

K. K. Chawla & Co.

ADVOCATES & LEGAL CONSULTANTS

Pop-15

MRS. KIRAN K. CHAWLA

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(B.Sc. LL.B.)

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TITLE SEARCH REPORT

To :

DSA: MIDC

ICICI Bank Ltd

Mumbai

Sub: Title Search Report for 30 years of Mrs. Pooja Umesh Advani

Dear Sir,

On your instructions, I have initiated a Search of the Offices of the relevant Sub Registrar of Assurances at Bandra for a period of 30 years from 1989 to 2018 through my Search Clerk, Mr. Ganesh Jadhav in respect of the property being Flat No. 402 on 4th floor of the building known as "Naman CHSL" constructed on the land bearing Final Plot No. 15, CTS No. 149 Part, situated at village Andheri, Taluka Andheri & District Mumbai, in Registration and Sub-Registration District of and Mumbai Suburban (hereinafter referred to as 'the said Flat') held in the name of Mrs. Pooja Umesh Advani.

Based on the Search conducted, I am of the view that, the said Property is free from registered encumbrances

Please find attached the Title Search report with the Original Search Receipt for Rs. 750/- attached herewith

Place : Mumbai

Date : 08/02/2018

M/s. K. K. CHAWLA & CO.

Advocates & Legal Consultants

Shop No. 2, C-Wing, Sahyog C.H.S.L.,

Gawde Nagar, Rawalpada,

Dahisar (East), Mumbai - 400 068.

M/s. K. K. Chawla & Co.
MUMBAI
Authorised Signatory
(Adv. K.T. Thomas)

दस्तऐवजाचा/अर्जाचा अनुक्रमांक १६०९/१८

दिनांक ०८/०२/१८ सन २०

दस्तऐवजाचा प्रकार—

शोध-अंचेरी

सादर करणाराचे नाव—

गणेश जाधव

खालीलप्रमाणे फी मिळाली:—

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा ज्ञापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

भ्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

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दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

लिपिक

सह जिल्हा निबंधक वर्ग सादर (कृतीपत्रे)

मुंबई उपनगर जिल्हा

SEARCH REPORT

08/02/2018

To,
M/s. K K Chawla & Co.,
Advocate & Legal Consultants,
Mumbai 400 068.

Ref: - Investigation of the title of the Flat No. 402 on 4th floor of the building known as "Naman CHSL" constructed on the land bearing Final Plot No. 15, CTS No. 149 Part, situated at village Andheri, Taluka Andheri & District Mumbai, in Registration and Sub-Registration District of and Mumbai Suburban.

A/c:-
Pooja U. Advani.

Dear Sir,

As per your instruction, I have carried out searches in respect of the above-mentioned property for the last 30 years (i.e. from 1989 to 2018) at the Sub Registrar of assurances at **Bandra** and have gone through the available record at concerned office and have examined the Index-II in respect of the above-mentioned property and have found the following entries to have been made in thereof during the course of search.

Sub-Registrar office at Bandra, (30 Years):-

1989 – 1997 – Available Index Checked
1998 – 1999 – Torn.
2005 – 2016 – Available Index Checked
2017 – 2018 – Index not ready.

1. Confirmation of Agreement Dated 29/07/1995 registered on 04/02/1999 under Serial No. BBJ/2923/1995 at the office of Sub Registrar Mumbai in the name of Pooja U. Advani.



NAMAN CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No BOM / WKW / HSG / TC / 12934 / 2004-2005 / Yr. 2005 Dt. 26/4/2005

Plot No. 15. CST No. 11

22, Dadabhai Road, Andheri (W.), Mumbai - 400 058.

To,
ICICI Bank Limited
MIDC Branch
Mumbai - 400093

Date: 24th Jan 2018

Pop 4 & Pop 20

Dear Sir,

Re: Flat No. 401 / 402 / 403 of Mrs. Deepa Advani / Mrs. Pooja Advani / Mr. Naresh Advani (HUF) in the building called Naman of the 4th floor Co-operative Housing Society Ltd. Situated at 22 Dadabhai, Andheri West, Mumbai 400058.

The deed conveying / transferring the land and the said Building to our society is not yet executed and it will be done due course.

Mrs. Deepa Advani / Mrs. Pooja Advani / Mr. Naresh Advani (HUF) are the members ("the member") of our Society and share certificate no. 5 each for share bearing distinctive numbers 51 to 55 / 56 - 60 / 61 - 65 (Rs. 50 Each) stand in his / her name and the said flat is possessed by him / her.

We hereby assure you that the said flat, is are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have a clear, legal and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid upto date.

We also confirm that there are no outstanding dues/charges payable by the said Member in respect of their said flat and he / she has paid all the taxes / dues in respect of the same upto date.

We confirm that there are no restrictive/negative covenants in the Bye laws/ Rules of the above mentioned society concerning the transfer of shares/members interest in the society and other related matters.


We confirm that we have no objection to ICICI Bank Ltd giving a loan to the said Member and his/her mortgaging the said flat to you / your security trustee by way of security for repayment of the said loan.

And we undertake to register the aforesaid charge on the said flat and the shares also.


Name	Flat No.	Area
1) Mrs. Deepa Advani	401	737 carpet
2) Mrs. Pooja Advani	402	523 carpet
3) Mr. Naresh Advani (HUF)	403	985 carpet

Yours faithfully,

For, Naman Co - Operative Housing Society


Secretary Treasurer
(Mr. Jagdish Jain)




Chairman
(Mr. Purohit)

