



23
Vinod A. Sawant
Title Investigator

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Ref. No. VS/37/2015.

Date : 29/06/2015.

SEARCH REPORT/INVESTIGATION OF TITLE

SANDESH CHAVAN

Old Custom House,
Bhagat Singh Marg,
Fort, Mumbai-400001

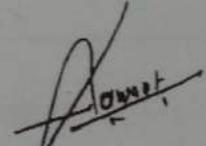
Subject : Investigation of title in respect of:

ALL THAT piece and parcel of land with Structure, Known as "LAXMI BUILDING" located at Plot No. 104, Merwanji Street, Suparibaug Estate, Chamar Baug, Parel, Mumbai-12, admeasuring Area 570.24 Square Meter situates at PAREL SEWREE Division, and bearing Cadastral Survey No. 110/74, in the Registration District and Sub-District of Mumbai City (hereinafter referred to as the said Property)

Dear Sir/Madam,

As per your instruction, I have carried out the search of the above said property. This communication sets out the outcome of the said search. I have conducted search in respect of above said property in Sub-Registrar's offices at **MUMBAI SRO Offices - 1, 2, 3, 4, 5 and MUMBAI (Old Custom House)** for the period from the **YEARS 1986 to 2015 (30 years)** respectively.

While taking the search, I have found the following documents registered therein during the course of search. [Please see Enclosure (**SEARCH REPORT**) herein.


VINOD A. SAWANT

Encl: Search Report

SUB-REGISTRAR OFFICE AT MUMBAI
OLD MANUAL RECORDS
FROM 1986 TO 2015 (30 YEARS)

<u>Year</u>	<u>Doc. Entries</u>	<u>Remarks</u>
1986	---	TOTALLY PAGES TORN
1987 TO 2006	NIL	SOME PAGES TORN
2007	---	TOTALLY PAGES TORN
2008 TO 2015	NIL	NO TRANSACTION

Note :- The Manual Register for the year 2015 onward have not been binded yet and prepared loose sheets & till entering document indexing which were registered for earlier date.

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Note :- The Manually records of Sub-Registrar of Assurances not maintained properly also some Index-II (**Manually**) are missing from the records and also the books of the years pertaining to are completely some pages torn and hence this is the search report based upon the Index - II available in the SRO's office subject to torn records / missing records.)

SUB-REGISTRAR OFFICE AT MUMBAI-1 TO 5
COMPUTERISED RECORDS
FROM 2002 TO 2015 (14 YEARS)

<u>Year</u>	<u>Doc. Entries</u>	<u>Remarks</u>
2002 TO 2007	NIL	NO TRANSACTION

IN THE YEAR 2008:

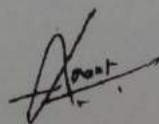
Nature Of Document : DEVELOPMENT AGREEMENT

Agreement Value Rs. 20,00,000/-

Market Value Rs. 18,73,6000/-

Stamp Duty Rs. 1,87,400/-

Reg. Fee Rs. 30,000/-



Schedule :- Land with Structure, "LAXMI BUILDING" Plot No. 104, admeasuring area 570 Square Meter, Merwanji Street, Suparibaug Estate, Chamar Baug, Parel, Mumbai-12. F ward No. 167(E), ADJ/M/1585/08 Certification 757/2008 Date 30/06/2008. Paid on Stamp Duty Rs. 187400/- CADASTRAL SURVEY NO. 110/74 of PAREL SEWREE DIVISION.

1) MULKI SANJIVA PADMANAHA BHAT

2) SMT. RAMABAI SANJIV BHAT

TO

1) ARIHANT DEVELOPERS Through it's Partner DINESH JYOTICHAND JAIN

Execution Date :- : 30/06/2008

Indexed on Date :- : 03/07/2008

Document Sr. No.:- : BBE-2/4100/2008

IN THE YEAR 2008:

Nature Of Document : POWER OF ATTORNEY

Agreement Value Rs. 0/-

Market Value Rs. 0/-

Stamp Duty Rs. 100/-

Reg. Fee Rs. 100/-

Schedule :- Development Agreement Serial No. BBE-2/4100/2008, ADJ/M/1786/2008, Certification/755/2008 CADASTRAL SURVEY NO. 110/74 of PAREL SEWREE DIVISION.

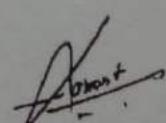
1) MULKI SANJIVA PADMANAHA BHAT

2) SMT. RAMABAI SANJIV BHAT

TO

1) ARIHANT DEVELOPERS Through it's Partner DINESH JYOTICHAND JAIN

Execution Date :- : 03/07/2008



Indexed on Date :- : 03/07/2008
Document Sr. No.:- : BBE-2/4101/2008

2009 TO 2011 NIL NO TRANSACTION

IN THE YEAR 2012:

Nature Of Document : UNDERTAKING

Agreement Value Rs. 29,53,150/-
Market Value Rs. 0/-
Stamp Duty Rs. 89,000/-
Reg. Fee Rs. 30,000/-

Schedule :- As Per Agreement Property Schedule of PAREL SEWREE DIVISION.

1) ARIHANT DEVELOPERS Through it's Partner DINESH JAIN
TO
1) MUNICIPAL CORPORATION OF GREATER MUMBAI

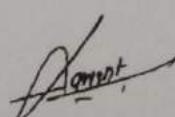
Execution Date :- : 13/08/2012
Indexed on Date :- : 14/08/2012
Document Sr. No.:- : BBE-2/6187/2012

IN THE YEAR 2012:

Nature Of Document : UNDERTAKING
Agreement Value Rs. 0/-
Market Value Rs. 0/-
Stamp Duty Rs. 200/-
Reg. Fee Rs. 1000/-

Schedule :- As Per Agreement Property Schedule of PAREL SEWREE DIVISION.

1) ARIHANT DEVELOPERS Through it's Partner DINESH JAIN



TO

1) MUNICIPAL CORPORATION OF GREATER MUMBAI

Execution Date :- : 13/08/2012
Indexed on Date :- : 14/08/2012
Document Sr. No.:- : BBE-2/6186/2012

IN THE YEAR 2012:

Nature Of Document : UNDERTAKING

Agreement Value Rs. 1/-
Market Value Rs. 1/-
Stamp Duty Rs. 200/-
Reg. Fee Rs. 1000/-

Schedule :- As Per Agreement Property Schedule of PAREL SEWREE DIVISION.

ARIHANT DEVELOPERS Through it's Partner DINESH JAIN

Execution Date :- : 07/03/2012
Indexed on Date :- : 07/03/2012
Document Sr. No.:- : BBE-2/1550/2012

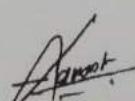
IN THE YEAR 2012:

Nature Of Document : UNDERTAKING

Agreement Value Rs. 1/-
Market Value Rs. 1/-
Stamp Duty Rs. 200/-
Reg. Fee Rs. 1000/-

Schedule :- As Per Agreement Property Schedule of PAREL SEWREE DIVISION.

ARIHANT DEVELOPERS Through it's Partner DINESH JAIN



Execution Date :- : 07/03/2012
Indexed on Date :- : 07/03/2012
Document Sr. No.:- : BBE-2/1551/2012

2013 TO 2015

NIL

NO TRANSACTION

Note :- Computerized Register for the year 2015 onward have not been binded yet and prepared loose sheets & till entering document indexing which were registered for earlier date.

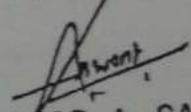
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Note :- The computerized records of Sub-Registrar of Assurances not maintained properly also some Index-II are missing from the records and also the books of the years pertaining to are completely some pages torn and hence this is the search report based upon the Index - II available in the SRO's office subject to torn records / missing records.)

Encl:- The Government Fee is Paid vide Receipt No. 9086/2015 Dated on 26th June 2015 of Rs. 750/- (Seven Hundred Fifty Only) Issued by Sub Registrar Mumbai City District and Sub-District of Mumbai City.

Thanking You,

Yours Truly,


VINOD A. SAWANT

DATED THIS 29TH DAY OF JUNE, 2015

Re:- ALL THAT piece and parcel of land with Structure, Known as "LAXMI BUILDING" located at Plot No. 104, Merwanji Street, Suparibaug Estate, Chamar Baug, Parel, Mumbai-12, **admeasuring Area 570.24 Square Meter** situates at **PAREL SEWREE** Division, and bearing **Cadastral Survey No. 110/74**, in the Registration District and Sub-District of Mumbai City (hereinafter referred to as the said Property)

SEARCH REPORT

SEARCH NOTE:-

Taken at Worli & Mumbai (Old Custom House) from
1986 to 2015 (30yrs.)

VINOD A. SAWANT
Title investigator
Mumbai.