

From:
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BANDRA 249 SHOP NO.42

Date:- 15-12-2016

To
M/s.Property Crow Services Private Limited
5TH Floor, Fun Republic Mall
Opp. Laxmi Industrial Estate
Andheri Link Road,
Andheri (West),Mumbai – 400 053

Re:-	SHOP NO.42, on the Ground & 1 st Floor, 1221 Sq. Ft. in the Building Known as "Arcadia Grand" situate on plot of land bearing CTS No. E/245, E/246, E/247, E/248, situated at Village Bandra, Mumbai Suburban District.
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Sir,

As per Your instruction search of the records pertaining to the above mentioned properties has been taken for the period from **1987 to 2016** maintained by the Office of the Sub-Registrar of Assurances at **Mumbai and Bandra, Computerized Record from 2002 to 2016** maintained by the office of the Sub-Registrar of Assurances of **Andheri-1** at MTNL Building 2nd Floor, LaluBhai Park, andheri (w), Andheri-2 at MMRDA Building Bandra, **Andheri-3 and 4** at MTNL Building, Khar (**West**), **Andheri-5 and 6** at **MTNL Building, Jogeshwari (W)**, obtained the particulars of the said properties and submitting search note hereunder.

FOLLOWING ARE THE EXTRACT OF THE INDEX-II ENTRIES OF THE DOCUMENTS FOUND REGISTERED IN THE OFFICE OF THE SUB-REGISTRAR OF ASSURANCES OF

ANDHERI-4

**DEED OF GIFT
A. V. 0/-
M.V.134679000/-**

**EXE. DATE 10/11/2010
REG. DATE 12/11/2010**

**BDR-15
1060
2010**

Parag Mehta

AND

Sujeet Singh

SCHEDULE

Land & Structure
CTS No. E/245 to 249,
Area 1407.3 sq. mtrs. 25% undivided share,
Village Bandra

ANDHERI-3

**DEVELOPMENT
A. V. 74394500/-
M.V. 48019500/-**

**EXE. DATE 04/04/2013
REG. DATE 04/04/2013**

**BDR-9
258
2013**

Parag Mehta

AND

M/s. Shyam Sunder Estates Pvt. Ltd.
Through Director Siraj Alam

SCHEDULE

Land & Structure
CTS No. E/245 to 249,
Area 1407.3 sq. mtrs. 25% undivided share,
Village Bandra

ANDHERI-1

**DEED OF CORRECTION
A. V. 0/-
M.V. 0/-**

**EXE. DATE 26/09/2014
REG. DATE 26/09/2014**

**BDR-1
726
2014**

Parag Mehta

AND

M/s. Shyam Sunder Estates Pvt. Ltd.
Through Director Siraj Alam

SCHEDULE

Document No.BDR-9-298/2013,
Dated 4/4/2013,
Vide DC Rule change in
area wrongly mentioned as 28900 Sq.Ft. carpet,
Commercial 7219 Sq.Ft. carpet
Total Area 36219 Sq. Ft.
now rectified as Residential Area 29629.30 Sq.Ft.
carpet, Commercial Area 6334 Sq.Ft. carpet,
Total Area 35963.60 Sq.Ft.
CTS No. E245,
Village Bandra

No other deed document pertaining to this property has been found registered during the search except the documents mentioned hereinabove **SUBJECT TO** Index-II Registers maintained by the office of the Sub-Registrar of Assurances **at old custom building, fort, Mumbai & at MHAD Building Bandra of the year 1987 to 2008 found torn/entirely torn, of the year 2014 to 2016** not available for search since same have been send for binding, **Computerized record** is not maintained properly, not in alphabetical order, and some of the record is in unbind condition.

Dated This 15th Day of December 2016

Nitin Sarkar

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DATED THIS 15 DAY OF DECEMBER 2016
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Re :- SHOP NO.42, on the Ground & 1st Floor,
1221 Sq. Ft. in the Building Known as
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