



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^h 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 23rd October, 2019.

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, 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.

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]
2002]
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.


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.

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

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To] SOME PAGES TORN
2001]
2002]
To] NIL
2018]
2019] INDEX II NOT READY

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2002]

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2018]

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AND-2-7627	Agreement for Sale	07.10.2006
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AND-4-8110	Conveyance	07.07.2010
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93, area 749.5 Sq.mtrs.

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To] NIL

2018]

2019] INDEX II NOT READY

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Namdev Tawde
Title Investigator,
Mumbai.

0061042

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
 २. रुजवात फी.
 ३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
 ४. मुखत्यारनामा 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.
- दस्तावेज परत केला.

दुय्यम निबंधक