

RAMAKANT JAISWAL

SEARCH CLERK

Add:Plot No 130 Kherwadi Bandra (E) Mumbai No 400051 Mob: 9987438048.

Dt. 15/03/2022

To,
Varun Mamniya
Advocate Mumbai

Ref: All those pieces of parcels of land admeasuring 19,152.53 sq. mtrs (18410.155 sq. mtrs being Slum and 792.375 as Non-Slum) situated, lying and being at Survey No. 93 & 97, bearing CTS No. 7 (Part) of Village Borla situated at V.T. Patil Marg, Govandi, Mumbai 400 037 in Registration District and Sub- District of Mumbai Suburban.

Dear Sir,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Mumbai & Kurla Record from the year 1993 to 2022 (30 Years).

During the course of my searches the following details were found

At Mumbai & Kurla S.R.O. from 1993 to 2022 (30 Years)-Manual

1993 to 2001 NIL & Some Pages Torn (Manual Record)

At Borivali SRO Computer Record from 2002 to 2022 (21 years)

2002 to 2011 NIL

2012

KRL-3-6186 Undertaking 13/08/2012

2012 Rs.0.0/- 13/08/2012

Lakdawala Developers Pvt Ltd through Usman I Lakdawala & Other.

To

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Schedule: Property situated at Village-Borla CTS No 7/pt.

KRL-3-9868 Affidavit 16/12/2013
2013 Rs.0.0/- 16/12/2013
Lakdawala Developers Pvt Ltd through Usman I Lakdawala & Other.
To
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Schedule: Property situated at Village-Borla CTS No 7/pt, Panchsheel SRA & Ekta SRA chs Ltd.

KRL-2-196 Development Agreement 04/01/2014
2014 Rs.380000000/- 06/01/2014

Pachsheel (Govandi) SRA Co-Op Society Ltd.
Ekta (Govandi) SRA Co-Op Society Ltd.
TO
Lakdawala Developers Pvt Ltd Through Usman Lakdawala
AND
Satra Realty & Builders Ltd (Old Name Satra DLH Realty & Builders)
Through Praful Satra)

Schedule: Property situated at Village-Borla-Land With Structure, CTS No 7part Area 18839.67 sq mtr.

KRL-2-468 Deed Of Mortgage 30/11/2013
2014 Rs. 600000000/- 16/01/2014
Satra Realty & Builders Ltd (Old Name Satra DLH Realty & Builders)
Through Praful Satra Through power Anil Savla
To

India Infoline Finance Ltd Through Prashant Kumar
Schedule: Property situated at Village-Borla CTS No 7part Area 287467 sq mtr Satra Estern Heights, Panchsheel Society.

2015

KRL-3-2836 Undertaking 09/04/2015
2015 Rs.0.0/- 09/04/2015
Satra Realty & Builders Ltd Through Praful Satra
To --

Schedule: Property situated at Village-Borla CTS No 7/pt.

KRL-3-7944	Deed Of Mortgage	28/09/2016
2016	Rs.900000000/-	28/09/2016

India Infoline Finance Ltd Through Mahesh Narvekar.

To

Satra Realty & Builders Ltd Through Praful Satra Through power Viral Mistry **Schedule:** Property situated at Village-Borla- Exclusive Charge By Way Of Registered Mortgage On The Unsold Area Out Of The Borrowers Share Of Carpet Area In The Residential Project-Session Eastern Heights, Lakdawala Township, Panchsheel Society.CTS No 7, Regarding Doc No KRL-2/196/2014

KRL-5-11524	Undertaking	15/11/2016
2016	Rs.0.0/-	15/11/2016

Lakdawala developers Pvt Ltd Through Anwar I Lakdawala & Others

To --

Schedule: Property situated at Village-Borla CTS No 7/pt, Panchsheel SRA & Ekta SRA chs Ltd.

2017

KRL-3-7997	Undertaking	15/09/2017
2017	Rs.0.0/-	15/09/2017

Lakdawala developers Pvt Ltd Through Ibrahim I Lakdawala & Others

To --

Schedule: Property situated at Village-Borla CTS No 7/pt, Rehab Bldg No 1.

2018

KRL-3-11113	Reconveyance Of Mortgage	18/09/2018
2018	Rs.00/-	18/09/2018

Centrio Lifespaces Limited Old Name Satra Realty & Builders Ltd Through Jignesh Shah

To

India Infoline Finance Ltd Through Bhavik Kotadia

Schedule: Property situated at Village-Borla CTS No 7part, Mortgage Deed Regarding Doc Nos. KRL-3-7944/2016 and KRL-2-468/2014

KRL-3-11115 Deed Of Mortgage 18/09/2018
2018 Rs.1600000000/- 18/09/2018

Centrio Lifespaces Limited (Old Name Satra Realty & Builders Ltd)
Through Jignesh Shah
Lokdawala Developers Pvt Ltd Through Usman Lakdawala
To
India Infoline Finance Ltd Through Bhavik Jagdish Kotadia

Schedule: Property situated at Village-Borla, Part A) Project Satra Eastern Heights, Unsold Carpet Area 189231 Sq. Ft. Of Mortgage 1, Lakdawala Township, Panchsheel Society. Opposite No. 2, Deonar, Govandi, Mumbai 400043 &. Part B) Project Satra Eastern Heights, Additional Unsold Carpet Area 20437 Sq. Ft. Of Mortgage 2, Lakdawala Township, Panchsheel Society. Opposite Gate No. 2, Deonar, Govandi, Mumbai 400043 Land & Construction of Land Carpet Area 98349 Sq. Ft., CTS No. 7 Part,

2019

KRL-3-15570 Supplementary Agreement 05/12/2019
2019 Rs. 803481000/- 05/12/2019

Pachsheel (Govandi) SRA Co-Op Society Ltd.
Ekta (Govandi) SRA Co-Op Society Ltd.
TO
Lakdawala Developers Pvt Ltd Through Usman Lakdawala
AND
Centrio Lifespaces Limited (formerly known as Satra Realty & Builders Ltd) Through Jignesh Shah

Schedule: Property situated at Village-Borla Joint Development Agreement Regarding Doc No KRL-2/196/2014, land Area 19,152.53 sq. mtrs & Area 18410.155 sq. mtrs being Slum and Area 792.375 as Non-Slum) CTS No 7part, Area 19,152.53 sq. mtrs.

<u>KRL-3-7206</u>	<u>Deed Of Mortgage</u>	<u>21/09/2020</u>
2020	Rs.150000000/-	21/09/2020

North Life Spaces LLP through Partner Rajan P Shah & other

To

Bank Of Baroda through Rajeshwar Singh.

Schedule: Property situated at Village-Borla, CTS No 7/pt, Flat 1601 to 1609,1701 to 1709,1801 to 1803,1805 to 1809, Total 26 Flats, 9 North Bldg.

2021

<u>KRL-3-5282</u>	<u>Deed Of Reconveyance</u>	<u>16/03/2021</u>
2021	Rs.0.0/-	16/03/2021

North Life Spaces LLP through Partner Rajan P Shah & other

To

Bank Of Baroda through Sahajmal Solanki.

Schedule: Property situated at Village-Borla, CTS No 7/pt, 26 Flats Doc No KRL-3/7206/2020.

<u>KRL-3-8778</u>	<u>Undertaking</u>	<u>28/05/2021</u>
2021	Rs.0.0/-	28/05/2021

Lakdawala Developers Pvt Ltd through Usman Lakdawala & Other

To --

Schedule: Property situated at Village-Borla, CTS No 7/pt.

<u>KRL-3-9985</u>	<u>Indemnity Bond</u>	<u>23/06/2021</u>
2021	Rs.0.0/-	23/06/2021

Lakdawala Developers Pvt Ltd through Usman Lakdawala & Other

To --

Schedule: Property situated at Village-Borla, CTS No 7/pt.

<u>KRL-1-9964</u>	<u>Undertaking</u>	<u>01/07/2021</u>
2021	Rs.0.0/-	01/07/2021

Lakdawala Developers Pvt Ltd through Usman Lakdawala & Other

To --

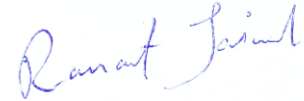
Schedule: Property situated at Village-Borla, CTS No 7/pt.

2022 Record Not Ready & Online Search Till Dt.

KRL-1-2733	Deed Of Reconveyance	17/02/2022
2022	Rs.0.0/-	17/02/2022

Centrio Lifespaces Limited (Old Name Satra Realty & Builders Ltd)
Through Jignesh Shah
To
IIFL Finance Ltd (Formerly Known as India Infoline Finance Ltd)
Through Rahul Doshi.
Schedule: Property situated at Village-Borla, Regarding Doc No KRL-
3/11115/2018 Dt. 18/09/2018

NOTE: - Kindly note that, This Search Report Is Subject to the torn and Mutilated record, unready and unavailable record, and available records in the office, Withdrawal for register of certain years for binding and re-writing (Date Entry) By the office and the computer Records are not maintained properly and at the time of search some index II are not found and I am not responsible and/or liable for unavailable records or entries as on date of search.



Ramakant Jaiswal
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