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Shrinivas Bhav  
Mrs. Rupa Bhav  
Mrs. Devayani Bhav

**BHAVE**  
—&—  
COMPANY

ADVOCATES & NOTARY

2nd Flr., 65, Old Oriental Bldg.,  
M. G. Road, Flora Fountain, Mumbai - 400 001.

Tel.: 2267 7242 / 2267 1810  
Fax : 22673849  
Email: mumbai@bhavandcompany.com

Date: 11<sup>th</sup> October, 2019

To,  
The Secretary,  
Rose Blossom Co-Operative  
Housing Society Ltd.  
Mahim, Mumbai.

**Ref.: Search Report of the property being (Land together with the building known as "Rose Blossom C.H.S. Ltd.") bearing Original Plot No. 24, Final Plot No. 648 of TPS No. III, Cadastral Survey No. 728 of Mahim Division.**

Sir,

Under your instructions, We have caused to be conducted search in respect of above mentioned property in the office of the Sub Registrar of Assurances at Old Custom House, Mumbai from the Year 1964 To, 2019 (Last 56 Years).

During the course of search caused to be conducted by us, We have found the following documents registered /indexed therein.

**Note** : - This Search Report is subject to torn and mutilated Index-II records.

**From the year 1964 To, 2019 (Last 56 Years) at S.R.O. Mumbai**

1964 -Torn

1965 -Torn

1966 - Nil



1967 - Nil

1968 - Nil

1969

BOM  
3256  
1967

Release Deed09-09-1967

21-01-1969

Smt. Kalavanti Sobhraj Bachani.

"The Releasor" of the One Part.

To,

Hardas Morumal Bachani.

"The Releasee" of the Other Part.

**red To:**

All that piece or parcel of land bearing City Survey No. 728 of Mahim Division in the Registration Sub-District Bombay together with the messuage tenements or dwelling house standing thereon situate lying and being at Mahim without the fort of Bombay in the Registration Sub-District of Bombay and bearing Original Plot No. 24 and Final Plot No. 648 under the final ward of the Town Planning Scheme No. III (Mahim area) and admeasuring 1915 Sq. Yards.

1971 - Partly Torn

BOM  
4069  
1968

Assignment Deed22-11-1968

04-01-1971

Hardas Morumal Bachani.

(Carrying on business as builder under  
the firm and style of Harikala Construction  
Company as sole proprietor thereof.)

"The Assignor" of the One Part.

To,

Rose Blossom Co-operative Housing Society Ltd.

"The Assignee" of the Other Part.



**The First Schedule Above Referred To:**

All that piece or parcel of land bearing C.S. No. 728 of Mahim Division in the Registration Sub-District Bombay together with the messuage tenements or dwelling house standing thereon situate lying and being at Mahim without the fort of Bombay in the Registration Sub-District of Bombay and bearing Original Plot No. 24 and Final Plot No. 648 under the final ward of the Town Planning Scheme No. III (Mahim area) and admeasuring 1915 Sq. Yards.

**The Second Schedule Above Referred To:**

\* The list of Owners.

**The Third Schedule Above Referred To:**

Land at Mahim bearing Original Plot No. 24 and Final Plot No. 648 under of the Town Planning Scheme No. III (Mahim area) and admeasuring 1015Sq. Yards of Mahim Division

1972 - Partly Torn

1973 - Torn

1974 - Partly Torn

1975 - Partly Torn

1976 - Partly Torn

1977}

To, } - Torn

1981}

1982 - Partly Torn

1983}

To, } - Torn

1987}

1988- Partly Torn

1989 -Torn

1990 -Torn



1991 -Partly Torn

1992 -Torn

1993 - At S.R.O. Custody

1994 - Torn

1995 - Partly Torn

1996 - Partly Torn

1997}

To, } -Torn

2002}

2003 - (Index-II record is torn, hence an entry has been taken from Card Entry)

BOM  
1650  
1964

Lease Deed  
Period-98 Years  
(from 15<sup>th</sup> May 1964)  
Rs. 27,000/-  
Monthly Rent Rs. 225/-

15-05-1964  
18-07-2003

- 1) Valabai Vallabhdas.
- 2) Chandrasen Vallabhdas.
- 3) Yogesh Chandrasen.
- 4) Uday Chandrasen.
- 5) Dhiren Chandrasen.
- 6) Kumar Chandrasen.

(the said Dhiren Chandrasen and Kumar Chandrasen being minors by their father and guardian the said Chandrasen Vallabhdas)

AND

- 1) Narottam Vallabhdas.
- 2) Ashok Narottam.
- 3) Sunil Narottam.

(the said Ashok Narottam and Sunil Narottam being minors by their father and guardian the said Narottam Vallabhdas)

AND

- 1) Bhagwandas Vallabhdas.



2) Vikram Bhagwandas.

(the said Vikram Bhagwandas being minor by their father and guardian the said Bhagwandas Vallabhdas)

**"the Lessors" of the First Part.**

AND

Jagmohandas Bhagwandas Kapalia.

**"Confirming Party" of the Second Part.**

To,

1) Hardas Morumal Bachaney.

2) Kalawanti Sobhraj Bachaney.

(carrying on business in partnership under the firm name and style of Harikala Construction Co.)

**"the Lessees" of the Third Part.**

**The First Schedule Above Referred To:**

All that piece or parcel of land or ground of pension and Tax tenure together with the messuage tenement or dwelling house standing thereon situate lying and being at Mahim without the fort of Bombay in the Registration Sub-District of Bombay containing by admeasurement 2637.17 Sq. Yards or thereabouts and registered in the books of the collector of land Revenue under Old No. 460, New No. A /4252, Old Survey No. Nil, New Survey No. 2 /29, Cadastral Survey No. 728 of Mahim Division.

**The Second Schedule Above Referred To:**

All that piece or parcel of land being Cadastral Survey No. 728 of Mahim Division in Registration District & Sub-District of Bombay together with the messuage tenement or dwelling house standing thereon situate lying and being at Mahim without the fort of Bombay and bearing Original Plot No. 24 and Final Plot No. 648 under the Final Award of the Town Planning Scheme No. III (Mahim Area) and admeasuring 1915 Sq. Yards.

2004}

To, } -Torn

2009}



2010 - Nil  
 2011 - Torn  
 2012 - Torn  
 2013}  
 To, } - Nil  
 2017}  
 2018 - Not Available  
 2019 - Not Prepared

**Computer Index-II record from the year 2002 To, 2019 (Last 18 Years) at S.R.O. Mumbai.**

2002}  
 To, } - Nil

2007}

2008

Mumbai-1  
1768  
 2008

Indemnity Bond

26-02-2008  
26-02-2008

- 1) Yogesh Chandrasen Ashar.
- 2) Sohini Narottamdas Ashar.
- 3) Ashok Narottamdas Ashar.
- 4) Vikram Bhagwandas Ashar.

To

City Survey and Land Record District  
 Collector, Mumbai.

Schedule :- Property (Land) bearing Cadastral Survey No. 372 of Mandvi Division and **Cadastral Survey No. 728** of Mahim Division.

**Note-:** A transaction of the said Indemnity Bond has been found registered in the Index-II record of Mandvi Division instead of Mahim Division.



2009}

To, } - Nil

2019}

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**Note :** Manual record was not available for search, hence the search was caused to be conducted online.

Yours faithfully,  
For **BHAVE & COMPANY**

*Shrinivas Shave*

**PARTNER**