



RASHMI WADEKAR & CO.

ADVOCATE HIGH COURT

Office 405, 4th floor, Nirma Plaza,
Makwana Road, Andheri East,
Mumbai – 400 059.

Contact No.- 9820999010

Mail id: rashmi@rashmiwadekarcompany.com / rashmiwadekar4@gmail.com

Date: 24-09-2026

To,

ICICI HFC Ltd.,

Dear Sir,

Sub:- TSR NOTE

APP No-: 77000361882

**Prosp. Purchaser/Owner-: SULEMAN TAYAB ALI SHAIKH AND RAZIA
TAIYABALI SHAIKH**

**Description of Property:- Search of a Flat No. A2/ 301, on 3rd Floor,
Adm. 50.30 Sq. Mtrs. Carpet Area in the Building known as "Hatkesh
Heights" of Society known as "Hatkesh Heights A1 & A2 Co. Op. Hsg.
Soc. Ltd.", situated at Hatkesh Udyog Nagar, Ghodbunder, Mira Road (E)
bearing Survey No. 98, Hissa No. 3, of Village Ghodbunder, Taluka &
Dist. Thane.**

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 Thane - 4,7,& 10 from the year 2014 to 2026 (13 years) and We have come across respective land entry and following entry pertaining to the Said Flat:-

- Registered Agreement for Sale dated 1st March,2021 between M/s. S. M. Infrastructures through its partner, Mr. Niyaz Amir Shaikh & Mr. Tufal Riyaz Ahmed Rabi (the Promotor) And Miss. Ayesha Abdul Rehman Shaikh and Mrs. Shabana Abdul Rehman Shaikh (the Flat Purchaser). (Reg. No. TNN-10/2990/2021).

Computerized records At Thane -4,7,& 10 for the year 2014 to 2020 , 2023 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 Thane - 4,7,& 10.

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 HIGH COURT

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Mumbai – 400 059.

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Mail id: rashmi@rashmiwadekarcompany.com / rashmiwadekar4@gmail.com

Date: 24-09-2026

To,
ICICI HFC Ltd.,

SUBJECT – TSR

Ref:Investigation title of Bearing Flat No. A2/ 301, on 3rd Floor, Adm. 50.30 Sq. Mtrs. Carpet Area in the Building known as "Hatkesh Heights" of Society known as "Hatkesh Heights A1 & A2 Co. Op. Hsg. Soc. Ltd.", situated at Hatkesh Udyog Nagar, Ghodbunder, Mira Road (E) bearing Survey No. 98, Hissa No. 3, of Village Ghodbunder, Taluka & Dist. Thane.

Prospective Purchaser/Owner :-SULEMAN TAYAB ALI SHAIKH AND RAZIA TAIYABALI SHAIKH
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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 Thane -4,7,& 10.

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

SEARCH OF COMPUTERIZE RECORD AT THANE-4 ,7, & 10

2014] Nil

2015] Nil

2016] Nil

2017] Nil

2018] Nil

2019] Nil

2020] Nil

**2021] Entry
Sale Agreement**

Rs.6,500,000/-

Schedule

Bearing Flat No. A2/ 301, on 3rd Floor, adm. 50.30 Sq. Mtrs. Carpet Area in the Building known as "Hatkesh Heights" situated at Hatkesh Udyog Nagar, Ghodbunder, Mira Road (E) bearing Survey No. 98,

Hissa No. 3 of Village Ghodbunder, Taluka & Dist. Thane

Between

- 1)M/s.S.M.Infrastructure through Partner Niyaz Amir Shaikh through c.a Sylvester Gomes
- 2)M/s.S.M.Infrastructure through Partner Tufail Riyaz Ahmed Rahi through c.a Sylvester Gomes

AND

- 1)Ayesha Abdul Rahman Shaikh
- 2)Shabana Abdul Rahman Shaikh

Execution on 01.03.2021	Registration on 01.03.2021	Registration No. TNN-10/2990/2021
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**2022] Entry
Deed of Conveyance**

Rs.7,000,000/-

Schedule

Bearing Survey No. 98, Hissa No. 3,Adm.3523sq.mtr area,of Village Ghodbunder, Taluka & Dist. Thane

Between

Paresh Salandra Vora

AND

- 1)M/s.S.M.Infrastructure through Partner Tufail Riyaz Tah
- 2)M/s.S.M.Infrastructure through Partner Niyaz Amir Shaikh
- 3)M/s.S.M.Infrastructure through Partner Uday More

Execution on 15.11.2022	Registration on 15.11.2022	Registration No. TNN-1/15392/2022
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2023] Nil

2024] Nil

2025] Nil

2026] (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,



ASHISH DALVI

Search Clerk

For Rashmi Wadekar & Co.