SEARCH REPORT
Ph. No. 9870314647

N.D. RANE
MUMBAI.
Dt. 16th June, 2023

To,

M/s. Markand Gandhi and Co.,
Advocates and Solicitors,
High Court, Bombay.

Sirs,

Re.: Investigation of the title of the property situate at Village Pahadi Goregaon East, Taluka Goregaon, in the registration Sub-district Bandra and district B.S.D. bearing City Survey No. **286**, Survey No. **92**, Hissa No. **4**(pt), admeasuring 2003 sq. yards i.e. 1674 sq. meters or thereabouts and 1794 sq. meters. or thereabouts as per Property Registered Card, together with building/s standing thereon known as Shantprabha CHSL (now demolished), situate, lying and being at Pahadi School Road No. 2, Aarey Road, Goregaon (E), Mumbai – 400063, Aarey Road, Goregaon (E), Mumbai – 400063.

Shantprabha Co-op. Housing Society Ltd.

To

As per your instruction I have taken search of aforesaid property at Mumbai, Bandra, Goregaon & Borivali Sub-registrar-Office for the year from 1959 to 2023 (65 years), On the whole of the searches taken by me in the above offices I have found following documents registered therein during the course of searches.

In Brief

1. Deed of Confirmation dated 20-8-1959 and made between Dhanvantrai Mulshanker Bhatt of the one part and Ashwinkumar Shantilal of the other part and registered at Bombay SRO under Sr. No. 6056/1959, D.R. Vol. 651 No. 3029 on 20-8-1959.
2. Deed of Conveyance dated 26-04-1969 and made between Ashwinkumar Shantilal of the one part and Mr. Ramanlal Dalsukhbhai and ors. of the Second part and Ramakant Gajanan Patil and Anr. of the third part and The Shantpahbra Co-operative Housing Society Ltd. of the Fourth part and registered at Bombay SRO under Sr. No. R/2207/1969 on 4-6-1969.
3. Deed of Mortgage dated 29-12-2022 and made between Shantpahbra Co-operative Housing Society Ltd. of the one part and Mumbai District Central Co-operative Bank Ltd. of the other part and registered at Borivali SRO under Sr. No. BRL/4/19076/2022 on 29-12-2022.

In Details

1

BOM
6056/1959,
D.R. Vol. 651 No. 3029

Confirmation
Rs. 53,65,800/- M.V. Rs. 54,50,216/-

20-8-1959
20-8-1959

Dhanvantrai Mulshanker Bhatt.

To

Ashwinikumar Shantilal.

Schedule

Property situate at village Goregaon, bearing Survey No. **92**, Hissa No. **4/part**, containing by admeasuring area 2003 Sq. yards.

2.

BOM/R
2207/1969

Conveyance
Rs. 1,10,165/-

26-4-1969
4-6-1969

Ashwinkumar Shantilal.

"The Vendor"

(1) Ramanlal Rasulbhai & Ors.of M/s. Chhaganlal Kasturchand

"The said Firm"

Ramakant Gajanan Patil,

Narasinh Pundalik Prabhu,

"The Confirming Party",

The Shantprabha Co-operative Housing Society Ltd.

"The Purchasers"

Schedule

Property situate at village **Goregaon**, bearing Survey No. 92, Hissa No. 4/part, admeasuring area 2003 sq. yards i.e. 1674.77 Sq. meters.

3

BVL/4 **Mortgage** 29-12-2022
19076/2022 Rs. 25,00,00,000/- 29-12-2022

Shantpahbra Co-operative Housing Society Ltd.

"The Mortgagors"

Mumbai District Central Co-operative Bank Ltd.

"The Mortgagees"

Schedule

Property with land, situate at village **P.S.** Pahadi Goregaon (East), bearing City Survey No. 286, Survey No. 92, Hissa No. 4/part, admeasuring area 1794 Sq. meters, situate at Pahadi School Road No. 2, Aarey Road, Goregaon (E), Mumbai-400063.

Findings from the record of City Survey:

It is observed from the said record that the land bearing City Survey No. **286** of village Pahadi Goregaon (East), containing by admeasuring area 1794 Sq. meters, stood as [Agricultural] land.

Entry dated 17-2-2017 shows that, the names of **Shantprabha Co-op. Housing Society Ltd.**, has been entered as a Holder, vide Non Agricultural Order No. DC/IV/LND/P 248 dt. 11-12-1970 and as per Urgent Survey No. 245/2016 dt. 19-10-2016.

N.B.: Pages of index No. II of the below mentioned year are entirely torn;

At Bombay: S.P.T. : 1960, 1961, 1963, 1974 to 1976, 1982, 1988, 1990, 1991, 1994 to 1996, 1999 to 2001, 2004, 2005, 2008 to 2010, 2012 to 2018.

Torn: 1959, 1962, 1964 to 1967, 1971 to 1973, 1989, 1992, 1993, 2006 & 2007.

Index sent for binding = 2022. Index Not ready = 2023.

At Bandra : Torn= 1959 to 1964, 1970, 1971 to 1989.

S.P.T. =1965, 1966 to 1969.

Manual record not available = 1990 to 2023.

Computer Record = S.P.T. = 2002 to 2006.

Computer Record seen = 2002 to 2023. S.P.T. = SOME PAGES TORN.

N.D. RANE
Title Investigator
MUMBAI

Re.: Investigation of the title of the property situate at Village Pahadi Goregaon East, Taluka Goregaon, in the registration Sub-district Bandra and district B.S.D. bearing City Survey No. **286**, Survey No. **92**, Hissa No. **4**(pt), admeasuring 2003 sq. yards i.e. 1674 sq. meters or thereabouts and 1794 sq. meters. or thereabouts as per Property Registered Card, together with building/s standing thereon known as Shantprabha CHSL (now demolished), situate, lying and being at Pahadi School Road No. 2, Aarey Road, Goregaon (E), Mumbai – 400063, Aarey Road, Goregaon (E), Mumbai – 400063.

To

NOTES OF SEARCH

Taken at Mumbai, Bandra, Goregaon and Borivali Sub- Office for the year from 1959 to 2023 (65 years)

S & S Fr S

N.D. RANE
MUMBAI

-: B I L L No. 77:-

N.D. RANE
Bombay.
Dt. 14-6-2023.
(Duplicate)

To,

Sirs,

Re.: Investigation of the title of the property situate at Village Pahadi Goregaon East, Taluka Goregaon, in the registration Sub-district Bandra and district B.S.D. bearing City Survey No. **286**, Survey No. **92**, Hissa No. **4**(pt), admeasuring 2003 sq. yards i.e. 1674 sq. meters or thereabouts and 1794 sq. meters. or thereabouts as per Property Registered Card, together with building/s standing thereon known as Shantprabha CHSL (now demolished), situate, lying and being at Pahadi School Road No. 2, Aarey Road, Goregaon (E), Mumbai – 400063, Aarey Road, Goregaon (E), Mumbai – 400063.

To

Sr. No.	Particulars	Amount
4.	Charges to take a search in respect of the above Property at Bombay, Bandra, Goregaon & Borivali Sub-Registrar-Office for the year from 1959 to 2023 (65 years), with other expenses.	18, 800=00
		18,800=00

Rs. Eighteen thousand and eight hundred only,
Received with thanks,

N.D. RANE
Title Investigator
Bombay

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