



NAGESH J. DUBE

B.A., LL.B.

ADVOCATE

SHOP NO. 6, DUBE SHOPPING CENTRE, STELLA, BARAMPUR, VASAI (W), DIST. PALGHAR - 401202.

Email : dubenagesh@gmail.com Mob.: 7387627255 / 9172581980

SEARCH REPORT

Dated this 08 Day of November, 2023

To

Maha RERA

6th and 7th Floor, Housefin Bhavan, Plot
No. C-21, E Block,
Bandra Kurla Complex, Bandra (E),
Mumbai - 400 051

Subject: Search Report in respect of:

Schedule: Survey No. 124/Pt, CTS No. 768/26 sub Plot No. 27 forming part of old Final Plot No. 624, New Final Plot No. 620C, admeasuring 734.40 sq. Yards, equivalent 612 sq. Mtrs. TPS-3, lying, being and situated at Kastur Park, Shimpoli Road, at Revenue Village Eksar, Taluka Borivali, District Mumbai Suburban, within the limits of Brihanmumbai Municipal Corporation (hereinafter referred to as "the said property")

Dear Sir/Madam,

As per your instruction, we have taken the search taken from, Mumbai, Bandra, Goregaon, Borivali-1,2,3,4,5,6,7,8,9, Sub Registrar Office from year 1963 to 2023, for 60 years.

MUMBAI MANUAL RECORDS: -

1963	Nil	No Transaction
1964	Torn	No Transaction
1965	Torn	No Transaction
1966	Nil	No Transaction
1967	Nil	No Transaction
1968	Nil	No Transaction
1969	Nil	No Transaction
1970	Torn	No Transaction
1971	S.P.T	No Transaction
1972	S.P.T	No Transaction
1973	Nil	No Transaction



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1974	Nil	No Transaction
1975	Nil	No Transaction
1976	Nil	No Transaction
1977	Torn	No Transaction
1978	ENTRY	

Nature of Document: **CONVEYANCE DEED**

Schedule: Old Final Plot No. 624.

Between

MR. AJAY NANDLAL JOSHI & OTHERS

TO

VIDYA STATE BANK EMPLOYEES CO-OP HSG. SOC. LTD.

Execution Date: 30/03/1978

Index Date: 10/11/1978

Document No: BOM-S-600/1978

1979	Torn	No Transaction
1980	Torn	No Transaction
1981	Torn	No Transaction
1982	Nil	No Transaction
1983	Torn	No Transaction
1984	Torn	No Transaction
1985	S.P.T.	No Transaction
1986	S.P.T.	No Transaction
1987	S.P.T.	No Transaction
1988	S.P.T.	No Transaction
1989	Torn	No Transaction
1990	Torn	No Transaction
1991	Nil	No Transaction
1992	Torn	No Transaction
1993	Torn	No Transaction



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1994	S.P.T.	No Transaction
1995	Nil	No Transaction
1996	Nil	No Transaction
1997	S.P.T.	No Transaction
1998	Torn	No Transaction
1999	Nil	No Transaction
2000	S.P.T.	No Transaction
2001	Torn	No Transaction
2002	Torn	No Transaction
2003	Torn	No Transaction
2004	Nil	No Transaction
2005	S.P.T.	No Transaction
2006	Torn	No Transaction
2007	Torn	No Transaction
2008	Torn	No Transaction
2009	Nil	No Transaction
2010	S.P.T	No Transaction
2011	Torn	No Transaction
2012	S.P.T.	No Transaction
2013	Nil	No Transaction
2014	Nil	No Transaction
2015	Nil	No Transaction
2016	S.P.T	No Transaction
2017	S.P.T.	No Transaction
2018	S.P.T	No Transaction
2019	Nil	No Transaction
2020	Torn	No Transaction



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2021	Nil	No Transaction
2022	Nil	No Transaction
2023	Nil	No Transaction

BANDRA MANUAL RECORD

1963	Nil	No Transaction
1964	Nil	No Transaction
1965	Nil	No Transaction
1966	Nil	No Transaction
1967	Nil	No Transaction
1968	Nil	No Transaction
1969	Nil	No Transaction
1970	Torn	No Transaction
1971	Torn	No Transaction
1972	S.P.T	No Transaction
1973	S.P.T	No Transaction
1974	Torn	No Transaction
1975	Torn	No Transaction
1976	Torn	No Transaction
1977	Torn	No Transaction
1978	Torn	No Transaction
1979	Torn	No Transaction
1980	Torn	No Transaction
1981	Torn	No Transaction
1982	Torn	No Transaction
1983	Torn	No Transaction
1984	Torn	No Transaction
1985	Torn	No Transaction



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1986	Torn.	No Transaction
1987	S.P.T.	No Transaction
1988	S.P.T.	No Transaction
1989	Torn	No Transaction
1990	Torn	No Transaction
1991	Torn	No Transaction
1992	Torn	No Transaction
1993	Torn	No Transaction
1994	Torn	No Transaction
1995	Torn	No Transaction
1996	Torn	No Transaction
1997	Torn	No Transaction
1998	Torn	No Transaction
1999	Torn	No Transaction
2000	Torn	No Transaction
2001	Torn	No Transaction
2002	Torn	No Transaction
2003	Torn	No Transaction
2004	Torn	No Transaction
2005	Torn	No Transaction
2006	Torn	No Transaction
2007	S.P.T.	No Transaction
2008	Torn	No Transaction
2009	S.P.T.	No Transaction
2010	S.P.T.	No Transaction



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2011	S.P.T.	No Transaction
2012	Torn	No Transaction
2013	S.P.T.	No Transaction
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	Nil	No Transaction

GOREGOAN MANUAL RECORD

1995	S.P.T.	No Transaction
1996	S.P.T.	No Transaction
1997	S.P.T.	No Transaction
1998	S.P.T.	No Transaction
1999	S.P.T.	No Transaction
2000	S.P.T.	No Transaction
2001	S.P.T.	No Transaction
2002	S.P.T.	No Transaction
2003	S.P.T.	No Transaction



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2004	S.P.T.	No Transaction
2005	S.P.T.	No Transaction
2006	Torn	No Transaction
2007	S.P.T.	No Transaction
2008	S.P.T.	No Transaction
2009	Torn	No Transaction
2011	S.P.T.	No Transaction
2012	S.P.T.	No Transaction
2013	S.P.T.	No Transaction
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	Nil	No Transaction

COMPUTERISED RECORDS AT S.R.O. BORIVALI-1: -

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
2002	Nil	No Transaction
2003	Nil.	No Transaction
2004	Nil	No Transaction



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2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2011	Nil	No Transaction
2012	Nil.	No Transaction
2013	Nil	No Transaction
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	Nil	No Transaction

COMPUTERISED RECORDS AT S.R.O. BORIVALI-2: -

Year Doc. Entries Other Remark

2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2011	Nil	No Transaction



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2012	Nil.	No Transaction
2013	Nil	No Transaction
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	Nil	No Transaction

COMPUTERISED RECORDS AT S.R.O. BORIVALI-3: -

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
2011	Nil	No Transaction
2012	Nil.	No Transaction
2013	Nil	No Transaction



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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	Nil	No Transaction

COMPUTERISED RECORDS AT S.R.O. BORIVALI-4: -

Year Doc. EntriesOther Remark

2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2011	Nil	No Transaction
2012	Nil.	No Transaction
2013	Nil	No Transaction
2014	Nil	No Transaction
2015	Nil	No Transaction
2016	Nil	No Transaction
2017	Nil	No Transaction
2018	Nil	No Transaction
2019	Nil	No Transaction



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2020	Nil	No Transaction
2021	Nil	No Transaction
2022	Nil	No Transaction
2023	Nil	No Transaction

COMPUTERISED RECORDS AT S.R.O. BORIVALI-5: -

Year Doc. Entries Other Remark

2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2011	Nil	No Transaction
2012	Nil	No Transaction
2013	Nil	No Transaction
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	Nil	No Transaction



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COMPUTERISED RECORDS AT S.R.O. BORIVALI-6: -

Year Doc. EntriesOther Remark

2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2011	Nil	No Transaction
2012	Nil.	No Transaction
2013	Nil	No Transaction
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	Nil	No Transaction

COMPUTERISED RECORDS AT S.R.O. BORIVALI-7: -

Year Doc. EntriesOther Remark

2009	Nil	No Transaction
2011	Nil	No Transaction
2012	Nil.	No Transaction
2013	Nil	No Transaction
2014	Nil	No Transaction



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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	ENTRY	

Nature of Document: DEVELOPMENT AGREEMENT

Schedule: Survey No. 124 (Part), Sub Plot No. 27, Sub Final Plot No. 624,
New Final Plot No. 620C

Note: ADJIGR242/15/2023, dated 01/03/2023

Between

**VIDYA STATE SECTOR EMPLOYEES CHS. LTD. THROUGH CHAIRMAN
V SHETTYE, SECRETARY MR. VASANT SHANKAR KAMBLE,
TREASURER GEETA GOVIND DESHPANDE & OTHERS**

TO

**JHANDOR HOLDINGS LLP THROUGH PARTNER MR. DEEPAK
GAJANAN DALAVI**

Execution Date: 01/03/2023

Index Date: 01/03/2023

Agreement Value: :Rs. 52673000/-

Market Value : Rs. 49574000/-

Document No : BRL-7-3141-2023



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COMPUTERISED RECORDS AT S.R.O. BORIVALI-8: -

Year Doc. EntriesOther Remark

2012	Nil.	No Transaction
2013	Nil	No Transaction
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	Nil	No Transaction

COMPUTERISED RECORDS AT S.R.O. BORIVALI-9: -

Year Doc. EntriesOther Remark

2012	Nil.	No Transaction
2013	Nil	No Transaction
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	Nil	No Transaction



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

(Advocate High Court)

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