entries with respect to the Deed of Conveyance referred herein are not reflecting in the Search Report dated 7th July 2023, as the entries for the period 1972 to 1976 is showing as "Pages torn" in the search report. I have referred to, relied upon and perused the copy of the registered Deed of Conveyance provided to me by the Society.

e. Under the circumstances, Shree Santoshi Nagar Co-operative Housing Society Ltd. became the owner of the said land and is well and sufficiently entitled to the said property alongwith the structures standing thereupon which are now demolished.

f. By an Agreement dated 01st September 1980, Shree Santoshi Nagar Co-operative Housing Society Ltd., allowed, authorized and permitted, M/s Liberty Builders through its proprietor, Mr. Haresh Tikamdas Advani, to carry out and complete development of the said land together with various structures/buildings/messuages/tenements standing thereon. The Said M/s Liberty Builders after demolishing the existing structures on the said land developed the said land and constructed building known as "Shree Santoshi Nagar") comprising of ground plus 3 (three) upper floors in Wing "A" and ground plus 4 (four) upper floors in Wing "B" containing in aggregate 15 residential units and 11 shops and allotted and handed over possession of the

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aforesaid residential and commercial units to the existing members of Shree Santoshi Nagar Co-operative Housing Society Ltd as well as to various new purchasers, who were admitted as members of the said Shree Santoshi Nagar Co-operative Housing Society Ltd. who were issued shares of the said Society vide respective share certificates.

g. Thereafter by and under a Development Agreement dated 16th June 2011, registered with the Sub-Registrar of Assurances at Mumbai under serial no. BDR-6-05142-2011 read with Power of Attorney dated 16th June 2011, registered with the Sub-Registrar of Assurances at Mumbai under serial no. BDR-6-05143-2011, the said Society granted development rights with respect to the said Property in favour of M/s. KDI Holdings Pvt. Ltd., through its Director/s, Mr. Paresh D. Shah for a consideration and on the terms and conditions as specified therein.

h. Subsequently, by a Supplementary Deed dated 11th April 2013, registered with registered with the Sub-Registrar of Assurances at Mumbai under serial no. BRL-3-2286-2013, alongwith additional Power of Attorney dated 11th April 2013, registered with the Sub-Registrar of Assurances at Borivali, under serial no. BRL-3-2287-2013, the said Society and the said M/s. KDI Holdings Pvt. Ltd, mutually agreed to modification of certain terms and conditions.

i. The said Buildings standing on the said Land were in dilapidated and unsafe for habitation condition and it further deteriorated as no concrete steps were taken towards redevelopment of the said property, as a result of which, somewhere in the month of March 2023, the MCGM issued notice under section 354 of the Mumbai Municipal Corporation Act 1988. The said structures of the said building of the Society came to be demolished by MCGM under C1 category. All the members of the said Society have vacated their respective premises and the said land is vacant as on date and is in possession of the said Society.

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j. On account of various conflicting views and opinions ensued between the said Society and the said M/s. KDI Holdings Pvt. Ltd., the said Society and its members vide its resolution dated 19th March 2023, unanimously resolved to cancel redevelopment rights granted in favour of the said M/s. KDI Holdings Pvt. Ltd and accordingly vide Deed of Cancellation dated 9th May 2023 registered with the Sub Registrar of Assurances at Borivali under serial no. BRL-6-9396-2023, (i) Development Agreement dated 16th June 2011, (ii) Power of Attorney dated 16th June 2011, (iii) Supplementary Deed dated 11th April 2013, (iv) Power of Attorney dated 11th April 2013, together with various ancillary deeds, documents and correspondences in relation thereto executed by and between the said Society and the Said M/s. KDI Holdings Pvt. Ltd stands cancelled and revoked and M/s. KDI Holdings Pvt. Ltd does not have any right of whatsoever nature in the said property.

k. The Society desirous of going for redevelopment, held a Special General Body Meeting ("SGBM") in the year 2023, where all the members of the Society and its members vide Resolution dated 10th May 2023 unanimously accepted the Final Offer of the Developer and appointed the Developer for redevelopment of the Property by constructing thereon new building/s after consuming the maximum development potential as emanating from the Property of the Society. In furtherance to the same the Society issued an Appointment Letter dated 10th May 2023 in favour of the Developer for development of the building of the Society which is as of now demolished.

l. In furtherance of their intention as aforesaid, the Society agreed to execute Development Agreement embodying all the agreed terms for redevelopment as finally negotiated between the Society and the Developer and the Society in its Special General Body Meeting dated 12th January 2024 approved the draft of the Development Agreement and Power of Attorney.

m. Thereafter the Society proposed to go for redevelopment and vide a Development Agreement dated 19th June 2024 registered with the Sub-

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Registrar of Assurances at Borivali under serial no. BDR-6-13411-2024, entered into by and between (i) Shree Santoshi Nagar Co-operative Housing Society Limited (therein and herein the Society), (ii) Dina Chandrakant Gadhavi and Others (therein referred to as the Members) and (iii) the Developer herein i.e., the Society and the Members granted development /redevelopment rights to Developer for the consideration and on the terms and conditions as mentioned therein.

n. The Society executed a Power of Attorney dated 19th June 2024, duly registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-6-13443-2024 in favour of the Developer to undertake all the necessary acts, deeds, matters and things pertaining to the development of the said Property, in the manner as stated therein.

o. Thereafter in order to include additional terms and provisions into the existing Development Agreement, the parties have entered into a **Supplemental Agreement** dated **7th April 2025** by and between Shree Santosh Nagar Co-operative Housing Society Limited (Society) AND Pranav Construction Limited (formerly known as Pranav Constructions Private Limited) duly registered with the Joint Sub-Registrar Mumbai-17 under serial no-MUMBAI17-5638-2025.

B. <u>Approvals for Development of the said Property</u>

i. Brihanmumbai Municipal Corporation has issued Intimation of Disapproval (IOD) bearing ref no. P-18142/2023/(CTS No .511 And Other)/P/N Ward/Malad North/IOD/1/New dated- 31st March 2025 with respect to redevelopment of the said Property.

ii. Civil Aviation No Objection Certificate for Height Clearance dated 18th October,2023 issued by the Airport authority of India bearing No-JUHU/WEST/B/100923/802200 on the terms and conditions more particularly set out in the certificate.

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iii. Provisional No Objection Certificate dated 12th February,2025 issued by Brihanmumbai Municipal Corporation, Mumbai Fire Brigade.

iv. Parking Layout Remarks/Approval dated 20th April, 2024 by Parking Consultant Mr. Suraj Rakesh Oza to Executive Engineer Building Proposal - P Ward, Building Proposal (W.S), MCGM.

v. Commencement Certificate bearing No-No P-18142/2023/(CTS No . 511 And Other)/P/N Ward/Malad North/CC/1/New dated 03rd June, 2025 issued by Brihanmumbai Municipal Corporation.

C. Development Remarks:

The Development Plan 2034 Remarks No Ch.E./DP34202305111463326 D.P. Rev. dt. Refer Inward Number: P/N/2023/111463329 dated 22nd May 2023 of the said Land reflects the following:

a. The said Property is in Residential Zone.
b. There are no reservations, amenities, or DP Roads affecting the said Land.
c. There is no proposed or sanctioned Regular Line/Road Line at present along the said Property.

D. Public Notice

I have published two Public Notices on 26th April, 2025, in two newspapers i.e., Free Press Journal and Navshakti inviting objections and/or claims from third persons with respect to the title of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) as the Developer of the said Property and I have received no Claims in response to the same.

4) **Litigations:** As per the Litigation Search Report annexed above, there is no pending litigation.

Annexure "B" colly. ATS

R. PAWALE
SEARCH CLERK
Mumbai.

SEARCH REPORT

Dated this 7th Day of July, 2023

To,

Pranav Constructions Pvt. Ltd.,
1001, 10th Floor, DLH Park,
Opp. Goregaon MTNL,
S. V. Goregaon, Sunder Nagar,
Goregaon West,
Mumbai 400 062

Subject : Search Report in respect of:

Schedule: All that piece or parcel of Land bearing Survey No. 47, Hissa No. 1, corresponding to CTS Nos. 511, 511/1 to 10, admeasuring 966 sq. meters or thereabouts as per Property Card dtd. 21.4.2023, of Village Malad (North), within the Registration District and Sub-District of Mumbai Suburban together with a building standing thereon and known as "Shri Santoshi Nagar" ("THE SAID BUILDING") comprising of ground Wing "A" and Wing "B" containing residential and commercial units which is now demolished lying and being situate at 12, Narsing Lane, Malad (West) Mumbai – 400 064.

Dear Sir/Madam,

As per your instructions, we have taken the search of the above-mentioned property at **Mumbai** (Old Custom House), Bandra, Goregaon and Borivali Sub-Registrar's offices from years 1960 to 2023 (64 years).

Following are the details of Search taken at **Mumbai** (Old Custom House), Bandra, Goregaon and Borivali Sub-Registrar's offices from years 1960 to 2023 (64 years).

AT Mumbai S.R.O. (Manual Record)

Year	Doc. Entries	Other Remark
1960 to 1961	Pages Torn	
1962	Nil	Some pages torn
1963	Nil, some pages torn	No Transaction
1964 to 1965	Pages Torn	
1966 to 1970	Nil	No Transaction
1971 to 1974	Pages Torn	
1975	Nil	Some pages torn
1976 to 1981	Pages Torn	
1982	Nil, some pages torn	No Transaction
1983 to 1992	Pages Torn	
1993 to 1996	Nil, some pages torn	No Transaction
1997 to 1998	Pages Torn	
1999 to 2000	Nil, some pages torn	No Transaction
2001 to 2002	Pages Torn	
2003 to 2004	Nil, some pages torn	No Transaction
2005 to 2012	Pages Torn	
2013 to 2015	Nil, some pages torn	No Transaction
2016	Pages Torn	
2017	Nil, some pages torn	No Transaction
2018 to 2019	Pages Torn	
2020 to 2022	Nil	No Transaction
2023	Nil	No Transaction
	(2023 : Record books available till 26.05.2023)	

Note:- Some manual records are found in torn conditions and some are missing at Mumbai office, hence this report is based on available index-II records.

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AT MUMBAI S.R.O. (ONLINE RECORD)

Year	Doc. Entries	Other Remark

1985 to 2023	Nil	Online Record

AT BANDRA S.R.O.

Year	Doc. Entries	Other Remark
1960	Nil	No Transaction
1961	**Nominal Entry**	
1962 to 1965	Nil	No Transaction
1966	Pages Torn	
1967 to 1969	Nil	No Transaction
1970	**Doc. Entry**	
1971 to 1972	Pages Torn	
1973	Nil	No Transaction
1974	Pages Torn	
1975	Nil	No Transaction
1976 to 1981	Pages Torn	
1982	Nil	No Transaction
1983 to 1984	Pages Torn	
1985 to 2023	Nil	Online Record

Note:- Some manual records are found in torn conditions and some are missing at Bandra office, hence this report is based on available index-II records.

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IN THE YEAR 1961 :

1) **Nature Of Document :** Nominal Entry (Index No. – I)

Schedule : Village Malad (C.T.S. No. 511)

1) JETHALAL CHAMASINGH SAMPAT

To

1) GANDHARI SUNDERRAO RANE

Execution Date : 05/08/1960
Indexed on Date : 26/04/1961
Document Sr. No. : 436

1-172-196
(Bandra)

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IN THE YEAR 1968 :

1) **Nature Of Document :** Sale Deed
Rs. 2,900/-

Schedule : Village Malad, Chawl A - 4 Room, Rooms B - 9 Rooms, S. No. 47, H. No. 1 Part, adm. 373 sq. yard.

1) DATTARAM SHIVRAM RANE

To

1) SONU SHIVA MEDEKAR

Execution Date : 13/01/1968
Indexed on Date : 10/12/1970
Document Sr. No. : 50/1968
(Bandra)

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MANUAL RECORDS AT (BDR-2) GOREGAON OFFICES:-

Year	Doc. Entries	Other Remark
1995 to 2022	Nil	Online Record

Note:- Some manual records are found in torn conditions and some are missing at Goregaon office, hence this report is based on available index-II records.

COMPUTERISED RECORDS AT BORIVALI (BORIVALI - 2, 3, 5, 7, 8 and 9 OFFICES) :-

Year	Doc. Entries	Other Remark
2002	Nil	No Transaction
2003	Nil	No Transaction
2004	Nil	No Transaction
2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2010	Nil	No Transaction
2011	Nil	No Transaction
2012	**Doc. Entry**	
2013	Nil	No Transaction
2014	**Doc. Entry**	
2015	Nil	No Transaction
2016	Nil	No Transaction
2017	Nil	No Transaction
2018	Nil	No Transaction
2019	Nil	No Transaction
2020	Nil	No Transaction
2021	Nil	No Transaction
2022	Nil	No Transaction
2023	Nil	No Transaction

COMPUTERISED RECORDS AT GOREGAON (BORIVALI - 1, 4 and 6 OFFICES):-

Year	Doc. Entries	Other Remark

2002	Nil	No Transaction
2003	Nil	No Transaction
2004	Nil	No Transaction
2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2010	Nil	No Transaction
2011	**Doc. Entry**	
2012	Nil	No Transaction
2013	**Doc. Entry**	
2014	Nil	No Transaction
2015	Nil	No Transaction
2016	Nil	No Transaction
2017	Nil	No Transaction
2018	Nil	No Transaction
2019	Nil	No Transaction
2020	Nil	No Transaction
2021	Nil	No Transaction
2022	Nil	No Transaction
2023	**Doc. Entry**	

IN THE YEAR 2011 :

1) **Nature Of Document :** Development Agreement

AV. 7580385/-, **MV.** 33727000/-

Schedule : C.T.S. No. 511, 511 (1 to 10) adm. 958 sq. mtrs., Village Malad (North), Shri Santoshi Nagar Co-op. Hsg. Soc. Ltd., through for Redevelopment - ADJ/B/2478/2011 dtd. 7/6/11

1) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Chairman RAMANBHAI R. MISTRY
2) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Secretary KISHORE J. HAPANI
3) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Treasurer MUKESHBHAI A DOSHI

4) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Redevelopment Committee Member DILIPBHAI V. SANGHVI

To

M/S. K. D. I. HOLDINGS PVT. LTD. through Director PARESH D. SHAH

Execution Date : 16/06/2011
Indexed on Date : 17/06/2011
Document Sr. No. : BDR-6/5142/2011
(Borivali-3)

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IN THE YEAR 2013 :

1) **Nature Of Document :** Development Agreement

AV. 1906000/-, **MV.** 4614000/-

Schedule : Redevelopment Agreement Registered under SL. No. BDR-6/5142/2011 dtd. 17/06/2011 for this Supplemental Agreement (C.T.S. No. 511, 511, 1 to 10)

1) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Chairman DILIPBHAI VRAJLAL SANGHVI
2) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Secretary HASMUKHBHAI GIRDHARLAL SODA
3) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Treasurer MUKESH A. DOSHI

To

M/S. K. D. I. HOLDINGS PVT. LTD. through Director PARESH D. SHAH

Execution Date : 11/04/2013
Indexed on Date : 12/04/2013
Document Sr. No. : BRL-3/2286/2013
(Borivali-3)

---------x---------x---------

IN THE YEAR 2023 :

1) **Nature Of Document :** Affidavit

AV. 1/-, **MV.** 0/-

Schedule : Other details as stated in this deed Village Malad (C.T.S. No. 511, 511/1 to 10).

1) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Chairman DILIP SANGHVI
2) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Secretary HASMUKH SODA
3) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Treasurer MUKESH DOSHI

To

Execution Date : 05/07/2023
Indexed on Date : 05/07/2023
Document Sr. No. : BRL-4/8736/2023
(Borivali-4)

----------x----------x----------

2) **Nature Of Document :** Cancellation Deed

AV. 3200000/-, **MV.** 0/-

Schedule : Shri Shantoshi Nagar Co-op. Hsg. Soc. Ltd., 12, Narsingh Lane, Village Malad Uttar, Malad West, Mumbai 400 063, Development Agreement registered under SL. No. BDR-6/5142/2011, Power of Attorney dtd. BDR-6/5143/2011, Supplementary Deed registered under SL. No. BRL-3/2286/2013, Power of Attorney registered under SL. No. BRL-3/2287/2013 for this Cancellation Deed, other details as stated in this deed (C.T.S. No. 511, 511 (1 to 10) adm. 958 sq. mtrs.

1) Developer - M/S. K. D. I. HOLDINGS PVT. LTD. through Director SANJAY DALICHAND SHAH

To

1) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Chairman DILIP VRUJLAL SANGHVI
2) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Secretary HASMUKHBHAI GIRDHARLAL SODA
3) SHRI SANTOSHI NAGAR CO-OP. HSG. SOC. LTD. through Treasurer MUKESH A. DOSHI

Execution Date : 09/05/2023
Indexed on Date : 09/05/2023
Document Sr. No. : BRL-6/9396/2023
(Borivali-6)

----------x----------x----------

(**Note:-** * * * The computerized records of Sub-Registrar of Assurances not maintained properly also some Index-II (Manually and Computerized) are missing from the records and hence this search report is based upon the Index –II available in the SRO's office subject to torn records/missing records.)

Thanking You,

Yours Truly,

R. PAWALE
Search Clerk

Honestly.com

DATED THIS 7th July, 2023

Re:- All that piece or parcel of Land bearing Survey No. 47, Hissa No. 1, corresponding to CTS Nos. 511, 511/1 to 10, admeasuring 966 sq. meters or thereabouts as per Property Card dtd. 21.4.2023, of Village Malad (North), within the Registration District and Sub-District of Mumbai Suburban together with a building standing thereon and known as "Shri Santoshi Nagar" ("THE SAID BUILDING") comprising of ground Wing "A" and Wing "B" containing residential and commercial units which is now demolished lying and being situate at 12, Narsing Lane, Malad (West) Mumbai – 400 064

SEARCH REPORT

SEARCH NOTE:

Taken at Mumbai, Bandra, Goregaon and Borivali from 1960 to 2023 (64 yrs.).

R. PAWALE
SEARCH CLERK
Mumbai

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

4th June, 2024

To,

Pranav Constructions Private Limited

Mumbai

Sub:- Investigation of property land bearing bearing CTS Nos.511, 511 (1 to 10), admeasuring 966 sq meters including the road set back area as per Property Card, together with a building standing thereon known as "Shri Santoshi Nagar" comprising of Wing "A" with ground plus three upper floors and Wing "B" with ground plus four upper floors, Situated at Malad Village, Taluka Borivali in the Registration District and Sub-District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Borivali -1 to 9,** for the year **2023 to 2024** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

SEARCH REPORT FROM 2023 TO 2024 (IN THE S. R. O. OF BORIVALI -1 to 9 & (Computer Record From 2023 to 2024).

Search Report as per Available Record

I have found Following Registered Documents during the Following Course of Search.

Search Report from 2023 to 2024 in the s.r.o. of Borivali -1 to 9.

Computer Record From 2023 to 2024, In the S. r. o. of Borivali -1 to 9)

2023 : - Index ii for the year **2023 a**re not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server issue record not Available/Following Transaction mentioned as per the available record**

2023 – Entry

Entry for the year 2023 as per the mixed pages index

Deed of Cancellation

Agreement Value :- Rs. 32,00,000/-

I.r.o. being about Doc. No.BDR-6/5142/2011, BDR-6/5143/2011 (POA) & Supplementary Deed BRL-3/2286/2013 & BRL-3/2287/2013 (POA), land bearing C.T.S. No.511, 511/1 to 10, admeasuring about 958 sq. mtrs. in the building known as "Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd.", and other schedule as per the agreement, Situated at **Malad** Village.

Names of The party :- M/s. K.D.I. Holdings Pvt. Ltd. through Director Sanjay Dalichand Shah

To

Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd. through Chairman Dilipbhai Vrajlal Sanghavi Secretary Hasmukhbhai Girdharlal Sodha Treasurer Mukesh A. Doshi

Exe. Date :- 09/05/2023

Serial No. :- Borivali -6/9396/2023

Reg. Date :- 09/05/2023

2023 – Entry

Entry for the year 2023 as per the mixed pages index

Affidavit

Agreement Value :- Rs. 1/-

I.r.o. being land bearing C.T.S. No.511, 511/1 to 10, and other schedule as per the agreement, Situated at **Malad** Village.

Names of The party :- Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd. through Chairman Dilip Sanghavi Secretary Hasmukh Sodha Treasurer Mukesh Doshi

To

Exe. Date :- 05/07/2023

Serial No. :- Borivali -4/8736/2023

Reg. Date :- 05/07/2023

2024 (from 1st January 2024 upto Till Date) :- Index ii for the year **2024 a**re not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server issue record not Available**

Note : (Year 2023 to 2024 }- Record Not Available/Index ii record from the year 2023 to 2024 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Note :- Index ii record from the year 2023 to 2024 are not properly updated for search, said "subject to" search report as per the available Index ii Record

Note :- In the S.R.O. at Borivali -1 to 9, Online E-search Index ii Record from the year **2023 to 2024** are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is "Subject To" i) Some of the Index ii Pages are yet to be stabilized in online process ii)Some of the Index-II were not produced before Us for verification.

Your's Truly

SACHIN SHANTARAM PAWAR

Digitally signed by SACHIN SHANTARAM PAWAR
Date: 2024.06.04 14:32:58 +05'30'

S. S. Pawar
Search Clerk

Hotsiev.com

CHALLAN

MTR Form Number-6

GRN MH006519956202425E	**BARCODE**	**Date** 08/08/2024-23:56:19	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name BRL1_JT SUB REGISTRAR BORIVALI 1		**Full Name**	S S PAWAR
Location MUMBAI			
Year 2024-2025 One Time		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	900.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Search 2024 Village Malad CTS No 222 CTS No 511 CTS No 305 Malad Village	
		Amount In Words	Nine Hundred Rupees Only
Total	900.00		

Payment Details BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02202292024080905079	174420801
Cheque/DD No.		Bank Date	RBI Date	08/08/2024-23:56:19	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9004765666

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 09-08-2024 12:02:06

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

8th August, 2024

To,

Pranav Constructions Private Limited

Mumbai

Sub:- Investigation of property land bearing CTS Nos. 511, 511 (1 to 10), admeasuring 966 sq meters including the road set back area as per Property Card, together with a building standing thereon known as "Shri Santoshi Nagar" comprising of Wing "A" with ground plus three upper floors and Wing "B" with ground plus four upper floors, comprising of residential and commercial units along with pump room, which is now demolished, lying and being situate at 12, Narsing Lane, Malad (West), Mumbai – 400064 bounded as follows: On North : By Plot bearing F. P. No. 516; On East: By Narsing Lane Road; On South: By Haridwar Tower Lane; On West: By CTS No. 512 B and Within the Registration District and Sub-District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Borivali -1 to 9,** from **1st June 2024 Upto Till Date** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

SEARCH REPORT FOR THE YEAR 2024 (IN THE S. R. O. OF BORIVALI -1 to 9 & (Computer Record - 2024).

Search Report as per Available Record

I have Found follows Document Registered during the Following Course of Search.

Search Report for the year 2024 in the s.r.o. of Borivali -1 to 9.

Computer Record for the year 2024, In the S. r. o. of Borivali -1 to 9)

2024 (from 1st June 2024 upto Till Date) :- Index ii for the year **2024 a**re not properly updated for search/Mixed Pages Index/as per E-search Record/Due to server issue record not Available/Following Transaction mentioned as per the available record

2024 – Entry

Entry for the year 2024 as per the mixed pages index

Agreement for Development

Agreement Value :- Rs.5,56,73,000/-

I.r.o. being land with construction bearing C.T.S. No.511, 511/1 to 10, admeasuring about 966 sq. mtrs., in the building known as "Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd.", and other schedule as per the agreement, Situated at **Malad** Village.

Names of The party :- Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd. through Secretary Hitesh Gunwatlal Thakkar treasurer Mukesh Ambalal Doshi & Other Members

To

Pranav Constructions Pvt. Ltd. through Director Pranav Kiran Ashar through attorney holder Siddhesh Subhash Shinde

Exe. Date :- 19/06/2024

Serial No. :- Borivali -6/13441/2024

Reg. Date :- 19/06/2024

Note : (Year 2024}- Record Not Available/Index ii record for the year 2024 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Note :- Index ii record for the year 2024 are not properly updated for search, said "subject to" search report as per the available Index ii Record

Note :- In the S.R.O. at Borivali -1 to 9**,** Online E-search Index ii Record for the year **2024** are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is "Subject To" i) Some of the Index ii Pages are yet to be stabilized in online process ii)Some of the Index-II were not produced before Us for verification.

Your's Truly

SACHIN SHANT ARAM PAWAR

Digitally signed by SACHIN SHANTARAM PAWAR
Date: 2024.08.08 22:05:38 +05'30'

S. S. Pawar
Search Clerk

Houseview.com

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

12th February, 2025

To,

Pranav Constructions Limited

Mumbai

Sub:- Investigation of property land bearing land bearing Survey No. 47, Hissa No. 1, corresponding to C.T.S. Nos. 511, 511/1 to 10, admeasuring **903** sq meters excluding the road set back area, lying and being situate at 12, Narsing Lane, Malad (West), Mumbai – 400064 in the Registration District and Sub District of Mumbai Suburban together with a building standing thereon known as "Shri Santoshi Nagar" (since demolished), and is bounded as follows: On North: By Vardhaman Nagar CHSL and C.T.S. No. 484; On East: By Narsing Lane Road; On South: By Haridwar Tower Lane; On West: By C.T.S. No. 512 B. of Malad Village, Taluka Borivali and Within the Registration District and Sub-District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Borivali -1 to 9,** from **1st August 2024 Upto Till Date (2025)** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

SEARCH REPORT FOR THE YEAR 2024 to 2025 (IN THE S. R. O. OF BORIVALI -1 to 9 & (Computer Record - 2024 to 2025).

Search Report as per Available Record

I have Found follows Document Registered during the Following Course of Search.

Search Report for the year 2024 to 2025 in the s.r.o. of Borivali -1 to 9.

Computer Record for the year 2024 to 2025, In the S. r. o. of Borivali -1 to 9)

2024 (from 1st August 2024) :- Index ii for the year **2024 a**re not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server** issue record not Available/Following Transaction mentioned as per the available record

2024 – Entry

Entry for the year 2024 as per the mixed pages index

Affidavit

Agreement Value :- Rs.0/-

I.r.o. being land bearing C.T.S. No.511, 511/1 to 10, and other schedule as per the agreement, Situated at **Malad** Village.

Names of The party :- Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd.
treasurer Mukesh Ambalal Doshi
To

Exe. Date :- 20/12/2024

Serial No. :- Borivali -6/27110/2024

Reg. Date :- 20/12/2024

2025 (from 1st January 2025 upto Till Date) :- Index ii for the year **2025 a**re not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server** issue record not Available

Note : (Year 2024 to 2025}- Record Not Available/Index ii record for the year 2024 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Note :- Index ii record for the year 2024 to 2025 are not properly updated for search, said "subject to" search report as per the available Index ii Record

Note :- In the S.R.O. at Borivali -1 to 9, Online E-search Index ii Record for the year **2024 to 2025** are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is "Subject To" i) Some of the Index ii Pages are yet to be stabilized in online process ii)Some of the Index-II were not produced before Us for verification.

Your's Truly

SACHIN SHANTARAM PAWAR

Digitally signed by SACHIN SHANTARAM PAWAR
Date: 2025.02.12 18:05:55 +05'30'

S. S. Pawar
Search Clerk

Houseiq.com

Sachin S. Pawar

Add;- 2-16, Shankar Smruti
Shivaji Nagar,
Bhandup(west),
Mumbai – 400 078
Mb. no. 900 4765 666,

SEARCH REPORT

7th May, 2025

To,

Pranav Constructions Limited

Mumbai

Sub:- Investigation of property land bearing land bearing Survey No. 47, Hissa No. 1, corresponding to C.T.S. Nos.511, 511/1 to 10, admeasuring about **903** sq meters excluding the road set back area, lying and being situate at 12, Narsing Lane, Malad (West), Mumbai – 400064 in the Registration District and Sub District of Mumbai Suburban together with a building standing thereon known as "Shri Santoshi Nagar" (since demolished), and is bounded as follows: On North: By Vardhaman Nagar CHSL and C.T.S. No. 484; On East: By Narsing Lane Road; On South: By Haridwar Tower Lane; On West: By C.T.S. No. 512 B. of Malad Village, Taluka Borivali and Within the Registration District and Sub-District of Mumbai Suburban.

As per your Instruction, I have carried out search of the records as maintained by the office of the Sub Registrar of Assurance at **Borivali -1 to 9,** from **12th February 2025 Upto Till Date (2025)** & enclosed herewith bearing Search Receipt, in this behalf we have to report of abovementioned property as under:-

Following Search Report as per the Available Record

SEARCH REPORT FOR THE YEAR 2025 (IN THE S. R. O. OF BORIVALI -1 to 9 & (Computer Record - 2025).

Search Report as per Available Record

I have Found Following Document Registered during the Following Course of Search.

Search Report for the year 2025 in the s.r.o. of Borivali -1 to 9.

Computer Record for the year 2025, In the S. r. o. of Borivali - 1 to 9)

2025 (from 12th February 2025) :- Index ii for the year **2025 a**re not properly updated for search/Mixed Pages Index/as per **E-search Record/Due to server** issue record not Available/Following Transaction mentioned as per the available record

2025 – Entry

Entry for the year 2025 as per the mixed pages index

Supplementary Agreement

I.r.o. being About Doc. No.BRL-6/13441/2024, land with construction bearing C.T.S. No.511, 511/1 to 10, admeasuring about 903 sq. mtrs. Excluding Road Set Back Area, and other schedule as per the agreement, Situated at **Malad** Village.

Names of The party :- Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd. through Chirman Brijesh Mansukhlal Modi Secretary Hitesh Gunwatlal Thakkar treasurer Mukesh Ambalal Doshi & Other Members

To

Pranav Constructions Ltd. (Formerly Pranav Constructions Pvt. Ltd.) through Director Pranav Kiran Ashar through attorney holder Siddhesh Subhash Shinde

Serial No. :- Borivali -2/5638/2025

Reg. Date :- 07/04/2025

2025 – Entry

Entry for the year 2025 as per the mixed pages index

Affidavit

I.r.o. being land bearing C.T.S. No.511, 511/1 to 10, Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd. and other schedule as per the agreement, Situated at **Malad** Village.

Names of The party :- Shree Santoshi Nagar Co-Op. Hsg. Soc. Ltd. through Pranav Constructions Ltd. (Formerly Pranav Constructions Pvt. Ltd.) through Director Pranav Kiran Ashar through attorney holder Siddhesh Subhash Shinde

To

Serial No. :- **Borivali -4/5013/2025**

Reg. Date :- 15/04/2025

Note : (Year 2025)- Record Not Available/Index ii record for the year 2025 are not available for search due to Data Update in IGR site/ in Under Process/Not available For Search

Note :- Index ii record for the year 2025 are not properly updated for search, said "subject to" search report as per the available Index ii Record

Note :- In the S.R.O. at Borivali -1 to 9, Online E-search Index ii Record for the year **2025** are Not Properly updated for search, said search Report as per the available Online E-search Record.

Kindly Note that the said Report is "Subject To" i) Some of the Index ii Pages are yet to be stabilized in online process ii)Some of the Index-II were not produced before Us for verification.

Your's Truly

Sachin Shantaram Pawar

Digitally signed by Sachin Shantaram Pawar
Date: 2025.05.07 20:45:57 +05'30'

S. S. Pawar

Search Clerk

Homeview.in

Annexure "C" ATS

CERSAI
Central Registry of Securitisation Asset Reconstruction and Security Interest of India

Debtor Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	03-06-2025 19:11:15.726
Transaction ID / QRF NO	200357083009
Generated by	Public User

Transaction Details

Type of Transaction	Debtor Based Search
Created By	Public User
Creation Date	03-06-2025
Approval/Modification Date	03-06-2025
Search Reference Number	5488708018654

Search Criteria Entered

Borrower Type	Society
Asset Category	Immovable
Name of the Debtor	Shree Santoshi Nagar CHSL
PAN	AAFAS6075F
Registration No.	
CKYC	

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

This is a computer generated report and does not require a signature. Date:03-06-2025 19:11:15.731 IST
Tower 1, Office Block, 4th Floor, Plate-A,
Adjacent to Ring Road,NBCC, Kidwai Nagar(East),New Delhi - 110023
helpdesk@cersai.org.in
011-24664628 | 011-24664629 | 011-24664630

--- End Of Report ---

Honesty.com

CERSAI
Central Registry of Securitisation Asset Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	03-06-2025 18:29:39.161
Transaction ID / QRF NO	200357076259
Generated by	Public User

Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	03-06-2025
Approval/Modification Date	03-06-2025
Search Reference Number	9958795533338

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	511
Plot Number	
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	Shree Santoshi Nagar CHSL
Name of the Project / Scheme / Society / Zone	Shree Santoshi Nagar CHSL
Street Name / Number	12 Narsing Lane
Pocket	
Locality / Sector	
City / Town / Village	Mumbai
District	Mumbai Suburban
State / UT	Maharashtra
Pin Code / Post Code	400064

This is a computer generated report and does not require a signature. Date:03-06-2025 18:29:39.165 IST
Tower 1, Office Block, 4th Floor, Plate-A,
Adjacent to Ring Road,NBCC, Kidwai Nagar(East),New Delhi - 110023
helpdesk@cersai.org.in
011-24664628 | 011-24664629 | 011-24664630

CERSAI
Central Registry of Securitisation Asset Reconstruction and Security Interest of India

Search Output Details

No Match Found

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---

Non-Negotiable

Annexure "D"
ATS

Printed on: 2025-06-03

SHREE SANTOSHI NAGAR CHSL

Perfios

We have conducted a Litigation Screening of 'Shree Santoshi Nagar Chsl', on 2025-06-03 at the following offices/website:

1. Cases available for the inspection on Web Portal of District Courts, High Courts, Supreme Court, Consumer Courts, Income Tax Appellate Tribunals, Debt Recovery Tribunals, National Company Law Tribunal, Customs Excise and Service Tax Appellate Tribunal, National Green Tribunal, National Company law Appellate Tribunal, Real Estate Regulatory Authority Courts, Appellate Tribunal for forfeited Property, Securities Appellate Tribunal, Debt Recovery Appellate Tribunal, Competition Commission of India, Railway Claims Tribunal, Central Administrative Tribunal, Appellate Tribunal for Electricity and Competition Appellate Tribunal
2. Physical Inspection of court documents was not conducted at respective courts.

After carrying out a search at the concerned courts, we note that there are No cases filed by and against the entity, as detailed under Litigations Screening.

The information is as per the data compiled by Perfios Software Solutions Private Limited from case records released by various forums on their respective Digital Platforms as on the dates mentioned under Data Timestamps

Please note that the bifurcation we provide closely resembles the data available at the source. We have observed instances where the status of pending cases is not updated to 'Disposed' even after they have been disposed, and cases that are incorrectly classified as 'Civil' instead of 'Criminal' and vice versa. Please account for these discrepancies where they arise while generating a report.

Disclaimer:

This report is private and confidential and has been prepared in good faith at the request of the subscriber. The subscriber shall use the contents of the report merely for its internal business purpose and not for the benefit of any third party. Perfios Software Solutions Private Limited ("PSSPL") has collated information/data from publicly available sources in the report which have not been independently verified by PSSPL and thereby, PSSPL does not warrant, either expressly or impliedly, the completeness, reliability, authenticity, accuracy, merchantability or of fitness for a particular purpose whatsoever, of the findings contained in the report. The subscriber is, at all times, expected to make informed decisions whilst using any of the contents of the report, and shall be solely responsible for independently verifying the accuracy, authenticity, legality and correctness of the contents of the report and any action or use of the report or any contents hereof are strictly at the subscriber's own risk. Accordingly, PSSPL shall not be liable for any harm, injuries, losses or damages or any other liability whatsoever caused to the subscriber or any other third party by virtue of any errors or omissions in or any decisions made by the subscriber based on the contents of this report. The subscriber and/or any other person(s) shall not reproduce, publish, offer, sell, rent, lease and/or disclose any of the contents of the report to others without the express written authorization of PSSPL. This report shall create no obligation whatsoever on PSSPL to share any particular kind or quantity of information to the subscriber. The contents of this report are not intended to be a substitute for professional advice in any manner.

Housiey.com

Summary

Summary of Litigation Screening

Total Cases	Total Pending	Total Disposed	Case Status Unavailable	Total Civil	Total Criminal
0	0	0	0	0	0

Summary of Litigation Risk

High Risk	Medium Risk	High Relevance
0	0	0

Summary of Court Wise Count

District Courts

0

Pending 0
Disposed 0
Not Available 0

Tribunals

0

Pending 0
Disposed 0
Not Available 0

High Courts

0

Pending 0
Disposed 0
Not Available 0

Supreme Court

0

Pending 0
Disposed 0
Not Available 0

Consumer Court

0

Pending 0
Disposed 0
Not Available 0

Real Estate Regulatory Authority Court

0

Pending 0
Disposed 0
Not Available 0

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Case Details

No cases found

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Data Timestamps

District Courts

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Uttar Pradesh	13 hours ago	2025-06-03	2 days ago	2025-06-02
2	Maharashtra	13 hours ago	2025-06-03	2 days ago	2025-06-02
3	Karnataka	13 hours ago	2025-06-03	2 days ago	2025-06-02
4	Gujarat	13 hours ago	2025-06-03	2 days ago	2025-06-02
5	Tamil Nadu	13 hours ago	2025-06-03	2 days ago	2025-06-02
6	Madhya Pradesh	13 hours ago	2025-06-03	2 days ago	2025-06-02
7	Rajasthan	13 hours ago	2025-06-03	2 days ago	2025-06-02
8	Kerala	13 hours ago	2025-06-03	2 days ago	2025-06-02
9	Haryana	13 hours ago	2025-06-03	2 days ago	2025-06-02
10	Bihar	13 hours ago	2025-06-03	2 days ago	2025-06-02
11	West Bengal	13 hours ago	2025-06-03	2 days ago	2025-06-02
12	Punjab	13 hours ago	2025-06-03	2 days ago	2025-06-02
13	Delhi	13 hours ago	2025-06-03	2 days ago	2025-06-02
14	Telangana	13 hours ago	2025-06-03	2 days ago	2025-06-02
15	Andhra Pradesh	13 hours ago	2025-06-03	2 days ago	2025-06-02
16	Orissa	13 hours ago	2025-06-03	2 days ago	2025-06-02
17	Himachal Pradesh	13 hours ago	2025-06-03	2 days ago	2025-06-02
18	Jharkhand	13 hours ago	2025-06-03	2 days ago	2025-06-02

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Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
19	Chhattisgarh	13 hours ago	2025-06-03	2 days ago	2025-06-02
20	Assam	13 hours ago	2025-06-03	2 days ago	2025-06-02
21	Uttarakhand	13 hours ago	2025-06-03	2 days ago	2025-06-02
22	Jammu and Kashmir	13 hours ago	2025-06-03	2 days ago	2025-06-02
23	Goa	13 hours ago	2025-06-03	4 days ago	2025-05-31
24	Chandigarh	13 hours ago	2025-06-03	4 days ago	2025-05-31
25	Tripura	13 hours ago	2025-06-03	4 days ago	2025-05-31
26	Puducherry	13 hours ago	2025-06-03	2 days ago	2025-06-02
27	Manipur	13 hours ago	2025-06-03	4 days ago	2025-05-31
28	Meghalaya	13 hours ago	2025-06-03	2 days ago	2025-06-02
29	Sikkim	13 hours ago	2025-06-03	2 days ago	2025-06-02
30	Mizoram	2 days ago	2025-06-02	2 days ago	2025-06-02
31	Andaman and Nicobar	2 days ago	2025-06-02	2 days ago	2025-06-02
32	Arunachal Pradesh	13 hours ago	2025-06-03	2 days ago	2025-06-02
33	Diu and Daman	2 months ago	2025-04-15	2 months ago	2025-04-11
34	DNH at Silvasa	2 months ago	2025-04-15	2 months ago	2025-04-05
35	Ladakh	13 hours ago	2025-06-03	2 days ago	2025-06-02
36	Nagaland	2 days ago	2025-06-02	2 days ago	2025-06-02
37	New State	13 hours ago	2025-06-03	4 days ago	2025-05-31
38	Lakshadweep	2 days ago	2025-06-02	12 days ago	2025-05-23

RERA Courts

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Haryana	5 days ago	2025-05-30	2 months ago	2025-04-08

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Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
2	Maharashtra	6 days ago	2025-05-29	6 days ago	2025-05-29
3	Karnataka	5 days ago	2025-05-30	7 days ago	2025-05-28
4	Uttar Pradesh	a year ago	2024-02-21	2 years ago	2023-02-12
5	Madhya Pradesh	3 months ago	2025-02-27	5 months ago	2025-01-09
6	Gujarat	6 days ago	2025-05-29	13 days ago	2025-05-22
7	Bihar	5 days ago	2025-05-30	8 months ago	2024-10-01
8	Orissa	6 days ago	2025-05-29	13 hours ago	2025-06-03
9	Rajasthan	a month ago	2025-05-01	a month ago	2025-04-28
10	Chhattisgarh	6 days ago	2025-05-29	14 days ago	2025-05-21
11	Kerala	6 days ago	2025-05-29	7 days ago	2025-05-28
12	Delhi	6 days ago	2025-05-29	a month ago	2025-04-30
13	Punjab	6 days ago	2025-05-29	7 months ago	2024-11-14
14	Tamil Nadu	6 days ago	2025-05-29	9 days ago	2025-05-26
15	Goa	6 days ago	2025-05-29	4 months ago	2025-01-31
16	Assam	5 months ago	2025-01-16	5 months ago	2025-01-09

Supreme Court

Sr.No	Last Update	Last Update Date	Last Filing	Last Filing Date
1	13 hours ago	2025-06-03	9 days ago	2025-05-26

Consumer Court

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	District Forum	13 hours ago	2025-06-03	19 days ago	2025-05-16
2	State Commission	13 hours ago	2025-06-03	7 days ago	2025-05-28

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Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
3	NCDRC	13 hours ago	2025-06-03	15 days ago	2025-05-20

High Courts

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Allahabad High Court	13 hours ago	2025-06-03	6 days ago	2025-05-29
2	High Court of Punjab and Haryana	13 hours ago	2025-06-03	2 days ago	2025-06-02
3	Madras High Court	13 hours ago	2025-06-03	5 days ago	2025-05-30
4	Bombay High Court	2 days ago	2025-06-02	5 days ago	2025-05-30
5	High Court Of Rajasthan	13 hours ago	2025-06-03	5 days ago	2025-05-30
6	High Court of Madhya Pradesh	13 hours ago	2025-06-03	5 days ago	2025-05-30
7	Patna High Court	13 hours ago	2025-06-03	6 days ago	2025-05-29
8	High Court of Kerala	13 hours ago	2025-06-03	2 months ago	2025-04-11
9	High Court of Karnataka	13 hours ago	2025-06-03	2 days ago	2025-06-02
10	Calcutta High Court	13 hours ago	2025-06-03	5 days ago	2025-05-30
11	High Court of Gujarat	13 hours ago	2025-06-03	5 days ago	2025-05-30
12	Orissa High Court	13 hours ago	2025-06-03	6 days ago	2025-05-29
13	High Court for State of Telangana	2 days ago	2025-06-02	7 days ago	2025-05-28
14	High Court of Andhra Pradesh	13 hours ago	2025-06-03	6 days ago	2025-05-29
15	Delhi High Court	13 hours ago	2025-06-03	5 days ago	2025-05-30
16	High Court of Jharkhand	2 days ago	2025-06-02	9 days ago	2025-05-26
17	High Court of Himachal Pradesh	2 days ago	2025-06-02	6 days ago	2025-05-29
18	Gauhati High Court	13 hours ago	2025-06-03	5 days ago	2025-05-30
19	High Court Of Chhattisgarh	13 hours ago	2025-06-03	6 days ago	2025-05-29
20	High Court of Jammu and Kashmir	13 hours ago	2025-06-03	6 days ago	2025-05-29

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Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
21	High Court Of Uttarakhand	13 hours ago	2025-06-03	7 days ago	2025-05-28
22	High Court Of Bombay at Goa	2 days ago	2025-06-02	8 days ago	2025-05-27
23	High Court of Manipur	13 hours ago	2025-06-03	6 days ago	2025-05-29
24	High Court of Tripura	2 days ago	2025-06-02	6 days ago	2025-05-29
25	High Court of Meghalaya	2 days ago	2025-06-02	6 days ago	2025-05-29
26	High Court of Sikkim	2 days ago	2025-06-02	a month ago	2025-05-09

Tribunal Courts

Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
1	Income Tax Appellate Tribunal	13 hours ago	2025-06-03	7 days ago	2025-05-28
2	Debts Recovery Tribunal	13 hours ago	2025-06-03	6 days ago	2025-05-29
3	Central Administrative Tribunal	13 hours ago	2025-06-03	5 days ago	2025-05-30
4	Customs, Excise and Service Tax Appellate Tribunal	13 hours ago	2025-06-03	2 days ago	2025-06-02
5	National Company Law Tribunal	13 hours ago	2025-06-03	2 days ago	2025-06-02
6	Railway Claims Tribunal	2 days ago	2025-06-02	9 days ago	2025-05-26
7	National Company Law Appellate Tribunal	13 hours ago	2025-06-03	5 days ago	2025-05-30
8	Debts Recovery Appellate Tribunal	13 hours ago	2025-06-03	14 days ago	2025-05-21
9	National Green Tribunal	13 hours ago	2025-06-03	8 days ago	2025-05-27
10	CGIT	2 days ago	2025-06-02	2 days ago	2025-06-02
11	Securities Appellate Tribunal	7 days ago	2025-05-28	a month ago	2025-05-07
12	Appellate Tribunal for Forfeited Property	8 days ago	2025-05-27	16 days ago	2025-05-19
13	Appellate Tribunal for Electricity	13 hours ago	2025-06-03	8 days ago	2025-05-27
14	RLC	4 days ago	2025-05-31	a month ago	2025-05-08
15	Competition Appellate Tribunal	3 years ago	2022-07-04	8 years ago	2017-05-25

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Sr.No	Court	Last Update	Last Update Date	Last Filing	Last Filing Date
16	Competition Commission of India	7 days ago	2025-05-28	13 days ago	2025-05-22
17	IBBI	8 days ago	2025-05-27	16 days ago	2025-05-19

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