

Lalit Jha

Search Clerk

Flat No. 103, 1st Floor,
Sai Shanti Apartment,
Shirdi Nagar,
Nallasopara (East)

SEARCH REPORT

Date- 18/11/2024

To,
Droit Legal Solution,
Mumbai.

Ref: - Investigation of the title of Property bearing, Project Known As “Vile Parle Amrapali CHSL.”, Admeasuring 1416 Sq. Mtrs., Survey No. 23-B/1, C.T.S. No. 757 & 757/1 to 18, lying, being and situated within the Village limits of Vile Parle, Taluka – Andheri, Registration Sub – District and District of Mumbai Suburban.

Name: Vile Parle Amrapali CHSL (APF).

Dear Sir,

As per your instruction, I have carried out searches in respect of the above-mention property for the last 30 years (i.e. from 1995 to 2024) at the sub registrar of assurances at Andheri, I have gone through the available record at concerned office and I have examined the Index-II in respect of the above-mentioned property and I have found the following entries to have been made in thereof during the course of search.

Sub-Registrar office at Andheri (30 Years):-

1995 – Torn

1996 – Nil (S.P.T.)

1997 – Nil (S.P.T.)

1998 – Nil (S.P.T.)

1999 – Nil (S.P.T.)

2000 – Torn

2001 – Nil (S.P.T.)

2002 – Nil (S.P.T.)

2003 – Nil

2004 – Nil

2005 – Nil

2006 – Nil

2007 – Nil

2008 – Nil

2009 – Nil

2010 – Entry

(Conveyance Deed Dated 03/04/2010 registered on Dated 03/04/2010, under Serial No. BDR-1/3594/2010 at the office of Sub – Registrar Andheri-1 Regarding Above Said Survey No. 23-B/1, C.T.S. No. 757 & 757/1 to 18, Admeasuring 1416 Sq. Mtrs., By and Between Mangla D. Patil & Others. Referred as the party of first part and Vileparle Amrapali Chs. Ltd. through Chairman Chandrashekhar Sadanand Joshi & Others. Referred as the party of second part.)

(Development Agreement Dated 23/04/2010 registered on Dated 23/04/2010, under Serial No. BDR-4/3832/2010 at the office of Sub – Registrar Andheri-2 Regarding Above Said Survey No. 23-B/1, C.T.S. No. 757 & 757/1 to 18, Admeasuring 1416 Sq. Mtrs., By and Between M/s. Vileparle Amrapali Chs. Ltd. through Chairman Chandrashekhar Sadanand Joshi & 6 Others. Referred as the party of first part and M/s. Sun Vision Enterprises through Partner Suresh M. Shroff & 1 Others. Referred as the party of second part.)

2011 – Nil

2012 – Nil

2013 – Nil

2014 – Nil

2015 – Nil

2016 – Entry

(Supplementary Development Agreement Dated 04/11/2016 registered on Dated 04/11/2016, under Serial No. BDR-15/7994/2016 at the office of Sub – Registrar Andheri-4 Regarding Above Said BDR-4/3832/2010, Building Known As “Amrapali & Mukund Niwas.”, Survey No. 23-B/1, C.T.S. No. 757 & 757/1 to 18, Admeasuring 1416 Sq. Mtrs., By and Between Vileparle Amrapali Chs. Ltd. through Chairman Chandrashekhar Sadanand Joshi & 2 Others. Referred as the party of first part and M/s. Sun Vision Enterprises through Partner Suresh M. Shroff & Pravin Chapshi Gada through Attorney Deekshit V. Dave. Referred as the party of second part.)

(Development Agreement Dated 07/12/2016 registered on Dated 16/12/2016, under Serial No. BDR-15/8641/2016 at the office of Sub – Registrar Andheri-4 Regarding Above Said Building Known As “Amrapali CHSL & Mukund Niwas.”, Survey No. 23-B/1, C.T.S. No. 757 & 757/1 to 18, Admeasuring 1416 Sq. Mtrs., By and Between M/s. Sun Vision Enterprises through Partner Suresh M. Shroff through Attorney Deekshit V. Dave & 9 Others. Referred as the party of first part and M/s. Mangal Build Home Pvt. Ltd. through Director Meghraj S. Jain. Referred as the party of second part.)

2017 – Nil

2018 – Nil

2019 – Nil

2020 – Nil

2021 – Nil

2022 – Entry

2023 – Entry

(Supplementary Agreement Dated 30/10/2023 registered on Dated 31/10/2023, under Serial No. BDR-18/18591/2023 at the office of Sub – Registrar Andheri-7, Regarding Above Said BDR-4/3832/2010, Building Known As “Amrapali & Mukund Niwas.”, Admeasuring 1416 Sq. Mtrs., C.T.S. No. 757, 757/1 to 18, Survey No. 23-B/1, By and Between M/s. Sun Vision Enterprises through Partner Suresh M. Shroff through Attorney Deekshit Dave & 18 Others. Referred as the party of first part and M/s. Mangal Buildhome Pvt. Ltd. through Director Akshay Kulkarni. Referred as the party of second part.)

2024 – Entry

(Supplementary Agreement Dated 09/07/2024 registered on Dated 09/07/2024, under Serial No. BDR-18/12608/2024 at the office of Sub – Registrar Andheri-7, Regarding Above Said BDR-18/18591/2023, C.T.S. No. 757 & 757/1 to 18, Admeasuring 1416 Sq. Mtrs., By and Between M/s. Sun Vision Enterprises through Partner Biren Vora & 12 Others. Referred as the party of first part and M/s. Mangal Buildhome Pvt. Ltd. through Director Akshay Kulkarni. Referred as the party of second part.)

(Affidavit Dated 16/07/2024 registered on Dated 16/07/2024, under Serial No. BDR-18/12989/2024 at the office of Sub – Registrar Andheri-7, Regarding Above Said Project Known As “Shri Sankalp Chs. Ltd. & Vile Parle Amrapali Chs. Ltd.”, C.T.S. No. 756, 756/1 to 24 & C.T.S. No. 757, 757/1 to 18, In The Name of Shri Sankalp Chs. Ltd. & Vile Parle Amrapali Chs. Ltd. through Attorney M/s. Mangal Buildhome Pvt. Ltd. through Director Akshay Kulkarni through Attorney Abhishek Pathak.)

(Affidavit Dated 16/07/2024 registered on Dated 16/07/2024, under Serial No. BDR-18/12990/2024 at the office of Sub – Registrar Andheri-7, Regarding Above Said Project Known As “Shri Sankalp Chs. Ltd. & Vile Parle Amrapali Chs. Ltd.”, C.T.S. No. 756, 756/1 to 24 & C.T.S. No. 757, 757/1 to 18, In The Name of Shri Sankalp Chs. Ltd. & Vile Parle Amrapali Chs. Ltd. through Attorney M/s. Mangal Buildhome Pvt. Ltd. through Director Akshay Kulkarni through Attorney Abhishek Pathak.)

NOTE: - (This search report is subject to torn and mutilated records, unready and unavailable records & available records in the office, withdrawal of register of certain years for binding and re-writing by the office & the computer records are not maintained properly.)

Yours truly,

Lalit Jha.
(Search Clerk)

Enclosure: - Original search receipt for Rs. 750/- only.