

Disclaimer: This report is generated by TEAL India. Kotak Mahindra Bank shall not be held responsible/liable for the accuracy and/or completeness of the information contained herein. The User should undertake the necessary due-diligence prior to finalising any transactions.

# TEAL Property Assessment Report

C-3129, Malgudi Society, Marve Road, Malad West, Mumbai-95

Created on 28 Dec 2021

## SUMMARY

Dataset	Data Available	Attachment Available
Litigation Records	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ownership / Title Records	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Property Records	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Records	<input checked="" type="checkbox"/>	<input type="checkbox"/>
RERA Project Records	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Cards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CERSAI Records	<input type="checkbox"/>	<input type="checkbox"/>

## LITIGATION RECORDS

Court	Respondent	Petitioner	Case Number	Year
Additional Metropolitan Magistrate, Borivali, Mumbai	Aravind Mohan	Raveena Mohan	No.1234/SW/2018	2018

## OWNERSHIP/TITLE RECORDS

Deed No.	Deed Date & Year	Deed Type	First Party	Second Party	Property Address	SRO (Source)
3456	08 Dec 2016	Sale Deed	Anand Khosla	Aravind Mohan	C-3129, Malgudi Society, Marve Road, Malad West, Mumbai-95	Jt.SRO.Borivali 6 - <b>Digitized data available from 2004</b>

2345	27 Oct 2010	Transfer Deed	Vinod Khosla	Anand Khosla	C-3129, Malgudi Society, Marve Road, Malad West, Mumbai-95	Jt.SRO.Borivali 4 - <b><i>Digitized data available from 2005</i></b>
1234	08 Jun 2006	Sale Deed	Ram Ghosla	Vinod Khosla	C-3129, Malgudi Society, Marve Road, Malad West, Mumbai-95	Jt.SRO.Borivali 4 - <b><i>Digitized data available from 2005</i></b>

## MUNICIPAL PROPERTY RECORDS

Property ID	Name Refected	Address	Ward
PS070010000	Aravind Mohan	C-3129, Malgudi Society, Marve Road, Malad West, Mumbai-95	P/S

Source : Brihanmumbai Municipal Corporation

## PROPERTY TAX PAYMENTS

Property ID	Owner Name	Year	Tax Paid
PS070010000	Aravind Mohan	2020	3,500
PS070010000	Aravind Mohan	2019	3,500
PS070010000	Aravind Mohan	2018	3,500
PS070010000	Aravind Mohan	2017	3,500

Source : Brihanmumbai Municipal Corporation

## LAND RECORDS

Owners	Village
Ram Ghosla	Malad
<b>Khata Number</b>	<b>Taluka</b>
123	Borivali
<b>Khasra Number</b>	<b>District</b>
95/P/12/1	Mumbai Upnagar

## RERA PROJECT DETAILS

Project Name	Promoter	Address	Registration No.	Under Litigation?
Malgudi Society	Sai Ram Builders	Marve Road, Malad West, Mumbai-95	PR7283736	No

Source : Maharashtra Real Estate Regulatory Authority

## MUMBAI PROPERTY CARDS

Holder's List	Address	CS Number	Area (sq.m.)	Tenure
Aravind Mohan	C-3129, Malgudi Society, Marve Road, Malad West, Mumbai-95	6/123	1000	4 years

Source : Land Record Department, Government of Maharashtra

# Sample Attachments

## 1. Sample Book 1 - Index 2 Extract

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Borivali 6

फाईल क्रमांक

नोदणी :

गावाचे (Village Name) : Malad

(1) विलेखाचा प्रकार (Title)	
(2) कर्जाची रक्कम (Loan amount)	
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	
(4) क्षेत्रफळ (Area)	
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	
(9) फायलींग नंबर (Filing No.)	
(10) मुद्रांक शुल्क (Stamp Duty)	
(11) फायलींग शुल्क (Filing Amount)	
(12) Date of submission	
(13) शेरा (Remark)	-

## 2. Sample of 7/12 Land Record Extract

अहवाल दिनांक : [REDACTED]

गाव नमुना सात  
अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- [REDACTED] तालुका :- [REDACTED] जिल्हा :- मुंबई उपनगर जिल्हा  
भुमापन क्रमांक व उपविभाग : [REDACTED]

भुमापन क्रमांक व उपविभाग 8/ड	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नांव	
शेताचे स्थानिक नांव :-	क्षेत्र	आकार पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	[REDACTED]	[REDACTED]	[REDACTED]
जिरायत -	[REDACTED]	[REDACTED]	[REDACTED]
बागायत -	[REDACTED]	[REDACTED]	[REDACTED]
तरी -	[REDACTED]	[REDACTED]	[REDACTED]
वरकस -	[REDACTED]	[REDACTED]	[REDACTED]
इतर -	[REDACTED]	[REDACTED]	[REDACTED]
एकुण क्षेत्र -	[REDACTED]	[REDACTED]	[REDACTED]
पोट-खराब (लागवडीस अयोग्य)	[REDACTED]	[REDACTED]	[REDACTED]
वर्ग (अ) 0.12.35	[REDACTED]	[REDACTED]	[REDACTED]
वर्ग (ब) -	[REDACTED]	[REDACTED]	[REDACTED]
एकुण पो ख 0.12.35	[REDACTED]	[REDACTED]	[REDACTED]
आकारणी 55.40	[REDACTED]	[REDACTED]	[REDACTED]
जुडी किंवा विशेष -	[REDACTED]	[REDACTED]	[REDACTED]
आकारणी	[REDACTED]	[REDACTED]	[REDACTED]
जुने फेरफार क्र. [REDACTED]	[REDACTED]	[REDACTED]	सीमा आणि भुमापन चिन्हे :

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

3. Sample court order copy

**IN THE COURT OF METROPOLITAN MAGISTRATE'S  
26<sup>TH</sup> COURT, BORIVALI, MUMBAI**

[REDACTED]

[REDACTED]

**Dahisar Police Station, Mumbai**

**ORDER ON APPLICATION FOR RETURN OF PROPERTY**



Metropolitan Magistrate,  
26<sup>th</sup> Court, Borivali, Mumbai.