



RASHMI WADEKAR & CO.

ADVOCATE HIGHCOURT

Contact No.:-9820999010

Office 405, 4th floor, Nirma Plaza,

Makwana Road, Andheri East,

Mumbai.400059

Mailid:-rashmi@rashmiwadekarcompany.com And rashmiwadekar4@gmail.com

Date:29-08-2026

31-08-2026

To,

ICICI HFC Ltd.,

Dear Sir,

Sub:- TSR NOTE

APP No- 77000344123

Owner:- VARSHA NARESH LALWANI

Description of Property:- Search of a Flat No. 701, on 7th Floor, admeasuring 944.53 Sq. Ft. Carpet Area along with One mechanical Car Parking Space, in the Building No. 32 of the Society known as "Pantnagar Omkar Co-Operative Housing Society Ltd." situated at Pant Nagar, Ghatkopar (East), Mumbai bearing Final Plot No. 311, Ghatkopar TPS-III and C.T.S. No. 5662 (Part), Survey No.236A, of Village Kirol Taluka Kurla & District Mumbai Suburban.

Period of Search: - 2014 to 2026 (13 Yrs.)

As instructed by you, we have caused search in respect of the above referred property on the Flat at the Sub - Registrar Assurances At Kurla 1 to 6 from the year 2014 to 2026 (13 years) and We have come across following entries pertaining to the Said Flat:-

- Registered Gift Deed dated 31st January, 2020 between Shri. Urvish Purushottam Shah (therein referred to as the Donor) And Smt. Bhumi Smit Sanghavi (therein referred to as the Donee). (Reg. No. KRL-2/1260/2020).

Computerized records at Kurla 1 to 6 for the year 2014 to 2019, 2021 to 2025 were Nil and Records for the year 2026 were not ready.

We have initiated search in the Flat of Sub-Registrar of Assurances at Kurla 1 to 6.

Enclosed herewith original search report for your reference and record.

NOTE

We will not be responsible for any entry if not found for any reasons during course search at Sub Registrar Office or due to Village not state, Survey no. or CTS not stated or Survey No. /CTS No. erroneously stated or due to recordssent for binding, records sent for computer data entry, records not maintained properly, Index-II not maintained properly, pages found torn/partly torn or for any typographical error during the period of search.

Yours faithfully



FOR RASHMI WADEKAR & CO.



RASHMI WADEKAR & CO.

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Mailid:-rashmi@rashmiwadekarcompany.com And rashmiwadekar4@gmail.com

Date: 29-08-2026

31-08-2026

To,

ICICI HFC Ltd.,

SUBJECT – TSR

Ref.:Investigation title of bearing a Flat No. 701, on 7th Floor, admeasuring 944.53 Sq. Ft. Carpet Area along with One mechanical Car Parking Space, in the Building No. 32 of the Society known as "Pantnagar Omkar Co-Operative Housing Society Ltd." situated at Pant Nagar, Ghatkopar (East), Mumbai bearing Final Plot No. 311,Ghatkopar TPS-III and C.T.S. No. 5662 (Part),Survey No.236A, of Village Kirol Taluka Kurla & District Mumbai Suburban.

Owner-: VARSHA NARESH LALWANI

Dear Madam/Sir,

Under your instructions we have taken search in respect of the said property for 13 years i.e. 2014 to 2026 to the Sub-Registrars Office At Kurla 1 to 6.

During the course of our searches the following details were found.

SEARCH OF COMPUTERIZE RECORD AT Kurla 1 to 6.

2014] Nil

2015] Nil

2016] Nil

2017] Nil

2018] Nil

2019] Nil

2020] Entry
Gift Deed
 Rs.00/-

Schedule

Bearing Flat No. 701, on 7th Floor, admeasuring 105.33 Sq. mtr Area along with One Car Parking Space, in the Building No. 32 of the Society known as "Pantnagar Omkar Co-Operative Housing Society Ltd." situated at Pant Nagar, Ghatkopar (East), Mumbai bearing C.T.S. No. 5662 (Part) of Village Kirol, Taluka Kurla

Between

Urvish Purushottam Shah

AND

Bhumika Smit Sanghvi

Execution on 31.01.2020	Registration on 31.01.2020	Registration No. MBE-28/1260/2020
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2021] Nil

2022] Nil

2023] Nil

2024] Nil

2025] Nil

2026] Nil (Index-II Checked(Record Not Maintain Properly)

Note: kindly note that the report is subject (i) some of the index-ii records are under computer iii) taken search on available online index-II

YOURS TRULY,



Search Clerk
 For Rashmi Wadekar & Co.



GRN MH009351784202627U		BARCODE 		Date 31/08/2026-18:43:41		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		RASHMI CHANDRAKANT WADEKAR	
Location PUNE							
Year 2026-2027 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In		Three Hundred Twenty Five Rupees Only	
Total			325.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572026083141401	
Cheque/DD No.				Bank Date	RBI Date	31/08/2026-18:24:44	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : XXXXXX9958

Department ID : 952746231 Mobile No. : X
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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 नमद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.