



CHALLAN
MTR Form Number-6



GRN	MH010107324202223U	BARCODE			Date	03/11/2022-20:01:11		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1					Full Name		Jagdish Khule			
Location MUMBAI										
Year 2022-2023 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					CTS No. 151 151/1 to 61 Village Ghatkopar Taluka Kurla 1993 to 2022 30					
					Years					
					Amount In		Seven Hundred Fifty Rupees Only			
Total				750.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572022110336771		CPACELJMV7	
Cheque/DD No.					Bank Date	RBI Date	03/11/2022-20:24:01		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9619024797

JAGDISH P. KHULE

SEARCH CLERK

Mumbai.

Mob. No. 96190 24797

SEARCH REPORT

Dated this 7th Day of November, 2022.

To,

Mr. Prashant A. Nakati,
Advocate, High Court,
Room No. 14, 3rd Floor,
123/121, Radha Bhavan,
Nagindas Master Road,
Fort, Mumbai 400 001.

Subject : Search Report in respect of:

Schedule: All that piece or parcel of land bearing
C.T.S. No. 151, 151/1 to 61 situated at Village
Ghatkopar, Lal Bahadur Shastri Marg, Ghatkopar West,
Mumbai 400 086.

Dear Sir/Madam,

As per your instructions, we have taken the search of the above-mentioned property at Mumbai, Bandra, Kurla-1 to 5 Sub-Registrar's offices from years 1993 to 2022 (30 years).

Following are the details of Search taken at Mumbai, Bandra, Kurla-1 to 5 Sub-Registrar's offices from years 1993 to 2022 (30 years).

AT Mumbai S.R.O. (Manual Record)

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
1993 to 1994	Pages Torn	
1995	Nil	No Transaction

1996 to 1997	Nil, some pages torn	No Transaction
1998	Pages Torn	
1999	Nil	No Transaction
2000	Nil, some pages torn	No Transaction
2001 to 2003	Pages Torn	
2004	Nil, some pages torn	No Transaction
2005 to 2009	Pages Torn	
2010	Nil, some pages torn	No Transaction
2011 to 2012	Pages Torn	
2013 to 2015	Nil	No Transaction
2016	Pages Torn	
2017	Nil	No Transaction
2018	Pages Torn	
2019	Nil, some pages torn	No Transaction
2020 to 2022	Nil	No Transaction
(2022 : available till 01.12.2022)		

Note:- Some manual records are found in torn conditions and some are missing at Mumbai office, hence this report is based on available index-II records.

AT Bandra, Kurla 1- to 5 S.R.O. (Online Record)

<u>Year</u>	<u>Doc. Entries</u>	<u>Other Remark</u>
1993 to 2006	Nil	No Transaction
2007	Doc. Entry	
2008	Nil	No Transaction
2009	Doc. Entry	
2010 to 2012	Nil	No Transaction
2013	Doc. Entry	
2014 to 2015	Nil	No Transaction
2016	Doc. Entry	

2017	Doc. Entry	
2018	Doc. Entry	
2019	Doc. Entry	
2020	Nil	No Transaction
2021	Doc. Entry	
2022	Nil	No Transaction

IN THE YEAR 2007 :

1) Nature of Document : Agreement

AV. 3500000/- MV 0/-

Schedule : Assignment of Development Rights - Village Ghatkopar - CTS No. 151, Survey No. 151/1 to 61 - adm. 12308.8 sq. mtrs.

1) M/S. PARUL ENTERPRISES through Proprietor CHITRANJAN D. SHAH
H.U.F. through Karta SHRI. CHITRANJAN D. SHAH

To

1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through
Director SHRI. SURENDRA LAXMAN RAWAL

Execution Date : 13.03.2007
Indexed on : 13.03.2007
Document Sr. No. : KRL-3/1973/2007
(Kurla-3)

2) Nature of Document : Development Agreement

AV. 0/- MV 0/-

Schedule : Village Ghatkopar - C.T.S. No. 151, 151/1 to 61 - adm. 12308.8 sq. mtrs.

1) PANKESHAH BABA (S.R.A.) CO-OP. HSG. SOC. LTD. through Chairman
MOHD. NOOR YUSUF KHAN AND 19 OTHERS

To

1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through
Director SHRI. S L. RAWAL

Execution Date : 18.06.2007
Indexed on : 18.06.2007
Document Sr. No. : KRL-3/4855/2007
(Kurla-3)

IN THE YEAR 2009 :

1) Nature of Document : Conveyance Deed

AV. 19100000/- MV 437331000/-

Schedule : Village Ghatkopar - CTS No. 151 Part, 151/1 to 61, CTS No. 149 Part, 144 Part, 154 Part, CTS. No. 141/28 total area - adm. 16656.52 sq. mtrs.

1) SOLERI LAND DEVELOPMENT PVT. LTD. through Director MUKESH SARDA

To

1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through
Director SHRI. UMESH AMBAJI KARANDE

2) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through
SHAHID AJMED KHAN (Legal consultant)

Execution Date : 10.05.2009
Indexed on : 22.06.2009
Document Sr. No. : KRL-3/4704/2009
(Kurla-3)

IN THE YEAR 2013 :

1) Nature of Document : Affidavit

AV. 0/- MV 0/-

Schedule : Village Ghatkopar - Other details stated in this deed (C.T.S. No. 151, 151/1 to 61)

1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through
Director SHRI. SANJAY SURENDRA RAWAL

To

Execution Date : 18.01.2013
Indexed on : 18.01.2013
Document Sr. No. : KRL-1/688/2013
(Kurla-1)

2) Nature of Document : Indemnity Bond

AV. 0/- MV 0/-

Schedule : Village Ghatkopar - Sale Building C.T.S. No. 151, 151/1 to 61, 152, 152/1 to 43, 153, 154, Pankeshah Baba Dargah, Lal Bahadur Shastri Marg, Ghatkopar West, Mumbai 400 086 other details as stated in this deed.

1) M/S. PANKESHAHBABA (SRA) CO-OP. HSG. SOC. LTD. through POA Holder M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Director SANJAY S. RAWAL

To

Execution Date : 29.07.2013
Indexed on : 29.07.2013
Document Sr. No. : KRL-4/7849/2013
(Kurla-4)

IN THE YEAR 2016 :

1) Nature of Document : Work Contract

AV. 1642000/- MV 0/-

Schedule : Village Ghatkopar, C.T.S. No. 151, 151/1 to 61, 152, 152/1 to 43, 153, 154, Building No. 1, B Wing, Pankeshah Baba Dargah Road, L.B.S. Road, Ghatkopar West, Mumbai 400 086.

1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Director SHRI. SANJAY S. RAWAL

2) M/S. PANKESHAH BABA SRA CO-OP. HSG. SOC. LTD. through Chairman NOOR MOHD. NOOR YUSUF KHAN

3) M/S. PANKESHAH BABA SRA CO-OP. HSG. SOC. LTD. through Seretary SAYED FEROZE AHMED

To

- 1) M/S. ERROS ELEVATORS AND ESCALATORS PVT. LTD. through authorised signatory SACHIN R. PEDNEKAR

Execution Date : 28.04.2016
Indexed on : 10.05.2016
Document Sr. No. : KRL-1/4471/2016
(Kurla-1)

IN THE YEAR 2017 :

- 1) Nature of Document : Work Contract

AV. 600000/- MV 0/-

Schedule : Village Ghatkopar - Other details stated in this deed C.T.S. No. 151, 151/1 to 61, Pankeshah Baba SRA Co-op. Hsg. Soc. Ltd., Pankeshah Baba Dargha Road, L.B.S. Road, Ghatkopar West, Mumbai 400 086.

- 1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Director JITENDRA S. RAWAL
- 2) M/S. PANKESHAH BABA SRA CO-OP. HSG. SOC. LTD. through Administrative DHANRAJ PAWAR

To

- 1) M/S. SHREE SAINATH ENTERPRISES through Proprietor V. P. DEODHAR.

Execution Date : 10.10.2017
Indexed on : 10.10.2017
Document Sr. No. : KRL-1/10051/2017
(Kurla-1)

- 2) Nature of Document : Work Contract

AV. 540000/- MV 0/-

Schedule : Village Ghatkopar - Other details stated in this deed C.T.S. No. 151, 151/1 to 61, Pankeshah Baba Dargha Road, L.B.S. Road, Ghatkopar West, Mumbai 400 086.

- 1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Director JITENDRA S. RAWAL
- 2) M/S. PANKESHAH BABA SRA CO-OP. HSG. SOC. LTD. through Administrative DHANRAJ PAWAR

To

1) M/S. SHREE SAINATH ENTERPRISES through Proprietor V. P. DEODHAR.

Execution Date : 26.12.2017
Indexed on : 26.12.2017
Document Sr. No. : KRL-1/12884/2017
(Kurla-1)

IN THE YEAR 2018 :

1) Nature of Document : Affidavit

AV. 0/- MV 1/-

Schedule : Village Ghatkopar - Other details stated in this deed C.T.S. No. 151, 151/1 to 61 New CTS No. 151B, 151C Part, 152, 152/1 to 43 and 153 Part, on this proposed Rehab Building 1 to 3 and Sale Building, Taluka Kurla, Pankeshah Baba Dargha Road, L.B.S. Road, Ghatkopar West, Mumbai, Reference SRA Eng 1786 N PL and STGL LOI.

1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Director JITENDRA S. RAWAL
2) In favour of - THE CEO (SRA)

To

Execution Date : 18.07.2018
Indexed on : 18.07.2018
Document Sr. No. : KRL-2/8836/2018
(Kurla-2)

IN THE YEAR 2019 :

1) Nature of Document : Work Contract

AV. 0/- MV 1/-

Schedule : Village Ghatkopar - Other details stated in this deed (C.T.S. No. 151, 151/1 to 65)

1) M/S. KOHINOOR ELEVATORS PVT. LTD. through authorised signatory DILIP GANPAT KOTHERE

To

- 1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Director JITENDRA S. RAWAL
- 2) M/S. PANKESHAH BABA SRA CO-OP. HSG. SOC. LTD. through Administrative DHANRAJ PAWAR

Execution Date : 21.02.2019
Indexed on : 21.02.2019
Document Sr. No. : KRL-2/2322/2019
(Kurla-2)

2) Nature of Document : Work Contract

AV. 0/- MV 1/-

Schedule : Village Ghatkopar – Other details stated in this deed (C.T.S. No. 151, 151/1 to 65)

- 1) M/S. SHREE SAINATH ENTERPRISES through authorised signatory V. P. DEVDHAR

To

- 1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Director JITENDRA S. RAWAL
- 2) M/S. PANKESHAH BABA SRA CO-OP. HSG. SOC. LTD. through Administrative DHANRAJ PAWAR

Execution Date : 21.02.2019
Indexed on : 21.02.2019
Document Sr. No. : KRL-2/2324/2019
(Kurla-2)

3) Nature of Document : Conveyance Deed

AV. 0/- MV 1/-

Schedule : Village Ghatkopar – Survey No. 27, Village Ghatkopar, C.T.S. No. 150 (Part) (adm. 334.43 sq. mtrs.) and 151 (B) (Part) adm. 4417.36 sq. mtrs.) Village Ghatkopar, and CTS No. 2268 (Part) (adm. 75.20 sq. mtrs.) C.T.S. No. 2269 (Part) (adm. 31.79 sq. mtrs.) CTS No. 2270 (Part) (adm 1572.02 sq. mtrs.) Village Ghatkopar – Kirol, alongwith Land and Construction, total area 6431.30 sq. mtrs., and thereon Akashdeep Co-op. Hsg. Soc. Ltd., Bldg. No. 8/A and 8/B, Damodar Park, LBS Marg, Ghatkopar West, Mumbai 400 086 .

- 1) M/S. PARUL ENTERPRISES through Dist. Sub-Registrar Co-op. Soc. 2 East Suburban Mumbai through Competent Authority P. S. SONAWANE
- 2) THE PODDAR MILLS LTD., SOLERI LAND DEVELOPMENT PVT. LTD. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD., LOKAKSHI SADASHIV SHETTY through Dist. Sub-Registrar Co-op. Soc. 2 East Suburban Mumbai through Competent Authority P. S. SONAWANE
- 3) SARANG IBRAHIM HUSSEINALI, HIRACHAND HIRJI KHETSHE and HATIZ ABDUL MAZID HAYUT MEER through Dist. Sub-Registrar Co-op. Soc. 2 East Suburban Mumbai through Competent Authority P. S. SONAWANE

To

- 1) AKASHDEEP CO-OP. HSG. SOC. LTD. through Chairman CHANDRAKANT J. SHAH
- 2) AKASHDEEP CO-OP. HSG. SOC. LTD. through Secretary MOHANAN K. NAIR

Execution Date : 27.09.2019
Indexed on : 05.11.2019
Document Sr. No. : KRL-5/14808/2019
(Kurla-5)

IN THE YEAR 2021 :

1) Nature of Document : Affidavit

AV. 0/- MV 0/-

Schedule : Village Ghatkopar -C.T.S. No. 151, 151/1 to 61 (New C.T.S. No. 151B) 151 C Part, 152, 152/1 to 43, 153 Part, Village Ghatkopar, Proposed Sale Building, Pankeshah Baba SRA Co-op. Hsg. Soc. Ltd., LBS Marg, Pankeshah Baba Dargah, Ghatkopar West, Mumbai 400 086.

1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Director SURENDRA S. RAWAL

To

Execution Date : 24.03.2021
Indexed on : 24.03.2021
Document Sr. No. : KRL-3/6051/2021
(Kurla-3)

2) Nature of Document : Affidavit

AV. 0/- MV 0/-

Schedule : Village Ghatkopar -C.T.S. No. 151, 151/1 to 61 (New C.T.S. No. 151B) 151 C Part, 152, 152/1 to 43, 153 Part, Village Ghatkopar, Proposed Sale Building, Pankeshah Baba SRA Co-op. Hsg. Soc. Ltd., LBS Marg, Pankeshah Baba Dargah, Ghatkopar West, Mumbai 400 086.

1) M/S. ROCKLINE PROPERTIES AND DEVELOPERS PVT. LTD. through Authorised Representative ASHISH SHASIKANT RAWAL

To

Execution Date : 05.05.2021
Indexed on : 05.05.2021
Document Sr. No. : KRL-3/8140/2021
(Kurla-3)

NOTE :

- 1) The computerized records of Sub-Registrar of Assurance not maintained properly also some Index - II are missing from the records and hence this search report is base upon the Index - II available in the SRO's office subject to torn records / Missing records).
- 2) Nil is subject to mutilated record, torn pages and non availability of index - ii registers as some of them are sent for re-writing/rebinding/interpretation.

While conducting search I have found only the above mentioned document registered/indexed therein in respect of the said property.

Thanking You,

Yours Truly



JAGDISH P. KHULE

Search Clerk

Dated this 7th Day of November, 2022

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Ref : All that piece or parcel of land bearing C.T.S. No. 151, 151/1 to 61 situated at Village Ghatkopar, Lal Bahadur Shastri Marg, Ghatkopar West, Mumbai 400 086.

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SEARCH REPORT

SEARCH NOTE

Taken at Mumbai, Bandra, Kurla- 1 to 5 From 1993 to 2022 (30 years)

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JAGDISH P. KHULE

SEARCH CLERK

MUMBAI.

Mob. No. 96190 24797