

**ANUSHKA GOGATE  
ADVOCATE, HIGH COURT**

Office: B-006, C Type, Malhar Sankul CHS, Near M. K. High School, Agra Road, Kalyan (W.)  
Mobile: 90229 75015; 98692 48373 Email: anushkagogate@gmail.com

16/01/2025

**BILL FOR THE FEES AND OUT OF POCKET EXPENSES**

To,  
**Mrs. Manjula R. Devadiga**  
The Cosmos Co-op Bank Ltd,  
**Dahisar East Branch,**  
Shop No. 1/2, Gloris Apt., Hari Shankar,  
Joshi Road, Dahisar (E.), Mumbai - 400 068

Dear Sir,

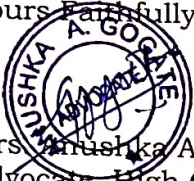
Sub.: **Bill** for the **LSR** in respect of Loan of **MRS. MANJULA R. DEVADIGA**

**Description of the Property:**

**Flat No. B-2/410**, on 4<sup>th</sup> Floor, adm. 39.78 Sq. Mtrs. Built up area in **B Wing** in the building known as **Narmada Paradise Phase-II** & society known as **Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd.** constructed on land bearing Old Survey No. 50/7-1(P), 49/3, 6, 11, 349/10, New Survey No. 100/7-1(P), 99/3, 6, 11 & 95/10 lying being situate at Near Golden Nest Circle, Near East West Flyover Bridge, Bhyandar (E.), Thane - 401 105, Village Goddev, Taluka & District Thane and within the local limits of Mira Bhayandar Municipal Corporation and within the Registration District Thane and within the jurisdiction of Sub Registrar of Assurances at Thane.

I have submitted **Legal Search Report & title Report and Online Certified Copy** of the said flat. Kindly issue a Pay Order/Cheque of **Rs. 6,000/-** or credit it to my Cosmos Co. Op. Bank Ltd. **S. B. A/c. No. 0620501027186** Kalyan West Branch.

Yours Faithfully,

  
Mrs. Anushka A. Gogate  
Advocate, High Court

**ANUSHKA GOGATE**  
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16/01/2025

To,  
The Cosmos Co-op. Bank Ltd.,  
**Dahisar East Branch,**  
Shop No. 1/2, Gloris Apt., Hari Shankar,  
Joshi Road, Dahisar (E.), Mumbai - 400 068

- 1) **Sub:** Search & Title report for property owned by **Mrs. Manjula R. Devadiga**
- 2) **Name of Branch:** Dahisar East
- 3) **Name of Borrower:** **MRS. MANJULA R. DEVADIGA**
- 4) **Documents Seen:**

I have perused the following documents for the purpose of furnishing this legal opinion.

- 4.1 Photocopy of Gift Deed dated 26/06/2024 bearing Registration No. TNN-4/12637/2024 entered into by and between Mr. Ravichandra S. Devadiga and Mrs. Manjula R. Devadiga (Applicant).
- 4.2 Photocopy of Registration Receipt bearing No. 14100 & Index II Extract of the above deed.
- 4.3 Photocopy of 7/12 Extract of land bearing Survey Nos. 100/7, 99/3 & 99/11 in the name of Mr. Lunidaram Tulasidas Panjani.
- 4.4 Photocopy of Order dated 12/07/1991 bearing No. ULC/TA/Bhyandar/SR-1193+1194 issued by Dy. Collector & Competent Authority, Thane Urban Agglomeration, Thane.
- 4.5 Photocopy of Order for Old Survey No. 49/6, New Survey No. 99/6 dated 06/01/2005 bearing No. ULC/TA/ATP/Sec-20/SR-1513 issued by Addl. Collector & Competent Authority, Thane Urban Agglomeration, Thane.
- 4.6 Photocopy of Title Certificate dated 10/06/2005 issued by Mr. R. J. Mishra, Advocate.
- 4.7 Photocopy of N. A. Order dated 16/03/2006 bearing No. Mahasul/K-1/T-1/NAP/SR-132/2005 issued by the Collector, Thane.
- 4.8 Photocopy of Building Permission for Bldg. No. 1 & 4 (for plinth level only) dated 20/04/2006 bearing Outward No. MB/MNP/NR/251/2006-07 issued by Mira Bhayandar Municipal Corporation.
- 4.9 Photocopy of Agreement for Sale dated 27/09/2010 registered on 18/10/2010 bearing Registration No. TNN-10/11628/2010 entered into by and between M/s. Shree Saraswati Associates through its Partner Mr. Sunil G. Mehta (lodged for registration by his POA holder Mr. Prasad K. Gholap) and Mr. Laxman Krishna Manwadkar & Mrs. Urmila Laxman Manwadkar. The agreed price consideration was Rs. 13,37,500/-.
- 4.10 Photocopy of Registration Receipt bearing No. 11638 & Index II Extract of the above agreement.
- 4.11 Photocopy of Agreement for Sale dated 15/02/2011 bearing Registration No. TNN-10/1669/2011 entered into by and between Mr. Laxman Krishna Manwadkar & Mrs. Urmila Laxman Manwadkar and Mr. Rajesh Navinchandra Shah. The agreed price consideration was Rs. 14,50,000/-.
- 4.12 Photocopy of Registration Receipt bearing No. 1669 of the above agreement.
- 4.13 Photocopy of Agreement for Sale dated 23/04/2012 bearing Registration No. TNN-10/3968/2012 entered into by and between Mr. Rajesh Navinchandra Shah and Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga. The agreed price consideration was Rs. 15,00,000/-.
- 4.14 Photocopy of Registration Receipt bearing No. 4008 & Index II Extract of the above agreement.



- 4.15 Photocopy of Deed of Rectification dated 14/05/2012 registered on 15/05/2012 bearing Registration No. TNN-4/3131/2012 entered into by and between Mr. Rajesh Navinchandra Shah and Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga.
- 4.16 Photocopy of Registration Receipt bearing No. 3153 & Index II Extract of the above deed.
- 4.17 Photocopy of Occupancy Certificate for Bldg. No. 2, Wing A & B dated 07/12/2015 bearing Outward No. MB/MNP/NR/3604/2015-16 issued by Mira Bhayandar Municipal Corporation.
- 4.18 Photocopy of Share Certificate dated 01/04/2016 bearing No. 46 in the name of Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga issued by Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd.
- 4.19 Photocopy of Property Tax Bill dated 01/04/2024 bearing No. E080042430055 for the Year 2024-25 issued by Mira Bhayandar Municipal Corporation.
- 4.20 Photocopy of Society Maintenance Bill dated 31/05/2024 bearing No. 157 for the month of May, 2024 issued by Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd.
- 4.21 Photocopy of Electricity Bill dated 15/06/2024 for the Month of May, 2024 issued by Adani Electricity.
- 4.22 Photocopy of Judgement & Decree dated 09/08/2024 passed in the M. C. No. 129 of 2024 (U/s. 13 (B)) by Principle Judge, Family Court, Udipi

**5) Description of Property/ Properties/ Nature of Title**

1.	Name of the owner/Mortgagor	Mrs. Manjula R. Devadiga
2.	Flat No. Floor, Wing	Flat No. B-2/410, on 4 <sup>th</sup> Floor in B Wing
3.	Extent of area	adm. 39.78 Sq. Mtrs. Built up area
4.	Building Name Society Name	Narmada Paradise Phase-II Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd.
5.	Survey No./Gut No./CTS No.	Old Survey No. 50/7-1(P), 49/3, 6, 11, 349/10, New Survey No. 100/7-1(P), 99/3, 6, 11 & 95/10
6.	Is property leasehold/freehold/Govt. grant etc.	Freehold
7.	Nature of Property	Village - Goddev Taluka - Thane District - Thane Municipality - Mira Bhayandar Municipal Corporation
8.	Location	Near Golden Nest Circle, Near East West Flyover Bridge, Bhyandar (E.), Thane - 401 105
9.	Boundaries on or towards for the Plot/flat	-
10.	Confirmed the boundaries of the flat/plot as per approved plan and as per title deed.	-

**6) Trace of Title/History of passing of title, Details of antecedent title deeds :**

Mr. Lunidaram Tulasidas Panjani and others were the owners of land bearing Survey Nos. 100/7, 99/3 & 99/11 lying being situate at Near Golden Nest Circle, Near East West Flyover Bridge, Bhyandar (E.), Thane - 401 105, Village Goddev, Taluka & District Thane and within the local limits of Mira Bhayandar Municipal Corporation and within the Registration District Thane and within the jurisdiction of Sub Registrar of Assurances at Thane in the name of Mr. Lunidaram Tulasidas Panjani. 7/12 Extract reflects their names. Photocopy of the same has been placed on record.

Dy. Collector & Competent Authority, Thane Urban Agglomeration, Thane issued Order dated 12/07/1991 bearing No. ULC/TA/Bhyandar/SR-1193+1194. Photocopy of the same has been placed on record.



Addl. Collector & Competent Authority, Thane Urban Agglomeration, Thane further issued Order for Old Survey No. 49/6, New Survey No. 99/6 dated 06/01/2005 bearing No. ULC/TA/ATP/Sec-20/SR-1513. Photocopy of the same has been placed on record.

Photocopies of four Title Certificates for Survey No. 100/7-1(P), 99/3, 6, 11 & 95/10 all dated 10/06/2005 issued by Mr. R. J. Mishra, Advocate have been placed on record.

The Hon'ble Collector, Thane granted Non-agricultural use of the said land vide N. A. Order dated 16/03/2006 bearing No. Mahasul/K-1/T-1/NAP/SR-132/2005 for Survey No. 100/7-1(P), 99/3, 6, 7, 9, 11 & 95/10. Photocopy of the same has been placed on record.

Mira Bhayandar Municipal Corporation issued Building Permission dated 20/04/2006 bearing Outward No. MB/MNP/NR/251/2006-07 for Bldg. No. 1 & 4 - Plinth level only. Photocopy of the same has been placed on record.

As per recitals mentioned in the Agreement for Sale dated 27/09/2010, it appears that vide Development Agreement dated 27/07/2006 registered on 27/08/2006 at the sub registrar of assurances at Thane-7 M/s. Shree Saraswati Associates acquired development rights in respect of buiding No. 1, 2 & 4 from Shri. Pravin V. Vora (H.U.F.).

Vide an Agreement for Sale dated 27/09/2010 registered on 18/10/2010 bearing Registration No. TNN-10/11628/2010 M/s. Shree Saraswati Associates through its Partner Mr. Sunil G. Mehta (lodged for registration by his POA holder Mr. Prasad K. Gholap) agreed to sell Flat No. B-2/410, on 4<sup>th</sup> Floor, adm. 39.78 Sq. Mtra. Built up area in B Wing in the building known as Narmada Paradise Phase-II constructed on land bearing Old Survey No. 50/7-1(P), 49/3, 6, 11, 349/10, New Survey No. 100/7-1(P), 99/3, 6, 11 & 95/10 lying being situate at Near Golden Nest Circle, Near East West Flyover Bridge, Bhyandar (E.), Thane - 401 105, Village Goddev, Taluka & District Thane and within the local limits of Mira Bhayandar Municipal Corporation and within the Registration District Thane and within the jurisdiction of Sub Registrar of Assurances at Thane to Mr. Laxman Krishna Manwadkar & Mrs. Urmila Laxman Manwadkar for agreed price consideration of Rs. 13,37,500/-. Photocopy of Agreement with Registration Receipt bearing No. 11638 & Index II Extract has been placed on record.

The said Mr. Laxman Krishna Manwadkar & Mrs. Urmila Laxman Manwadkar in turn vide an Agreement for Sale dated 15/02/2011 bearing Registration No. TNN-10/1669/2011 agreed to sell the said flat to Mr. Rajesh Navinchandra Shah for the agreed price consideration of Rs. 14,50,000/-. Photocopy of the Agreement with Registration Receipt bearing No. 1669 has been placed on record.

Vide an Agreement for Sale dated 23/04/2012 bearing Registration No. TNN-10/3968/2012 the said Mr. Rajesh Navinchandra Shah agreed to sell the said flat to Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga for the agreed price consideration of Rs. 15,00,000/-. Photocopy of the agreement with Registration Receipt bearing No. 4008 & Index II Extract has been placed on record.

However, in the above agreement name of the society was not mentioned and hence, parties made a Rectification Deed. Photocopy of Deed of Rectification dated 14/05/2012 registered on 15/05/2012 bearing Registration No. TNN-4/3131/2012 entered into by and between Mr. Rajesh Navinchandra Shah and Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga with Registration Receipt bearing No. 3153 & Index II Extract has been placed on record.

The said Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga have availed Home Loan from Piramal Capital & Housing Finance Ltd.



Further, the said building was completed and Mira Bhayandar Municipal Corporation issued Occupancy Certificate for Bldg. No. 2, Wing A & B dated 07/12/2015 bearing Outward No. MB/MNP/NR/3604/2015-16. Photocopy of the same has been placed on record.

Further, a co. op. hsg. Soc. has been formed by name Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd. bearing registration No. TNA/(TNA)/HSG/(TC)/28146/2015-16 dated 10/02/2016. The said society issued shares. Photocopy of Share Certificate dated 01/04/2016 bearing No. 46 in the name of Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga issued by Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd. has been placed on record.

Photocopy of Property Tax Bill dated 01/04/2024 bearing No. E080042430055 for the Year 2024-25 issued by Mira Bhayandar Municipal Corporation has been placed on record.

Photocopy of Society Maintenance Bill dated 31/05/2024 bearing No. 157 for the month of May, 2024 issued by Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd. has been placed on record.

Photocopy of Electricity Bill dated 15/06/2024 for the Month of May, 2024 issued by Adani Electricity has been placed on record.

Vide a Gift Deed dated 26/06/2024 bearing Registration No. TNN-4/12637/2024 Mr. Ravichandra S. Devadiga out of natural love and affection gifted his 50% share in the said flat to his wife Mrs. Manjula R. Devadiga (Applicant). Photocopy of Gift Deed with Registration Receipt bearing No. 14100 & Index II Extract has been placed on record.

It appears that vide Judgement & Decree dated 09/08/2024 passed in the M. C. No. 129 of 2024 (U/s. 13 (B)) by Principle Judge, Family Court, Udupi, marriage between Ravichandra S. Devadiga and Mrs. Manjula R. Devadiga has been dissolved. Photocopy of the same has been placed on record.

**7) Detailed information about property to be mortgaged:**

Details	Remark of Counsel
1) Whether the documents of title given raise any doubts or suspicion	No
2) Are all the original title deeds available with the mortgagor; if not, the reasons for non-availability of the same; in case the properties are mortgaged to some other entity, is the original title deed lying with such entity; does such entity have the certified true copy of any/all of the title deeds and lodged receipt + acknowledgement letter from registrar for the same	No as the said flat is already mortgaged with Piramal Capital & Housing Finance Ltd.
3) Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced or to be obtained?	No
4) Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment/local laws. State implications of such enactment on the charge proposed to be created?	No
5) Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/consent as per terms of grant/allotment etc. obtained	No
6) Whether provisions of Urban Ceiling Act are applicable? If applicable whether permission obtained.	No
7) Whether the user land has been converted under land revenue law? Whether the N.A. Permission	Copy of N. A. Order has been placed on record.



/change of user permission is obtained?	
8) Whether required documents are available for creating valid equitable mortgage?	N. A.
9) What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of lessor obtained?	N. A.
10) Whether the land is Adiwasi (Tribal) Land?	No
11) Whether the land/property is owned by HUF? If yes then what precautions to be taken by the bank while accepting property owned by HUF	No
12) Is the land/property subject to any reservations/acquisitions/requisitions?	No
13) Whether plans for constructions are sanctioned?	Yes
14) Whether Commencement Certificate issued?	Yes
15) Whether the project is registered under RERA? And registration certificate is obtained on record.	No
16) Whether Completion Certificate obtained? (Applicable to property which is of ready possession /resale)	Yes
17) Whether there is any restriction from Corporation such as "Education Zone", "Green Zone" etc.?	No
18) Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	No
19) Whether there are any prior encumbrances. If yes details thereof	N. A.
20) Evidence of possession findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid up to date or payable.	Copy of Property Tax Bill & Society Maintenance bill has been placed on record
21) In case of companies/societies/association/ trust, whether	N. A.
a) Memorandum/bye-laws of the Society/ Association authorized to offer its property as security.	N. A.
b) Requisite resolutions have been duly passed by the Company/Society/Association permitting mortgage of the properties in favour of the Bank.	N. A.
c) Such resolution sets out the names of the persons who are authorized to create charge over the properties.	N. A.
g) In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	N. A.
22) In case of devolution of property by a will/succession	N. A.
A) Whether probate of will/succession certificate/ Letters of Administration obtained? Details thereof	N. A.
B) If Probate/Succession Certificate/Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	N. A.
C) The safeguards suggested to ensure title to the property offered as security.	N. A.
23) a. Whether title deeds perused are in conformity with the search taken?	Yes
b. Whether the registered title deeds are in conformity with the scanned copies of the same on IGR site?	Verify the Index-II only on Government Portal
24) Whether the chain of title is complete without any missing links	Yes
25) Whether any other documents to be obtained/compliances to be made so as create valid mortgage?	Documents to be obtained on record as enlisted below.
26) a. Whether any charge on subject property is found on CERSAI Portal?	No
b. If Yes, its Details.	



**Certificate of Title and Non encumbrance:**

I have examined photocopies Title Deeds relating to the Mrs. Manjula R. Devadiga. I have taken the Search, with the Sub-Registrar of Assurances & Record of Rights for last 20 years vide Search Receipt enclosed herewith. I certify that Mrs. Manjula R. Devadiga has an absolute, clear and marketable title over the property shown above. I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the borrower/mortgagor.

**The following original documents are required to be deposited for creation of registered mortgage :-**

1. Original Gift Deed dated 26/06/2024 bearing Registration No. TNN-4/12637/2024 entered into by and between Mr. Ravichandra S. Devadiga and Mrs. Manjula R. Devadiga (Applicant).
2. Original Registration Receipt bearing No. 14100 & Index II Extract of the above deed.
3. Original Agreement for Sale dated 27/09/2010 registered on 18/10/2010 bearing Registration No. TNN-10/11628/2010 entered into by and between M/s. Shree Saraswati Associates through its Partner Mr. Sunil G. Mehta (lodged for registration by his POA holder Mr. Prasad K. Gholap) and Mr. Laxman Krishna Manwadkar & Mrs. Urmila Laxman Manwadkar.
4. Original Registration Receipt bearing No. 11638 & Index II Extract of the above agreement.
5. Original Agreement for Sale dated 15/02/2011 bearing Registration No. TNN-10/1669/2011 entered into by and between Mr. Laxman Krishna Manwadkar & Mrs. Urmila Laxman Manwadkar and Mr. Rajesh Navinchandra Shah.
6. Original Registration Receipt bearing No. 1669 & Index II Extract of the above agreement.
7. Original Agreement for Sale dated 23/04/2012 bearing Registration No. TNN-10/3968/2012 entered into by and between Mr. Rajesh Navinchandra Shah and Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga.
8. Original Registration Receipt bearing No. 4008 & Index II Extract of the above agreement.
9. Original Deed of Rectification dated 14/05/2012 registered on 15/05/2012 bearing Registration No. TNN-4/3131/2012 entered into by and between Mr. Rajesh Navinchandra Shah and Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga.
10. Original Registration Receipt bearing No. 3153 & Index II Extract of the above deed.
11. Photocopy of Judgement & Decree dated 09/08/2024 passed in the M. C. No. 129 of 2024 (U/s. 13 (B)) by Principle Judge, Family Court, Udipi
12. No Dues and Charge Release letter from Piramal Capital & Housing Finance Ltd. after disbursement.
13. LOD from Piramal Capital & Housing Finance Ltd.
14. Latest Electricity bill with paid receipts.
15. Latest Society Maintenance bill with paid receipts.
16. Latest Property Tax bill with paid receipts.
17. Original NOC to mortgage in favour of Cosmos Co. Op. Bank Ltd. from Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd.



Signature & Seal of the Advocate

Date : 16/01/2025

Place: Kalyan

**ANUSHKA GOGATE  
ADVOCATE, HIGH COURT**

Office: B-006, C Type, Malhar Bankul CHB, Near M. K. High School, Agra Road, Kalyan (W.)  
Mobile: 90229 75015; 98692 48373 Email: anushkagogate@gmail.com

Date - 16/01/2025

To,  
The Cosmos Co-op. Bank Ltd.,  
Dahisar East Branch,  
Shop No. 1/2, Gloris Apt., Hari Shankar,  
Joshi Road, Dahisar (E.), Mumbai - 400 068

**Applicant's Name: MRS. MANJULA R. DEVADIGA**

**Sub.:** Search Report of **Flat No. B-2/410**, on 4<sup>th</sup> Floor, adm. 39.78 Sq. Mtrs. Built up area in **B Wing** in the building known as **Narmada Paradise Phase-II** & society known as **Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd.** constructed on land bearing Old Survey No. 50/7-1(P), 49/3, 6, 11, 349/10, New Survey No. 100/7-1(P), 99/3, 6, 11 & 95/10 lying being situate at Near Golden Nest Corcle, Near East West Flyover Bridge, Bhyandar (E.), Thane - 401 105, Village Goddev, Taluka & District Thane and within the local limits of Mira Bhyandar Municipal Corporation and within the Registration District Thane and within the jurisdiction of Sub Registrar of Assurances at Thane.

Dear Sir,

As per your instructions, we have taken the search of the above mentioned property at Thane Sub-Registrar Office from 2005 to 2025. During the course of search, the following entries were found:

- 2006 - NIL  
2007 - NIL  
2008 - NIL  
2009 - NIL  
2010 - Agreement for Sale dated 27/09/2010 registered on 18/10/2010  
Registration No. TNN-10/11628/2010  
Seller - M/s. Shree Saraswati Associates through its Partner Mr. Sunil G. Mehta through his POA holder Mr. Prasad K. Gholap  
Purchaser - Mr. Laxman Krishna Manwadkar & Mrs. Urmila Laxman Manwadkar  
Consideration - Rs. 13,37,500/-  
2011 - Agreement for Sale dated 15/02/2011  
Registration No. TNN-10/1669/2011  
Seller - Mr. Laxman Krishna Manwadkar & Mrs. Urmila Laxman Manwadkar  
Purchaser - Mr. Rajesh Navinchandra Shah  
Consideration - Rs. 14,50,000/-  
2012 - Agreement for Sale dated 23/04/2012  
Registration No. TNN-10/3968/2012  
Seller - Mr. Rajesh Navinchandra Shah  
Purchaser - Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga  
Consideration - Rs. 15,00,000/-  
2012 - Deed of Rectification dated 14/05/2012 registered on 15/05/2012  
(for Agreement for Sale dated 23/04/2012 bearing Registration No. TNN-10/3968/2012)  
Registration No. TNN-4/3131/2012  
Seller - Mr. Rajesh Navinchandra Shah  
Purchaser - Mrs. Manjula R. Devadiga & Mr. Ravichandra S. Devadiga  
2013 - NIL  
2014 - NIL  
2015 - NIL  
2016 - NIL





2017 - NIL

2018 - NIL

2019 - NIL

2020 - NIL

2021 - NIL

2022 - NIL

2023 - Sale Deed/Conveyance Deed dated 06/04/2023

Registration No. TNN-4/6059/2023

Owners - Mr. Lunidaram Tulasidas Panjabi & others

Developer - M/s. Shree Saraswati Associates

Society - Shree Narmada Paradise Co-op. Hsg. Soc. Ltd. through its Chairman Mr. Bhaskar Zapade, Secretary Mr. Mohitrao Jadhav & Treasurer Mrs. Uma Chaudhari

2023 - Partition Deed dated 07/07/2023 registered on 12/07/2023

Registration No. TNN-8/15188/2023

Owners/Developer - Mr. Akhtar Gulam Husain & others through their POA holder Mr. Rameshchandra Vandravandas Vora (HUF) through his POA holders Mr. Hardik Rameshchandra Vora & Mrs. Neela Pravin Vora through their POA holder M/s. Shree Saraswati Associates through its Partner Mr. Ganeshlal Mehta

Society - Narmada Paradise Phase-II B2 Co-op. Hsg. Soc. Ltd. through its Chairman Mr. Mukund Muruli Toshnival & Treasurer Mr. Ashok Vyas

2024 - Gift Deed dated 26/06/2024

Registration No. TNN-4/12637/2024

Donor - Mr. Ravichandra S. Devadiga

Donee - Mrs. Manjula R. Devadiga

2025 - Book not ready

**Note:** Search and Entry confirmed from available data on computer from given site. Attached Government fees paid challan/receipt.

Yours Faithfully,



Mrs. Anushka A. Gogate  
Advocate, High Court

**DISCLAIMERS:**

1. The said Search Report is a summary of the contents available on the official website of the Inspector General of Revenue and Stamps, Govt. of Maharashtra ([www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in)). The report is not based on any personal judgement or opinion of any individual or a professional.
2. The above Search Report is subject to Server Errors, availability of the records/entries/data, authentication of data on the website of the Inspector General of Revenue and Stamps, Govt. of Maharashtra ([www.igrmaharashtra.gov.in](http://www.igrmaharashtra.gov.in)).
3. By issuing the present Report, I do not certify the genuineness of the entries made available during the search of the Index II records.