

DATED: 7/5/2013

RE: All that Piece or Parcel of  
land or ground together with the  
structure standing thereon situate  
at Malad (South) Mumbai, Revenue  
Village: Malad, Taluka: Borivli  
in the Registration District and  
Sub-District of the Mumbai City  
and Mumbai Suburban.

VILLAGE: MALAD

<u>SURVEY NOS:</u>	<u>4 NOS</u>	<u>AREA</u>
454	1/1	3950 Sq.Yards
454	4	11 Gunthas

(as per 7 x 12 Extracts)

CITY SURVEY NOS: AREA SQ.METERS.

954	2012.6
956	1137.9

(as per property card of Malad South)

SEARCH TAKEN AT

Sub-Registrar's Office Bandra  
From 1984 to 2013 (30) Years.

AND

Sub-Registrar's Office Borivli No.2  
From: 2005 to 2013 (9) Years

AND

Sub-Registrar's Office Borivli No.3  
from 2005 to 2013 (9) years.

and

Sub-Registrar's Office Borivli No.5  
From 2005 to 2013(9) Years.

AND

Sub-Registrar's Office Borivli No.7  
From 2009 to 2013(5) Years.

AND

Sub-Registrar's Office Goregaon  
From 1995 to 2010(16) years.

AND

Sub-Registrar's Office Borivli No.1  
From 2002 to 2013 (12) Years.

AND

Sub-Registrar's Office Borivli No.4  
From 2005 to 2013 (9) Years.

AND

Sub-Registrar's Office Borivli No.6  
from 2005 to 2013 (9) Years  
(All computer Index Book NO. II i.e.  
Borivli No.1 to 7)

AND

Sub-Registrar's Office Mumbai  
From:1984 to 2013 (30)years.

LAND HOLDER

ANANDRAO NARAYAN AND MAHANT FAMILY.

SEARCH REPORT

Search taken by

N.A. GIRIDHAR  
THANA (WEST)

All that Piece or Parcel of Land or ground together with the structure standing thereon situate at Malad (South) Mumbai Revenue Villages: MALAD, Taluka Borivli in the Registration District and Sub-District of the Mumbai City and Mumbai Suburban.

LAND HOLDERS,

Anandrao Narayan and Mahant Family  
(As per 7 x 12 Extracts.

DEVELOPERS: Romell Real Estate Pvt. Ltd.  
Director Shri Jude Romell  
(as per the Development Agreement dated 30.11.2004  
Registered at S.R. Office Borivli No.1 under  
Serial No. BDR-2/ 10986/2004).

<u>VILLAGE:</u>	<u>SURVEY NOS</u>	<u>HISSA NOS.</u>	<u>AREA.</u>
MALAD	454	1/1	3950.00 Square Yards.

(as per 7 x 12 Extracts ).

CITY SURVEY NUMBERS- AREA IN SQUARE METERS.

954 \_\_\_\_\_ 2012.6

And

956 \_\_\_\_\_ 1137.9

(as per property card of Village Malad (South)

PERIOD:

From: 1984 to 2013 (30) years Sub-Registrar's  
Office Bandra.

AND

From 2005 to 2013 (9) years Sub-Registrar's Office  
Borivli No.2 Computer Index Book No. II.

AND

From 2005 to 2013 (9) years Sub-Registrar's Office  
Borivli No.3 Computer Index Book No. II.

AND

From 2005 to 2013(9) years Sub-Registrar's Office  
Borivli No.5 Computer Index Book No. II

AND

From 2009 to 2013 (5) Years Sub-Registrar's Office  
Borivli No. 7 Computer Index Book NO. II

AND

From 1995 to 2010 (16) years Sub-Registrar's Office  
Goregaon.

AND

From 2002 to 2013 (12) Years Sub-Registrar's Office  
Borivli No.1 Computer Index Book No. II

AND

From: 2005 to 2013 (9) Years Sub-Registrar's Office  
Borivli No.4 Computer Index Book No. II.

AND

From 2005 to 2013 (9) years Sub-Registrar's Office  
Borivli No.6 Computer Index Book No. II.

AND

From: 1984 to 2013 (30) Years Sub-Registrar's Office,  
Mumbai.

contd,2

NATURE AND AMOUNT.	SCHEDULE	NAME OF VENDOR	NAME OF PURCHASER	DATE OF REGISTRATION	REGD. NO.
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SUB-REGISTRAR'S OFFICE BANDRA FROM 1984 TO 2013 (30) YEARS.

1984- Nil  
1985- Nil  
1986- Nil  
1987- Nil  
1988- Nil  
1989- Nil  
1990- Nil  
1991- Nil  
1992- Nil  
1993- Nil  
1994- Nil  
1995- Nil  
1996- Nil  
1997- Nil  
1998- Nil  
1999- Nil  
2000- Nil  
2 001- Nil  
2002- Nil  
2003- Nil  
2004- Nil  
2005- Nil  
2006- Nil  
2007- Nil  
2008- Nil  
2009- Nil  
2010- Nil  
2011- Nil

NOTE: The Several pages of the Index Book No. II are torn at the Sub-Registrar's Office, Bandra

SUB: REGISTRAR'S OFFICE BORIVLI NO.2 (BDR-5) FROM 2005 TO 2013 (9) YEARS (OFFICE AT MAGATHANE) COMPUTER INDEX BOOK NO. II.

2005- Nil  
2006- Nil  
2007- Nil  
2008- Nil  
2009- Nil  
2010- Nil  
2011- Nil  
2012- Nil

NOTE: The Computer Index Book No. II are available for search upto 29.12.2012 and also the Computer Index Book No. II are not properly maintained.

SUB-REGISTRAR'S OFFICE BORIVLI NO.3 (BDR-6) FROM 2005 TO 2013 (9) YEARS (OFFICE AT MAGATHANE) COMPUTER INDEX BOOK NO. II

2005- Nil  
2006- Nil  
2007- Nil  
2008- Nil  
2009- Nil  
2010- Nil  
2011- Nil  
2012- Nil

NOTE: The Computer Index Book NO. II are available for search upto 31.12.2012 and also the computer Index Book NO. II are not properly maintained.

contd.

SUB-REGISTRAR'S OFFICE BORIVLI NO.5 (BDR-11) FROM 2005 TO 2013 (9) YEARS (OFFICE AT BORIVLI)  
COMPUTER INDEX BOOK NO. II.

2005- Nil  
2006- Nil  
2007- Nil  
2008- Nil  
2009- Nil  
2010- Nil  
2011- Nil  
2012- Nil

NOTE: The Computer Index Book No.II are available for search upto 28,12,2012 and also the computer Index Book NO. II are not properly maintained.

SUB-REGISTRAR'S OFFICE BORIVLI NO.7 (BDR-16) FROM 2009 TO 2013 (5) YEARS (OFFICE AT BORIVLI)  
COMPUTER INDEX BOOK NO.II.

2009- Nil  
2010- Nil  
2011- Nil  
2012- Nil

NOTE: The Computer Index Book No. II are available for search upto 30,12,2012 and also the Computer Index Book NO. II are not properly maintained.

SUB-REGISTRAR'S OFFICE GOREGAON FROM 1995 TO 2010 (16) YEARS.

1995- Nil  
1996- Nil  
1997- Nil  
1998- Nil  
1999- Nil  
2000- Nil  
2001- Nil  
2002- Nil  
2003- Nil  
2004- Nil  
2005- Nil  
2006- Nil  
2007- Nil  
2008- Nil  
2009- Nil  
2010- Nil

NOTE: The several Pages of the Index Book No. II are torn at the sub- Registrar's Office Goregaon

SUB-REGISTRAR'S OFFICE BORIVLI NO.1 (BDR-2) FROM 2002 TO 2013 (12) YEARS (OFFICE AT GOREGAON)  
COMPUTER INDEX BOOK NO. II.

2002- Nil  
2003- Nil

2004

DEVELOPMENT  
AGREEMENT

Rs. 4,700,000/-

M.V.

Rs. 54,205,000/-

VILLAGE:

MALAD (SOUTH)

C.T.S NOS.

954, 955

and 956

AREA: 3387.80

SQUARE METERS.

- 1) SUNITA ANANT MAHANT ROMELL REAL ESTATE
- 2) SHAMRAO NARAYAN MAHANT. PVT. LTD. DIRECTOR;  
FOR HIMSELF AND ALSO SHRI JUDE ROMELL  
IIUF. (P. C.A. SHRI ARVIND ZIWAN.
- 3) SHAILA SHAMRAO MAHANT
- 4) SHRI SANDESH SHAMRAO  
MAHANT FOR HIMSELF &  
ALSO AS A GUARDIAN OF MINOR  
SON RIDHDESH SANDESH MAHANT
- 5) SAMIDHA SANDESH MAHANT
- 6) RAHUL SANDESH MAHANT.

30-11-2004

30-11-2004

Borivli No.1

SERIAL NO.

BDR -2

10986

2004

contd.

- 7) Santosh Shamrao Mahant
- 8) Sanchita Santosh Mahant
- 9) Sandeep Shamrao Mahant
- 10) Sarita Balwant Mahant
- 11) Rajesh Balwant Mahant  
for himself and HUF for  
Karta for Minor son  
Mangesh Rajesh Mahant  
and guardian their Father
- 12) Jayshree Santosh Tambe  
Alias Jayshree Balwant  
Mahant
- 13) Reshma Rajesh Mahant
- 14) Sulbha Sudhakar Raikar  
Alias Rajshree Balwant  
Mahant.
- 15) Surekha Ramakant Mahant.

2005- Nil  
2006- Nil

2007  
DECLARATION  
RE- NIL  
M.V.

-do-  
C.S. NO.  
954

-do-

8/8/2007  
6-10-2007

-do-  
Serial No.  
BDR-2  
5887  
2007

Re- Nil  
2008- Nil  
2009- Nil

2010  
Deed of  
Rectification  
Re- Nil  
M.V.  
Re- Nil

-do-  
Deed No.  
BDR-2/  
10986/ 2007  
Dated:  
30.11.2004

-do-

Romell Real Estate  
Pvt. Ltd, Director  
Shri Domsick Romell

7-7-2010  
6-8-2010

-do-  
Serial No.  
BDR- 12  
7312  
2010

2011- Nil  
2012- Nil

**NOTE:** The Computer Index Book NO. II are available for search upto 22.12.2012 and also the Computer Index Book NO. II are not properly maintained.

**SUB- GO REGISTRATION**

Sub-Registrar's Office Borivli No.4 (BDR-10) From 2005 to 2013 (9) years (Office at Goregaon)  
Computer Index Book No. II.

2005- Nil  
2006- Nil  
2007- Nil  
2008- Nil  
2007- Nil  
2008- Nil  
2009- Nil

contd.

2010- Nil  
2011- Nil  
2012- Nil

NOTE: The Computer Index Book NO. II are available for search upto 28/2/2012 and also the Computer Index Book No. II are not properly maintained.

SUB-REGISTRAR'S OFFICE BORIVLI NO.6 (BDR -12) FROM 2005 TO 2013 (9) YEARS (OFFICE AT GOREGAON).

COMPUTER INDEX BOOK NO. II

2005- Nil  
2006- Nil

<u>2007</u>	Village	JUDE ROMELL	THE MUNICIPAL COMMISSIONER	<u>4-5-2007</u>	Borivli No.1
UNDERTAKING	Malad		GREATER MUMBAI.	4-5-2007	Serial No.
Re- Nil	<u>C.T.S. NO.</u>				BDR-12
M.V.	954				3436
Re- Nil					2007
<u>2008</u>	-do-	ROMELL REAL ESTATE	MUMBAI MAHANAGAR PALIKA	<u>15-9-2008</u>	-do-
UNDERTAKING	<u>C.T.S. NOS</u>	PVT. LTD. Director		15-9-2008	Serial No.
Re- Nil	954, 956	SHRI JUDE ROMELL			BDR-12
M.V.	and 957				<u>7410</u>
Re- Nil					2008

2009- Nil  
2010- Nil  
2011- Nil  
2012- Nil  
2013- Nil

NOTE: The Computer Index Book NO. II are available for search upto 28.2.2013 And also the computer Index Book NO. II are not properly maintained.

SUB-REGISTRAR'S OFFICE MUMBAI FROM 1984 TO 2013 (30) YEARS.

1984- Nil  
1985- Nil  
1986- Nil

<u>1987</u>	<u>Village</u>	Chandrakant Balwantrao		<u>2-4-1987</u>	Mumbai
Declaration	Malad	Shah -Partners in the		27-4-1987	Serial No.
Re- Nil	<u>C.T.S NOS.</u>	Firm of M/s. United Fire			BBJ-959
	954, 955, 956	Engineers.			1987
	and 957				
	<u>Area</u> 6794				
	Sq.Yards.				
<u>1988</u>	-do-	SHRI GANESH NARHAR MULE	Self	<u>17/4/1988</u>	Mumbai
Notice of	Land			<u>14/6/1988</u>	Serial No.
Lispendence	<u>C.T.S. NOS.</u>			21/6/1988	PBB J
	954, 955 and				<u>539</u>
	956				1988

contd.

PAGE NO. 123  
VOL. NO.926

1989- Nil  
1990- Nil  
1991- Nil  
1992- Nil  
1993- Nil  
1994- Nil  
1995- Nil  
1996- Nil  
1997- Nil  
1998- Nil  
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

NOTE: The Several Pages of the Index Book NO. II are torn at the Sub-Registrar's Office, Mumbai

REVENUE RECORD NOTES:

- 1) Village Malad Talukas Borivli Districts Mumbai Suburban land bearing Survey Number 454 Hissa Number 1/1 Land admeasuring 3950 Square Yards. Land holders  
1) Anand Rao Narayan 2) Sham Rao Narayan Mahant 3) Balwant Narayan Mahant  
4) Ramakant Narayan Mahant and 5) Laxmibai Narayan Mahant.
  
- 2) Villages Malad Talukas Borivli District Mumbai Suburban land bearing Survey Number 454 Hissa Number 4 Land admeasuring 11 Gunthas land holders 1) Anand Rao Narayan 2) Sham Rao Narayan Mahant 3) Balwant Narayan Mahant 4) Ramakant Narayan Mahant and 5) Laxmibai Narayan Mahant

CITY SURVEY RECORD:

Village Malad Taluka : Borivli District Mumbai Suburban Land bearing:

<u>City Survey Numbers</u>	<u>Area in Square Meters.</u>
954	2012.6

AND

956	1137.9
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(as per Property cards of Village Malad (South).

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SEARCH TAKEN BY  
N. A. Giridhar  
N.A. GIRIDHAR  
(TITLE INVESTIGATORS).