



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:20-07-2026

03-08-2026

To,

ICICI HFC Ltd.,

Dear Sir,

Sub:- TSR NOTE

APP No- 77000319504, 77000319503

Owner:- BHAWANISHANKAR BANSIDHAR KUMAWAT

Description of Property:- Search of a Flat No. 107, 1st Floor, Adm.34.37 Sq.Mtrs. Area in the Building known as "Naseeb Apartment" of Society known as "Naseeb Apartment Co. Op. Hsg. Soc. Ltd." situated at Near Bank of Baroda, Jesal Park, Kharigaon, Bhayander (East) bearing Old Survey No. 155, Hissa No. 1 , New Survey No. 16 , Hissa No.1 of Village Khari, Taluka & District 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 following entries pertaining to the Said Flat:-

- Registered Agreement for Sale dated 16th April,2019 between Mr. Ramakant Bhaskar Rane (therein referred to as the Transferor) And Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhale (therein referred to as the Transferees). (Reg. No. TNN-4/4662/2019).

Computerized records at Thane 4,7 & 10 for the year 2014 to 2018, 2020 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 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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Mailid:-rashmi@rashmiwadekarcompany.com And rashmiwadekar4@gmail.com

Date: 20-07-2026

03-08-2026

To,

ICICI HFC Ltd.,

SUBJECT – TSR

Ref.:Investigation title of bearing a Flat No. 107, 1st Floor, Adm.34.37 Sq.Mtrs. Area in the Building known as "Naseeb Apartment" of Society known as "Naseeb Apartment Co. Op. Hsg. Soc. Ltd." situated at Near Bank of Baroda, Jesal Park, Kharigaon, Bhayander (East) bearing Old Survey No. 155, Hissa No. 1 , New Survey No. 16 , Hissa No.1 of Village Khari, Taluka & District Thane.

Owner-:	BHAWANISHANKAR	BANSHIDHAR
	KUMAWAT	

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 Thane -4,7,& 10.

During the course of our 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] Entry
Sale Agreement**

Rs.1,750,000/-

Schedule

Bearing Flat No. 107, 1st Floor, Adm.34.37 Sq.Mtrs.area Area in the of Society known as "Naseeb Apartment Co. Op. Hsg. Soc. Ltd." situated at Near Bank of Baroda, Jesal Park, Kharigaon, Bhayander (East) and building is constructed on land bearing Survey No. 155, Hissa No. 1 , of Village Khari, Taluka & District Thane

Between

Ramakant Bhaskar Rane

AND

Swapnil Dnyaneshwar Lavhale & Dnyaneshwar Bajirao Lavhale

Execution on 16/04/2019	Registration on 16/04/2019	Registration No. TNN-4/4662/2019
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2020]	Nil
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.



CHALLAN
MTR Form Number-6



GRN	MH007640082202627U	BARCODE			Date	03/08/2026-18:30:35		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.	00040572026080301885		CPAHBWYNB5	
Cheque/DD No.					Bank Date	RBI Date	03/08/2026-18:24:31		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 : 875596010

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.