

AL/SN-DJ/459/2019

30th October, 2019

To, Union Bank of India Mumbai Samachar Marg Branch, Fort, Mumbai

Sir/ Madam,

Sub: - Mrs. Sunita Kainya - Title Search Report.

Ref. - Investigation of title of the property in respect of Flat No. 41 admeasuring about 40.20 sq.mtrs. carpet area on the 4<sup>h</sup> floor, in the building known as "Minal Apartment CHSL" Juhu Road, Santacruz (West), Mumbai – 400 054.

We have been informed by the Bank that the mortgage in respect of aforesaid property was created in the year 2013 and therefore the Bank requested us to conduct search in respect of the above property to find out any third-party transactions were registered after the date of mortgage.

We have caused search in respect of the above referred property in the Office of the Sub Registrar of Assurances at Mumbai and Bandra S.R.O. from the year 1990 to 2019 (30 years) and Bandra (1 to 7) computer records from the year 2002 to 2019 (18 years). From the search report we hereby certified that there are no adverse entries registered post creation of mortgage.

Yours faithfully,

Savita Nangare

Partner

Encl: Search Report of Mr. Namdev Tawde dated 23<sup>rd</sup> October, 2019.

MUMBAI: 14, Olympus, First Floor, 179-181, Perin Nariman Street, Fort, Mumbai 400 001.

DELHI : N 5A, 4th Floor, Jangpura Extention, New Delhi 110 014

NAGPUR: Bhawani Chambers, Ajni Square, Wardha Road, Nagpur 400 015.

INDORE: 127-b, First Floor, Bansi Trade Centre, 581/5, M.G. Road, Indore (M.P.)

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## NAMDEV TAWDE

Title Investigator MUMBAI.

Mobile No.9594071112 \* Email namdev.tawde1980@gmail.com

Date: 23.10.2019

To, Atham Legal High Court, Mumbai.

Re: Investigation of Title of the Property situated at Village Bandra, Tal. Andheri, M.S.D., bearing Flat No.41, 4<sup>th</sup> floor, Area admg. 40.26 Sq.mtrs., building known as Minal Apartment Co-op. Hsg. Soc. Ltd., bearing Final Plot No.34, TPS II, C.T.S. No.93.

Sunita Kaiya

Dear Sir,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai & Bandra S.R.O. from the year 1990 to 2019 (30 years) and Bandra (AND 1 To AND 7) Computer Records from the year 2002 to 2019 (18 years). During the course of my search, I have not found any documents.

At Mumbai S.R.O. from the year 1990 to 2019 (30 Years).

1990]

To ] SOME PAGES TORN

2001]

20021

To ] NIL

2018]

2019 ] INDEX II NOT READY

At Bandra S.R.O. from the year 1990 to 2019 (30 Years).

1990]

To ] SOME PAGES TORN

2001]

2002]

To ] NIL

2018]

2019] INDEX II NOT READY

### At Bandra (AND 1 to AND 7) Computer Records from 2002 to 2019 (13 years)

2002]

To ] NIL

2005]

2006

AND-2-7627 Agreement for Sale 07.10.2006 2006 Rs.34,42,000/-07.10.2006

M.V. Rs.31,28,202/- . . . .

Kalavati B. Shah

To

Sunita Kaiya

Schedule: Property situated at Village Bandra, Tal. Andheri, M.S.D., bearing Flat No.41, 4th floor, Area admg. 40.26 Sq.mtrs., building known as Minal Apartment Co-op. Hsg. Soc. Ltd., bearing Final Plot No.34, TPS II, C.T.S. No.93.

2007]

To ] NIL

2009]

2010

AND-4-8110 Conveyance 07.07.2010 2010 Rs.0/-07.07.2010

> Ramesh Chhotalal Shah & Subhash C. Shah through C/A Paras D. Gundecha through C/A Ashok D.

Tamahne & Partner Ashok D. Tamhune

To

Minal Apartment Co-op. Hsg. Soc. Ltd. through Chairman H.D. Shah, Committee Member Mukesh R. Gandhi, Secretary Samir A. Shah

Schedule: Property situated at Village Bandra, Tal. Andheri, M.S.D., bearing land & construction Minal Apartment Co-op. Hsg. Soc. Ltd., Plot No.34, TPS II, C.T.S. No.G-93, area 749.5 Sq.mtrs.

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2011]

To ] NIL

2018]

2019] INDEX II NOT READY

Note: Index II Computerized Records are not maintained properly during the year 2002 to 2019.

Namdev Tawde Title Investigator, Mumbai.

# NAMDEV TAWDE

Title Investigator MUMBAI.

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To ] NIL

2018]

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Namdev Tawde Title Investigator, Mumbai.

नोंदणी ३९ म. Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ५८६० दस्तऐवजाचा प्रकार-सादर करणाराचे नाव-खालीलप्रमाणे फी मिळाली: 9. ₽. नोंदणी फी नक्कल फी (फोलिओ प्राप्ति पृष्ठांकनाची नक्कल फी टपालखर्च नकला किंवा ज्ञापने (कलम शोध किंवा निरीक्षण दंड-कलम २५ अन्वये कलम ३४ अन्वये प्रमाणित नकला (कलम ५७) (फोलिओ) इतर फी (मागील पानावरील) बाब ", 9eeo ", M

दस्तऐवज नक्कल रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल. या कार्यालयात देण्यात येईल.

द्वयम् निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवाव लिपिक हवात्सहर्केबल्हा निबंधक वर्ग - २, (अधिलेख)

मुंबई उपनगर जिल्ह्यादरकर्ता

### 0061042

#### इतर फीची अनुसूची

- १. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
- २. रुजवात फी.
- फाईल करण्याची फी.
  अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

- ४. मुख्त्यारनामा अनुप्रमाणन.
- ५. गृहभेट फी.
- ६. सुरक्षित ताबा फी.
- ७. मोहोरबंद पाकिटांचा निक्षेप.
- ८. मोहोरबंद पाकिटे उघडणे.
- ९. मोहोरबंद पाकिटे परत मागे घेणे.
- १०. अडत.
- ११. परिचारिका किंवा स्त्री परिचाराची सेवा.
- १२. न्युन आकारित फीची वसुली.
- १३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
- १४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
- १५. प्रवास खर्च.
- १६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.

े किया विश्व के किया

ये.का.मु.-५,००० पु. (१०० पानी)-१९-२०१३-पीए ४\*-(इए) १५९

मह जिल्हा जिल्हा कर्या - ३ (४ देन)