



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: 28/09/2026

To,

ICICI HFC Ltd.,

Dear Sir,

Sub:- TSR NOTE

APP No: 77000242090

Owner -: AMEY ANIL MALANDKAR

Description of Property:- Search of Flat No. 1001, on 10th Floor, adm. 167.15 sq.mtr, Area along with 2 Car Parking stack on-1, in the Building known as "ECO-10" Previous Building known as "Ranjan Elegance" situated at Chikuwadi, Borivali (West), Mumbai bearing Plot No.595, Survey No.2, Hissa Nos.1A (part), 2(part) and 3, Survey No.6 Hissa Nos.1 and 2, Survey No.7 Hissa No.1 and 2, corresponding to CTS No.1/21 of Village Borivali, Taluka Borivali and 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 Borivali- (1 to 9) from the year 2014 to 2026 (13 years) and We have come across respective land entries and following entry pertaining to the Said Flat :-

- Registered Agreement for Sale dated 4th July, 2024 between Mr. Jatin Chandrakant Modi and Mrs. Ami Jatin Modi (therein referred to as the Promoter -1) And Anamaya Developers LLP (therein referred to as the Promoter -2) And Mr. Kamal Hasmukhbhai Shah, Mr. Chandresh Hargovinddas Vithalani and Mr. Piyush Nanji Rambhia (therein referred to as the Purchasers). (Reg. No. BRL-2-11639-2024)
- Registered Rectification Cum Modification dated 26th September, 2025 between Mr. Jatin C. Modi and Mrs. Ami J. Modi (therein referred to as the Promoter -1) And Anamaya Developers LLP (therein referred to as the Promoter -2) And Mr. Kamal Hasmukhbhai Shah, Mr. Chandresh Hargovinddas Vithalani and Mr. Piyush Nanji Rambhia (therein referred to as the Purchasers). (Reg. No. MBE-17-16019-2025).

- Registered Agreement for Sale dated 17th February, 2026 between Mr. Kamal Hasmukhbhai Shah , Mr. Chandresh Hargovinddas Vithalani and Mr. Piyush Nanji Rambhia All through C.A. C.A. Atish Padave (therein referred to as the Vendors) And Mr. Jatin Chandrakant Modi and Mrs. Ami Jatin Modi (therein referred to as the Promoter -1) And Anamaya Developers LLP (therein referred to as the Promoter -2) And Mr. Amey Manlandkar , Through C.A. Dilip Singh (therein referred to as the Purchasers). (Reg. No. MBE-17-3035-2026)
- Registered **Notice of Intimation of Mortgage** dated 28th March, 2026 between Mr. Amey Anil Manlandkar (the Mortgagor) And ICICI HFC Ltd (the Mortgagee) (File No. MBE-30-656-2026)

Computerized records at Borivali-(1 to 9) for the year 2014 , 2015, 2017 to 2019 were Nil and Records for the year 2026 were not ready.

We have initiated search in the Apartment of Sub-Registrar of Assurances at Borivali-(1 to 9).

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 records sent 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.

ADVOCATE HIGHCOURT

Office 405, 4th floor, Nirma Plaza,
Makwana Road, Andheri East,
Mumbai.400059

Contact No.:-9820999010

Mailid:-rashmi@rashmiwadekarcompany.com Andrashmiwadekar4@gmail.com

Date:28/09/2026

To,

ICICI HFC Ltd.,

SUBJECT – TSR

Ref. Investigation title of bearing Flat No. 1001, on 10th Floor, adm. 167.15 sq.mtr, Area along with 2 Car Parking stack on-1, in the Building known as "ECO-10" Previous Building known as "Ranjan Elegance" situated at Chikuwadi, Borivali (West), Mumbai bearing Plot No.595, Survey No.2, Hissa Nos.1A (part), 2(part) and 3, Survey No.6 Hissa Nos.1 and 2, Survey No.7 Hissa No.1 and 2, corresponding to CTS No.1/21 of Village Borivali, Taluka Borivali and District Mumbai Suburban.

Owner:-AMEY ANIL MALANDKAR

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-Registrar Office at Borivali-(1 to 9).

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

SEARCH OF COMPUTERIZE RECORD AT BORIVALI-1 to 9

2014]	Nil
2015]	Nil
2016]	Nil
2017]	Nil
2018]	Nil
2019]	Nil
2020]	Nil
2021]	Nil
2022]	Nil
2023]	Nil

2024] Entry
Sale Agreement
Rs.28,085,587/-

Schedule
Bearing Flat No. 1001, on 10th Floor, adm. 157.54 sq.mtr,Area along with 2 Car Parking Space, Building known as “Ranjan Elegance” situated at Chikuwadi, Borivali (West), Mumbai bearing Plot No.595, of Village Borivali, Taluka Borivali.

Between

1)Jatin Chandrakant Modi
2)Ami Jatin Modi
3)M/s.Anamaya Developers LLP through Partner Jatin Chandrakant Modi

AND

1)Kamal Shah
2)Chandresh Vithalani
3)Pitush Rambhia through c.a Atish Ashok Padave

Execution on	Registration on	Registration No.
04/07/2024	05/07/2024	MBI-17/11639/2024

2025] Entry
Deed of Rectification
Rs.00/-

Schedule
Bearing Plot No.595, of Village Borivali, Taluka Borivali(MBI-17/11639/2024)

Between

1)Jatin Chandrakant Modi through c.a Pallavi Pawar
2)Ami Jatin Modi through c.a Pallavi Pawar
3)M/s.Anamaya Developers LLP through Partner Jatin Chandrakant Modi through c.a Pallavi Pawar
4)M/s.Anamaya Developers LLP through Partner Ami Jatin Modi through c.a Pallavi Pawar

AND

1)Kamal Shah through c.a Atish Ashok Padave
2)Chandresh Vithalani through c.a Atish Ashok Padave
3)Pitush Rambhia through c.a Atish Ashok Padave

Execution on	Registration on	Registration No.
26/09/2024	26/09/2024	MBI-17/16019/2024

2026] Index-II Checked(Record Not Maintain Properly)
Sale Agreement
Rs.32,500,000/-

Schedule
Bearing Flat No. 1001, on 10th Floor, adm. 167.15 sq.mtr, along with 2 Car Parking stack on-1, in the Building known as “ECO-10” Previous Building known as “Ranjan Elegance” situated at Chikuwadi, Borivali (West), Mumbai bearing Plot No.595, of Village Borivali, Taluka Borivali

Between

- 1)Kamal Shah through c.a Atish Padave 2)Chandresh Vithalani through c.a Atish Padave
- 3)Piyush Rambhia through c.a Atish Padave
- 4)Jatin Chandrakant Modi through c.a Pallavi Pawar
- 5)Ami Jatin Modi through c.a Atish Padave
- 6)M/s.Anamaya Developers LLP through Partner Jatin Chandrakant Modi through c.a Pallavi Pawar (Confirming Party)
- 7)M/s.Anamaya Developers LLP through Partner Ami Jatin Modi through c.a Pallavi Pawar(Confirming Party)

AND

Amey Anil Malandkar through c.a Dilip Singh

Execution on 17/02/2026	Registration on 18/02/2026	Registration No. MBI-17/3035/2026
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Entry **Index-II Checked(Record Not Maintain Properly)**

Notice of Intimation of Mortgage

Rs.

Schedule

Bearing Flat No. 1001, on 10th Floor, adm. 167.15 sq.mtr, along with 2 Car Parking stack on-1, in the Building known as "ECO-10" Previous Building known as "Ranjan Elegance" situated at Chikwadi, Borivali (West), Mumbai bearing Plot No.595, of Village Borivali, Taluka Borivali.

Between

Amey Anil Malandkar

And

ICICI HFC Ltd.

Execution on 28-03-2026	Registration on 31-03-2026	File No. MBE-30-656-2026
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Note: kindly note that the report is subject (i) some of the index-ii records are under computer ii) taken search on available online index-II

YOURS TRULY,



ASHISH DALVI

Search Clerk

For Rashmi Wadekar & Co.



CHALLAN
MTR Form Number-6



GRN	MH010945770202627U	BARCODE			Date	28/09/2026-08:41:45		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					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.	00040572026092889613		CPAHHSNRJ9	
Cheque/DD No.					Bank Date	RBI Date	28/09/2026-08:24:42		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 664302470

Mobile No. : XXXXXX9958

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