

Chandrashekhar Athalye

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Ref No- SHE/ /2019

Date: 01.04.2019

To,

Magathane Parijat Cooperative
Housing Society Limited.
Mumbai.

Re: Investigation of title of the property bearing Piece and parcel of a plot of land admeasuring 2257.76 M2 and belongs to Magathane Parijat Cooperative Housing Society Limited, Chawl No 48 to 53 Survey No.34A Hissa No.9, Survey No.47 corresponding to CTS No. 259 (pt) and 260 (pt) of village Magathane under its layout code No.036 at Borivali (E), Mumbai 400066.

Dear Sir,

Under your instruction I have taken search of the above mentioned property in the Sub-Registrar Office at Mumbai, Bandra, Borivali, Goregoan & Magathane for the last 21 years (i.e. 1999 to 2019) respectively.

During the course of search, I have found following documents registered over the said property.

Sub-Registrar Office at Mumbai 21 years:-

1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil

2016	Nil
2017	Nil
2018	Nil
2019	Not Ready

Sub-Registrar Office at Bandra, Borivali, Goregoan & Magathane 21 years:

1999	Nil
2000	Nil
2001	Nil

2002	<u>Conveyance Deed</u>	<u>24.10.2002</u>
<u>BDR/6</u>	Rs. 967564/-	24.10.2002
<u>8431</u>		
2002	Madhukar D. Pawar Behalf of Mumbai Housing & Area Development Authority	

To

Madhav T. Patil Chairman of
M/s Magathane CHSL.
Sunil S. Murudkar Secretary of
M/s Magathane CHSL.
D.Y. Jadhav Member of
M/s Magathane CHSL.

Schedule:- All that piece or parcel of land bearing S.No- 47(pt) C.T.S No- 259(pt), Building No- 43 to 47 of village Magathane Tal Borivali.

2002	<u>Lease Deed</u>	<u>24.10.2002</u>
<u>BDR/6</u>	Rs. 0.00/-	29.10.2002
<u>8434</u>	M.V. 445000/-	
2002	Period- 90 years, Premium- 146040/-	

Madhukar D. Pawar behalf of
Mumbai Housing & area Development Authority

To

Madhav T. Patil chairman of
M/s Magathane Udyan Darshan CHSL.
Sunil S. Murudkar Secretary of
M/s Magathane Udyan Darshan CHSL.
Dhondiram Y. Jadhav Member of
M/s Magathane Udyan Darshan CHSL.

Schedule:- All that piece or parcel of land bearing S.No- 47(pt) C.T.S No- 259(pt) admg 2060 sq.ft of village Magathane Tal Borivali.

2003 Nil
2004 Nil
2005 Nil
2006 Nil
2007 Nil
2008 Nil
2009 Nil
2010 Nil
2011 Nil
2012 Nil
2013 Nil
2014 Nil

2015 Indemnity Bond 17.06.2015
BDR/5 18.06.2015
4611

2015 Rajaram B. Manjavkar Partner of
M/s Amogh Enterprises

To

The Chief Executive Officer SRA

Schedule:- All that piece or parcel of land bearing C.T.S No- 215(pt), 220, 221(pt), 222, 223(pt) 224(pt), 225 to 258, 259(pt), 260(pt) & 284(pt) of village Magathane Tal Borivali.

2016 Nil
2017 Nil

2018 Lease Deed 18.01.2018
BRL/3 20.01.2018
543
2018

Tukaram Palav Chairman of
Magathane Parijat CHSL. (Lessee)
Ratan R. Narse Secretary of
Magathane Parijat CHSL. (Lessee)
Prashant S. Pawaskar Member of
Magathane Parijat CHSL. (Lessee)

To

Smt. Viraj Madvi Behalf of
Mumbai Housing and area Development Board. (Lessor)
(Exemption by registration Act 1908 section 88)

Schedule:- All that piece or parcel of land with structure bearing Chawl No- 48 to 53, S.No- 47, C.T.S No- 219, 259 & 260 admg 2257.76 sq.mtrs of village Magathane Tal Borivali. (ADJ No- 11000902/2281/2017)

2018
BRL/3
544
2018

Sale Deed 18.01.2018
Rs. 1120260/- 20.01.2018
M.V. 2750000/-

Smt. Viraj Madvi CDO of
Mumbai Housing and area Development Board.
(Exemption by registration Act 1908 section 88)

To

Tukaram Palav Chairman of
Magathane Parijat CHSL.
Ratan R. Narse Secretary of
Magathane Parijat CHSL.
Prashant S. Pawaskar Member of
Magathane Parijat CHSL.

Schedule:- All that piece or parcel of land with structure bearing Chawl No- 48 to 53, S.No- 47, C.T.S No- 219, 259 & 260 admg 2257.76 sq.mtrs of village Magathane Tal Borivali. (ADJ No- 11000902/2281/2017)

2018
BRL/4
19086
2018

Development Agreement 29.12.2018
Rs. 470919000/- 31.12.2018
M.V. 428837000/-

1. Ajay Pawar Partner of
M/s Parijat Hill View Reality LLP.
2. Nandkishor Vishwanath Kudale behalf of
B.J.Shirke Construction Technology Pvt Ltd.

To

1. TukaramPalav Chairman of
M/s Magathane Parijat CHSL.
2. Ratan Rajendra Narse Secretary of
M/s Magathane Parijat CHSL.
3. Prashant Satyawar Pawaskar Treasurer of
M/s Magathane Parijat CHSL.
4. to 67 others.

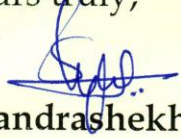
Schedule:- All that piece or parcel of land bearing Magathane Parijat CHSL Chawl No- 48 to 53, area admg 2727.82 sq.mtrs, S.No- 34A & 47 C.T.S No- 219(pt), 259 & 260(pt) of village Magathane Tal Borivali. (ADJ/11009025/2141/2018 Stamp Duty Paid Rs. 23940950/-)

2019

Not Ready

NOTE:- Many Manual & Computer Index Book Record are Torn Condition & are not prepared properly in the Sub-Registrar office at Mumbai, Bandra, Borivali, Goregoan & Magathane and I have taken search as per available record.

Yours truly,



Chandrashekhar Athalye