

Kishor Chalke & Associates

ADVOCATES HIGH COURT & LEGAL CONSULTANTS

Raheja Arcade, 1st Floor, Office No.107, Plot No. 61, Sec.11 CBD Belapur Navi Mumbai -400614.

Email: chalkeassociates@gmail.com

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect of to All the Piece and parcel of Land bearing CTS No.385 (Old No.) - New CTS No.385A, bearing Survey No.67 Hissa No.4 (part), admeasuring about 2189 sq. yards equivalent 1830 sq.mtrs., assessed by Municipal Corporation of Greater Mumbai under K-West Ward No.7566 (6), 7566(10) and Street No.42-C and 42-G, K-West Ward No.7675 (6A-10A), street No.42CB - 42GA, K-West Ward No.7576 (6B-10B), Street No.41CBC - 42GAB, lying, being and situated at situated at Juhu Lane, Andheri West, Tal. Andheri, Dist.Mumbai, in Mumbai Suburban District within the Greater Mumbai and within Registration and Sub-Registration District Mumbai City and Mumbai Suburban (hereinafter referred as the said "Plot of Land").

1) We have investigated the title of the said Plot of Land on the request of M/s. **AARSH DEVELOPERS**, having office at Unit No.09, Sharddhanand Sharma Chawl, Mitra Mandal Lane, Khotwadi, Santacruz (West), Mumbai-400054, and scrutinize the following photocopies of documents i.e.: -

- 1) Description of the property : CTS No.385 (Old No.) having New CTS No.385/A bearing Survey No.67 Hissa No.4 (part), admeasuring about 2189 sq. yards equivalent 1830 sq.mtrs., assessed by Municipal Corporation of Greater Mumbai under K-West Ward No.7566 (6), 7566(10) and Street No.42-C and 42-G, K-West Ward No.7675 (6A-10A), street No.42CB - 42GA, K-West Ward No.7576 (6B-10B), Street No.41CBC - 42GAB, lying, being and situated at situated at Juhu Lane, Andheri West, Tal. Andheri, Dist.Mumbai, in Mumbai Suburban District within the Greater Mumbai and within Registration and Sub-Registration District Mumbai City and Mumbai Suburban and bounded as follows :

That it to say :

- Towards the East : Private 80 ft. wide Road
Towards the West : Land bearing survey No.67 Hissa No.4(part), CTS No.363 belonging to Dr.H.B.Crasto
Towards the North : Plot bearing CTS No.384 belonging to Mr.A D'Souza and M.F. Demello



Towards the South : Land bearing survey No.67 Hissa No.4(part), CTS No.385
belonging to Manorama J. Shah & others

2) **Property Card issued by** : Village Land Officer, Andheri Village, Tal. Andheri,
Dist. Mumbai Suburban dated 01/09/2023

3) **Search report** for 30 years from Year 1996 to 2026 Year.

4) **Any other relevant Title :**

- a) **Indenture of Lease** dated 13/01/1959 executed between Mr. Water Alexander Chasto (Lessor) of the First Part and Mr. Ratansi Raimal Shah (Lessee) of the Second Part, registered with the Assurance of Sub-registrar office Bombay on 15th January, 1959 under document No.19/1959.
- b) **Indenture of Lease** dated 08/08/1960 executed between Mr. Ratansi Raimal Shah (Assignor/Lessor) of the One Part, Mr. Water Alexander Chasto (Original Lessor/ Confirming Party) of the Second Part and Mr.Subhash Bani Vats (Assignee/New Lessee) of the Third Part, registered with the Assurance of Sub-Registrar office Bombay on 09th August, 1960 under Sr. No.1541 of 1960.
- c) **Agreement for Sale** dated 10th April, 1971 executed between Mr.Subhash Bani Vats (the Assignor) of the First Part and Jayantilal Ambalal Shah (the Purchaser) of the Second part.
- d) **Deed of Assignment** dated 06th June 2003 executed between Mr.Subhash Bani Vats (the Assignor) of the First Part and (1) Mr.Tushar Jayantilal Shah, (2) Mr. Nitin Jayantilal Shah and (3) Mrs. Anjana Rajubhai Shah alias Anjana Jayantilal Shah (the confirming party) and Smt. Manorama Jayantilal Shah (the Assignee), registered with the assurance of Sub-registrar office Andheri – 2 on 06th June 2003 under document No.VDR-03969/2003 receipt No.3983.
- e) **Agreement for Sale cum Assignment** dated 14th December, 2009 executed between (1) Smt. Manorama Jayantilal Shah (2) Mr.Tushar Jayantilal Shah, (3) Mr. Nitin Jayantilal Shah and (4) Mrs. Anjana Rajubhai Shah alias Anjana Jayantilal Shah (the Assignee) and M/s. Aarsh Developers through partner Jaya D. Shah and Jethalal D. Shah, registered with the assurance of sub-registrar office Andheri-2 on 17/12/2009 under document No.11647/2009.
- f) **Deed of Rectification** dated 6th July, 2017 executed between (1) Smt. Manorama Jayantilal Shah (2) Mr.Tushar Jayantilal Shah, (3) Mr. Nitin Jayantilal Shah and (4) Mrs. Anjana Rajubhai Shah alias Anjana Jayantilal Shah (the Assignee) and M/s. Aarsh Developers through partner Jaya D. Shah and Jethalal D. Shah, registered with the assurance of sub-registrar office Andheri-2 under document No.5710/2017.

6

No.385

g) High Court order in Interim Application bearing No.32136/2022 with Declaration Suit bearing No.442/2022 along with order in Appeal (L) bearing No.2594/2023.

h) Commencement Certificate issued by the Town Planning Authority of Mumbai Municipal Corporation bearing No.CHE/ WS/ 1979/ K/ W/ 337 (NEW) / CC / 1 / NEW dated 28th May, 2024.

II) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. **AARSH DEVELOPERS**, is clear, marketable and without any encumbrances.

III) Owners of the land: **M/s. AARSH DEVELOPERS**,

CTS No.385 (Old no.) having New CTS No.385A,
bearing Survey No.67 Hissa No.4 (part), admeasuring
about 2189 sq. yards equivalent 1830 sq.mtrs.

VI) Developer of Land with details : **M/s. AARSH DEVELOPERS**,
Unit No.09, Sharddhanand Sharma Chawl, Mitra
Mandal Lane, Khotwadi, Santacruz (West),
Mumbai-400054,

The report reflecting the flow of the title of the **M/s. AARSH DEVELOPERS** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 10th January 2025

For Kishor Chalke & Associates

K. Chalke

Kishor Chalke
Advocate High Court

KISHOR CHALKE
ADVOCATE HIGH COURT
Raheja Arcade, 1st Floor,
Office No. 107, Plot No. 61, Sector-4
CBD Belapur, Navi Mumbai-400611

Kishor Chalke & Associates

ADVOCATES HIGH COURT & LEGAL CONSULTANTS

Raheja Arcade, 1st Floor, Office No.107, Plot No. 61, Sec.11 CBD Belapur, Navi Mumbai -400614.

Email: chalkeassociates@gmail.com

FORMAT -A

(Circular 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

DESCRIPTION OF PROPERTY:-

All the piece and Parcel of Land bearing CTS No.385 (Old no.) having New CTS No.385/A bearing Survey No.67 Hissa No.4 (part), admeasuring about 2189 sq. yards equivalent 1830 sq.mtrs., assessed by Municipal Corporation of Greater Mumbai under K-West Ward No.7566 (6), 7566(10) and Street No.42-C and 42-G, K-West Ward No.7675 (6A-10A), street No.42CB - 42GA, K-West Ward No.7576 (6B-10B), Street No.41CBC - 42GAB, lying, being and situated at situated at Juhu Lane, Andheri West, Tal. Andheri, Dist.Mumbai, in Mumbai Suburban District within the Greater Mumbai and within Registration and Sub-Registration District Mumbai City and Mumbai Suburban and bounded as follows :

That it to say :

Towards the East : Private 80 ft. wide Road

Towards the West : Land bearing survey No.67 Hissa No.4(part), CTS No.363 belonging to Dr.H.B.Crasto

Towards the North : Plot bearing CTS No.384 belonging to Mr.A D'Souza and M.F. Demello

Towards the South : Land bearing survey No.67 Hissa No.4(part), CTS No.385 belonging to Manorama J. Shah & others

The property described above is under search and therefore same is referred herein as "the said property" and / or 'property under search'.



1. Property Card issued by :

It is seen from the said Property card dated 01/09/2023 issued by Village Land Officer, Andheri Village, Tal. Andheri, Dist. Mumbai that the said property was stand in the name of M/s. Aarch Developers for 99 years lease period.

It is also seen in the said Property Card that the New CST No.385A admeasuring area 1830 sq. mtrs. and also time to time the aforesaid lease were transferred from the name of original owner to new Lessee. The name of Original Owner is Mr. Water Alexander Chasto and at present New Lessee is M/s. Aarch Developers were recorded in the said Property Card.

2) The Copy of documents Produced by New Lessee :

- a) **Indenture of Lease** dated 13/01/1959 executed between Mr. Water Alexander Chasto (Lessor) of the First Part and Mr. Ratansi Raimal Shah (Lessee) of the Second Part, registered with the Assurance of Sub-registrar office Bombay on 15th January, 1959 under document No.19/1959, the Lessor have transferred and assigned all his rights, title and interest in respect of piece and parcel of land situated at Juhu Lane, Andheri admeasuring about 5990 sq. yards equivalent to 5008 sq. mtrs. Forming partly of Survey No.112, Hissa No.8, area 0.3/4 guntas, Survey No.67 Hissa No.4 area 1 Acre and 20 Guntas, and Survey No.69 Hissa No.8 area 25 Guntas, Village Andheri, Dist.Mumbai Suburban, for lease period of 99 years commencing from 10th July, 1957, to the Lessee for proper consideration and upon the terms and conditions mentioned therein.
- b) **Indenture of Lease** dated 08/08/1960 executed between Mr. Ratansi Raimal Shah (Assignor/Lessor) of the One Part, Mr. Water Alexander Chasto (Original Lessor/ Confirming Party) of the Second Part and Mr.Subhash Bani Vats (Assignee/New Lessee) of the Third Part, registered with the Assurance of Sub-Registrar office Bombay on 09th August, 1960 under Sr. No.1541 of 1960, the Lessor was transferred and assigned all his rights, title and interest in respect of the piece and parcel of land bearing Survey No.67 Hissa No.4 (part) admeasuring about 3000 sq. yards equivalent to 2508.30 sq. mtrs. Out of 5008 sq.mtrs. situated at Juhu Lane, Andheri West, Dist. Mumbai Suburban to the Assignee/New Lessee and the confirming party given his consent for the same. The consideration and upon terms and conditions mentioned therein.
- c) **Agreement for Sale** dated 10th April, 1971 executed between Mr.Subhash Bani Vats (the Assignor) of the First Part and Jayantilal Ambalal Shah (the Purchaser) of the Second part, the Assignor was sold, transferred and assigned all his rights, title and interest in respect of piece and parcel of land



- d) bearing CTS No.385, 385/1, 385/2 and 385/3 bearing Survey No.67 Hissa No.4 (part) admeasuring about 3000 sq. yards equivalent to 2508.30 sq. mtrs. Out of 5008 sq.mtrs., assessed by Municipal Corporation of Greater Mumbai under K-West Ward No.7566 (6), 7566(10) and Street No.42-C and 42-G, K-West Ward No.7675 (6A-10A), street No.42CB - 42GA, K-West Ward No.7576 (6B-10B), Street No.41CBC - 42GAB, situated at Juhu Lane, Andheri West, Dist. Mumbai Suburban to the Purchaser/Assignee for proper consideration and upon the term and condition mentioned therein.
- e) Deed of Assignment dated 06th June 2003 executed between Mr.Subhash Bani Vats (the Assignor) of the First Part and (1) Mr.Tushar Jayantilal Shah, (2) Mr. Nitin Jayantilal Shah and (3) Mrs. Anjana Rajubhai Shah alias Anjana Jayantilal Shah (the confirming party) and Smt. Manorama Jayantilal Shah (the Assignee), registered with the assurance of Sub-registrar office Andheri - 2 on 06th June 2003 under document No.VDR-03969/2003 receipt No.3983 in respect of the piece and parcel of land bearing CTS No.385, 385/1, 385/2 and 385/3 bearing Survey No.67 Hissa No.4 (part) admeasuring about 3000 sq. yards equivalent to 2508.30 sq. mtrs. Out of 5008 sq.mtrs., assessed by Municipal Corporation of Greater Mumbai under K-West Ward No.7566 (6), 7566(10) and Street No.42-C and 42-G, K-West Ward No.7675 (6A-10A), street No.42CB - 42GA, K-West Ward No.7576 (6B-10B), Street No.41CBC - 42GAB, situated at Juhu Lane, Andheri West, Dist. Mumbai Suburban to the Assignee i.e. Smt. Manorama Jayantilal Shah for proper consideration and the terms and condition mentioned therein.
- f) Agreement for Sale cum Assignment dated 14th December, 2009 executed between (1) Smt. Manorama Jayantilal Shah (2) Mr.Tushar Jayantilal Shah, (3) Mr. Nitin Jayantilal Shah and (4) Mrs. Anjana Rajubhai Shah alias Anjana Jayantilal Shah (the Assignee) and M/s. Aarsh Developers through partner Jaya D. Shah and Jethalal D. Shah, registered with the assurance of sub-registrar office Andheri-2 on 17/12/2009 under document No.11647/2009, the Assignor/Seller have sold, transferred and assigned all their respective rights, title and instered in respect of piece and parcel of land bearing CTS No.385, 385/1, 385/2 and 385/3 bearing Survey No.67 Hissa No.4 (part) admeasuring about 3000 sq. yards equivalent to 2508.30 sq. mtrs. Out of 5008 sq.mtrs., along with the three constructed building i.e. A, B & C known as Tushar Park thereon, assessed by Municipal Corporation of Greater Mumbai under K-West Ward No.7566 (6), 7566(10) and Street No.42-C and 42-G, K-West Ward No.7675 (6A-10A), street No.42CB - 42GA, K-West Ward No.7576 (6B-10B), Street No.41CBC - 42GAB, situated at Juhu Lane, Andheri West, Dist. Mumbai Suburban to M/s. Aarsh Developers for proper consideration and the terms and conditions mentioned therein.



- g) Deed of Rectification dated 6th July, 2017 executed between (1) Smt. Manorama Jayantilal Shah (2) Mr. Tushar Jayantilal Shah, (3) Mr. Nitin Jayantilal Shah and (4) Mrs. Anjana Rajubhai Shah alias Anjana Jayantilal Shah (the Assignee) and M/s. Aarsh Developers through partner Jaya D. Shah and Jethalal D. Shah, registered with the assurance of sub-registrar office Andheri-2 under document No.5710/2017, both the parties have rectified the mistakes arise on property description mentioned in Deed of assignment dated 14/12/2009 for the terms and conditions mentioned therein.

2. Search Report for 30 years from Year 1996 to 2025 taken from Sub-Registrar office at Roha, is as under.

Year	Transaction
1996 To 1998	SOME PAGES TRON (NIL)
1999 TO 2001	AVAILABLE INDEX - II Checked
2003	ENTRY

By a Sale Deed dated 06/06/2003 executed between Mr. Subhash Rani Vats, the seller and 1) Tushar Jayantilal Shah, (2) Nitin Jayantilal Shah and (3) Anjana Rajubhai Shah, the Confirming party and Smt. Manorama Jayantilal Shah, the Purchaser have purchase CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area-1830 Sq. Mtr. The said Sale Deed were registered with the Assurance of Sub-registrar office Andheri-2 on 06/06/2003 under document No.3969/2003.

2004 ENTRY

By a Deed of Rectification dated 06/05/2004 executed between Mr. Subhash Rani Vats, the seller and 1) Tushar Jayantilal Shah, (2) Nitin Jayantilal Shah and (3) Anjana Rajubhai Shah, the Confirming party and Smt. Manorama Jayantilal Shah, the Purchaser have purchase CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area-1830 Sq. Mtr. The said Sale Deed were registered with the Assurance of Sub-registrar office Andheri-2 on 06/05/2004 under document No.3242/2004.



2005 }
TO } AVAILABLE INDEX - II Checked
2008 }

2009 ENTRY

By a Transfer of Lease dated 14/12/2004 executed between (1) Mrs. Manorama Jayantilal Shah, 2) Tushar Jayantilal Shah, 3)Nitin Jayantilal Shah and (4)Anjana Rajubhai Shah, the seller/Lessors and M/s. Aarsh Developers, the Purchaser/ Lessee, the Lessors transferred and assigned all their lease hold rights, title and interest in respect of CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area- 1830 Sq. Mtr. The said Sale Deed were registered with the Assurance of Sub- registrar office Andheri-2 on 14/12/2009 under document No.11647/2009.

2010 }
TO } AVAILABLE INDEX - II Checked
2021 }

2022 ENTRY

By a Notice of Lease Pendency dated 23/12/2022 executed by (1) Mrs. Manorama Jayantilal Shah, 2) Tushar Jayantilal Shah, 3)Nitin Jayantilal Shah and (4)Anjana Rajubhai Shah, in respect of CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area-1830 Sq. Mtr. The said Sale Deed were registered with the Assurance of Sub- registrar office Andheri-3 on 23/12/2022 under document No.18786/2009.

2023 }
TO } AVAILABLE INDEX - II Checked
2025 }

3. Any other Relevant title :

- A) **Declaration Suit bearing No.442/2022**: The Declaration Suit bearing 442/2022 filed in Bombay High Court Original Side, Mumbai by (1) Mrs. Manorama Jayantilal Shah, 2) Tushar Jayantilal Shah, 3)Nitin Jayantilal Shah and (4)Anjana Rajubhai Shah alias Ms. Anjana Jayantilal Shah, as the Plaintiff V/s. M/s. Aarsh Developers and others, subject matter of present suit is the piece and parcel of land admeasuring about 2189 sq. yards equivalent to i.e. 1830 sq. mtrs. bearing Survey No. 67, Hissa No. 4 (part) corresponding to CTS No. 385, 385/1,



385/2 and 385/3, Village Andheri, Taluka, Andheri situate lying and being Andheri West, Mumbai – 400 058 together with buildings/structures standing thereon known as “Tushar Park” with A, B, and C wings (now demolished) along with two garages and a temple constructed on the said land (for short the “Suit Property”). As on today the aforesaid CTS numbers have now all been merged and have been given a single CTS No. 385A. On the basis of documents i.e. Agreement for Sale dated 14/12/2009, General Power of Attorney dated 14/12/2009 and Deed of Rectification dated 06/06/2017. The present suit is for specific performance of the Agreement.

Ai) The Plaintiff also filed Interim Application bearing No.32136/2022 along with the Declaration Suit No.442/2022. In this Application Hon’ble Judge “B.P.Colabawalla” is passed order dated 19/12/2022 is speaking to the minutes order dated 29/12/2022 (the copy of order annexed hereto for reference). In this interim order the Hon’ble court heard learned counsel of both the parties at some length at ad interim stage and also noted the statement of Defendant Counsel and taking undertaking on record of Defendant.

It is clarified in this order that Defendant No.1 cannot restrained from carrying on any constructing activities on the aforesaid suit premises in accordance with the law and without violating any thing this is stipulated in these order.

Aii) Thereafter the Plaintiff filed Appeal (L) bearing No.2594/2023 against the aforesaid interim order before the double bench of Hon’ble judges “Mr.K.R.Shriram” and “Rajesh S. Patil”. In this Appeal Hon’ble Judges passed order dated 27/02/2023 (the Copy of order annexed hereto for reference). In this order Hon’ble Judges is not found any infirmity with aforesaid ad interim order dated 29/12/2022 and also accept the undertaking from the Respondents. If any new amendment in plan require fresh approvals to be obtained, it will be obtained. The Appeal is accordingly disposed off.

B) Commencement Certificate issued by the Town Planning Authority of Mumbai Municipal Corporation bearing No.CHE/ WS/ 1979/ K/ W/ 337 (NEW) / CC / 1 / NEW dated 28th May, 2024. C.C. upto top of still for A & B Wing.



OBSERVATION, CONCLUSION & OPINION :

On the basis of Property Card, Indenture of Lessees, Deed of Assignment, Agreement for Sale, Deed of Rectification, The Declaration Suit, Ad Interim Order dated 29/12/2022 and Appeal order dated 27/02/2023 issued by Bombay High Court, search of Index-II (taken by search clerk Mr.Sandeep Gaikwad) and other necessary documents in the records of concerned authorities and found the same to be true and fair and therefore relying on the aforesaid documents and declaration made by my client, I arrived to conclusion and opinion that the said property under search i.e. piece and parcel of land admeasuring about 2189 sq. yards equivalent to i.e. 1830 sq. mtrs. bearing Survey No. 67, Hissa No. 4 (part) corresponding to CTS No. 385 (Old No.) having New CTS No.385/A Village Andheri, Taluka, Andheri situate lying and being Andheri West, Mumbai – 400 058 is stand in the name of M/s. Aarsh Developers.

As per the order of Ad-interim order dated 19/12/2022 and Appeal Order dated 27/02/2023 the High Court cannot restrain the Developers for carrying on any constructing activities on the aforesaid Property under search. The Declaration Suit No.442/2022 pending before the High Court of Judicature Bombay Original Side, between the Plaintiffs and the Developers regarding the completion of the terms and conditions and/or specific performance of the Agreement for Sale dated 14/12/2009


There are no encumbrances & charges found during my search.

4. **Litigation if any :** Declaration Suit No.442/2022 between the Plaintiffs and the Developers regarding the completion of the terms and conditions and/or specific performance of the Agreement for Sale dated 14/12/2009

Place :Navi Mumbai

Date : 10/01/2025

For Kishor Chalke & Associates


Kishor Chalke
Advocate High Court

Encl. : Search Report

KISHOR CHALKE
ADVOCATE HIGH COURT
Raheja Arcade, 1st Floor,
Office No. 107, Plot No. 61, Sector-11,
CBD Belapur, Navi Mumbai-400614.

SEARCH REPORT

SANDEEP GAIKWAD

Flat No-401 4th Floor Bldg No-6 Gokul Complex Derivali Panvel - 410221

Cell no -9773577322

To

Date- 10.01.2025

**Adv. Kishor Ramesh Chalke (B.Com,LL.B.)
High Court Mumbai**

Sir,

**Reg.: Search report of the Land Bearing CTS No-385, 385 Hissa No-1, 2, 3
Village-Andheri Tal - Mumbai Sub Dis -Mumbai.**

As per your instruction, I have taken search of the above said property in the Sub-registrar office at **Andheri- 1, 2, 3, 4, 5**, I have gone through the available Index Registrar kept in the office. The search was taken from 1996 to 2024 the years from i.e. last 30 years and I have found the details as under:-

I have paid Government fees on Date-10.01.2025 & Rs.750/- for your record and Information.

Years	Transaction (Sub -Registrar Andheri- 1, 2, 3, 4, 5,)
1996	Some Pages Torn (Nil)
1997	Some Pages Torn (Nil)
1998	Some Pages Torn (Nil)
1999	Available Index II checked (Nil)
2000	Available Index II checked (Nil)
2001	Available Index II checked (Nil)
2003	Available Index II checked Transaction Written Herein below
2004	Available Index II checked Transaction Written Herein below
2005	Available Index II checked (Nil)
2006	Available Index II checked (Nil)
2007	Available Index II checked (Nil)
2008	Available Index II checked (Nil)
2009	Available Index II checked Transaction Written Herein below
2010	Available Index II checked (Nil)
2011	Available Index II checked (Nil)
2012	Available Index II checked (Nil)
2013	Available Index II checked (Nil)
2014	Available Index II checked (Nil)
2015	Available Index II checked (Nil)
2016	Available Index II checked (Nil)
2017	Available Index II checked Transaction Written Herein below
2018	Available Index II checked (Nil)
2019	Available Index II checked (Nil)
2020	Available Index II checked (Nil)
2021	Available Index II checked (Nil)



2022	Available Index II checked Transaction Written Herein below				
2023	Available Index II checked (Nil)				
2024	Available Index II checked (Nil)				
2025	Available Index II checked (Nil)				
Year	Description of Property	Vendor / Seller / Transferor	Purchaser/Transferee	Date of Agreement	Reg. No& Date
2003	CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area-1830 Sq. Mtr	Subhash Rani Vatsa , Tushar Jayantilal Shah, Nitin Jayantilal Shah and Anjana Rajubhai Shah	Manorama Jayantilal Shah	Sale Deed 06.06.2003	06.06.2003 Andheri-2 3969/2003
2004	CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area-1830 Sq. Mtr	Subhash Rani Vatsa , Tushar Jayantilal Shah, Nitin Jayantilal Shah and Anjana Rajubhai Shah	Manorama Jayantilal Shah	Rectification Deed 06.05.2004	06.05.2004 Andheri-2 3242/2004
2009	CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area-1830 Sq. Mtr	Manorama Jayantilal Shah, , Tushar Jayantilal Shah, Nitin Jayantilal Shah and Anjana Rajubhai Shah	M/s Aarsh Developers through Partner Jethalal D. Shah	Transfer of Lease 14.12.2009	17.12.2009 Andheri-2 11647/2009
2017	CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area-1830 Sq. Mtr	Manorama Jayantilal Shah, , Tushar Jayantilal Shah, Nitin Jayantilal Shah and Anjana Rajubhai Shah	M/s Aarsh Developers through Partner Jethalal D. Shah	Rectification Deed 06.07.2017	06.07.2017 Andheri-2 5710/2017
2022	CTS No-385, 385/1 to 3 Survey No-69 Hissa No-4pt Area-1830 Sq. Mtr	Manorama Jayantilal Shah, , Tushar Jayantilal Shah, Nitin Jayantilal Shah and Anjana Rajubhai Shah	-----	Notice Of Lis Pendency 23.12.2022	23.12.2022 Andheri-3 18786/2022

Note

Index II are not maintained properly, therefore this Search report is qualified in Value and Submitted from the Records available on "As is where basis is" Without any liability on the part of the undersigned.



Sandeep Gaikwad
Search Clerk