



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 Ghatkopar 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 Agreement of Permanent Alternate Accommodation dated 27th December, 2019 between M/s. Sumtinath Developers Private Limited (therein referred to as the Developers) And Pant Nagar Omkar Co-Operative Housing Society Limited (therein referred to as the Society) And Shri. Urvish Purushottam Shah (therein referred to as the Member). (Reg. No. KRL-2/15284/2019).
- Registered Gift Deed dated 14th March, 2023 between Smt. Bhumika Smit Sanghavi , Through C.A Shri. Urvish Purushottam Shah.(therein referred to as the Donor) and Mr. Kalpesh Purushottam Shah (therein referred to as the Donee) (Reg. No. KRL-4- 4987-2023)

- Registered Agreement for Sale dated 18th August, 2026 between Mr. Kalpesh Purushottam Shah (therein referred to as the Vendor) And Mrs. Varsha Naresh Lalwani (therein referred to as the Purchaser). (Reg. No. MBE-31/19359/2026).

Computerized records at Kurla 1 to 6 for the year 2014 to 2017,2020 to 2022,2024 were Nil and Records for the year 2025 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.



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ADVOCATE HIGHCOURT

Contact No.:-9820999010

Office 405, 4th floor, Nirma Plaza,

Makwana Road, Andheri East,

Mumbai.400059

Mailed:-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 Ghatkopar 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] Entry
Supplementary Agreement
Rs.00/-**

Schedule

Bearing Building No. 32 of the Society known as "Pantnagar Omkar Co-Operative Housing Society Ltd." Adm.850.18sq.mtrsituated at Pant Nagar, Ghatkopar (East), Mumbai bearing of and C.T.S. No. 5662 (Part) Survey No.236A of Village Ghatkopar Kirol, Taluka Kurla

Between

- 1)M/s.Pantnagar Omkar CHS Ltd through Chairman Urvish Purushottam Shah
- 2)M/s.Pantnagar Omkar CHS Ltd through Secretary Chandulal Patel
- 3) M/s.Pantnagar Omkar CHS Ltd through Treasurer Anant Tribhuvane & Others

AND

M/s.Sumatinath Developers Pvt Ltd through director Suresh Sheth & Others

Execution on 29.10.2018	Registration on 31.10.2018	Registration No. KRL-3/12856/2018
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2019] Entry
Agreement for Alternate Accommodation
 Rs.00/-

Schedule

Bearing New 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." Old Room No.948,Adm.220sq.ft,situated at Pant Nagar, Ghatkopar (East), Mumbai bearing and C.T.S. No. 5662 (Part) of Village Ghatkopar Kirol, Taluka Kurla

Between

- 1)M/s.Sumatinath Developers Pvt Ltd through director Suresh Sheth
- 2)M/s.Pantnagar Omkar CHS Ltd through Chairman Urvish Purushottam Shah(Confirming Party)
- 3)M/s.Pantnagar Omkar CHS Ltd through Secretary Chandulal Patel(Confirming Party)
- 4) M/s.Pantnagar Omkar CHS Ltd through Treasurer Anant Tribhuvane (Confirming Party)

AND

Urvish Purushottam Shah

Execution on 27.12.2019	Registration on 27.12.2019	Registration No. MBE-28/15284/2019
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2020] Nil

2021] Nil

2022] Nil

2023] Entry
Gift Deed
 Rs.00/-

Schedule

Bearing 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 C.T.S. No. 5662 (Part) of Village Ghatkopar Kirol, Taluka Kurla
Between

Bhumika Smit Sanghvi through c.a Urvish Purushottam Shah

AND

Kalpesh Purushottam Shah

Execution on 14.03.2023	Registration on 14.03.2023	Registration No. MBE-30/4987/2023
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2024] Nil

2025] Nil

**2026] Entry (Index-II Checked(Record Not Maintain Properly)
Sale Agreement
Rs.20,000,000/-**

Schedule

Bearing 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 of Ghatkopar TPS-III and C.T.S. No. 5662 (Part) of Village Ghatkopar Kirol, Taluka Kurla

Between

Kalpesh Purushottam Shah

AND

Varsha Naresh Lalwani

Execution on 18.08.2026	Registration on 18.08.2026	Registration No. MBE-31/19359/2026
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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.



CHALLAN
MTR Form Number-6



GRN	MH009350000202627U	BARCODE			Date	31/08/2026-18:26:31		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.	00040572026083139873		CPAHERPGP2	
Cheque/DD No.					Bank Date	RBI Date	31/08/2026-18:24:27		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 : 288344990

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