



30th October, 2019

AL/SN-DJ/459/2019

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 4th floor, in the building known as "Minal Apartment CHSL" Juhu Road, Sautacruz (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,



Savitri Nangare
Savitri Nangare
Partner

Encl: Search Report of Mr. Namdev Tawde dated 23rd October, 2019.

MUMBAI : 14, Olympus, First Floor, 179-181, Perin Nariman Street, Fort, Mumbai 400 001.
DELHI : N 5A, 4th Floor, Jangpura Extension, 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.C. Road, Indore (M.P.)

TEL. : (+9122) 2210 1000
EMAIL : atham@athamlegal.com
WEB : www.athamlegal.com

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

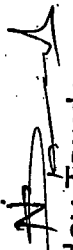
To

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.

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MUMBAI.

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To] NIL
2018]
2019] INDEX II NOT READY

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Namdev Tawde
Title Investigator,
Mumbai.

पावती क्र.

नोंदणी ₹९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक ५९३०१९

दिनांक २२/१०/१९९२

पान. २०

श्री. ए. ए. वाक

ज. ए. ए. वाकडे

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नकल फी

पृष्ठांकनाची नकल फी

टपालखर्च

नकला किंवा जापने

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ) ३४

इतर फी (मागील पानावरील) बाबत

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नकल

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या कार्यालयात देण्यात येईल.

दस्तावेज

निबंधक.

नावे नोंदणीकृत डाकेने पाठवावू

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

हवासीहदीयल्ला निबंधक वर्ग - २, (अभिलेख)

मुंबई उपनगर जिल्हादरकरता

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