

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक २४/१०/१२ सन २०

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

"

"

"

"

एकूण ..

रु.	वे.
१००/-	
१००/-	

दस्तऐवज

नक्कल

रोजी तयार होईल व

या कार्यालयात देण्यात येईल.

(अभिलेख)

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

SEARCH REPORT

From: *E.S. GAOKAR*

Search clerk

Add:-3/2, Nityanand Society
Jawahar Nagar, Golibar Road,
Khar (East),
Mumbai: 400 055.

Pan No.:AIPPG8914Q

Email:gaokar786.1830@rediffmail.com

Date:29/10/2014

To,
VND & Associates.
607, Dalamal Towers,
Free Press Journal Marg,
NarimanPoint ,Mumbai.

ATTN: Sohani Madam.

Sir/Madam,

Re: Investigation of title of property situated at Lower
Parelin Mumbai City bearing Cadastral Survey No. 243,
Unit No. 102 on 1st Floor in 'Peninsula Business Park'
Tower – 'B' and Car Parking Space Nos. 197 to 203,
Podium Zero Level Space Nos. 121A/B, 122A/B and
123A/B, Podium -2 Level of Lower Parel Division.

As per your instruction I have taken search in Respect of above mentioned property in Sub-Registrars Offices at Mumbai Division from the year 2011 to 2014(4 years).

I have found the following documents registered therein during the course of search.

SUB REGISTRAR OFFICE MUMBAI – 1 FROM 2011 TO 2014COMPUTERISED REGISTER (4 YEARS)

2011

To

:

Nil

2014

:

Up to Date08.05.2014

SUB REGISTRAR OFFICE MUMBAI – 2 FROM 2011 TO 2014COMPUTERISED REGISTER (4 YEARS)

2011

<u>Deed of Mortgage Rs. 7500,000,000/-</u>	<u>Dt.05.01.2011</u>
<u>BBE/2</u>	<u>Rgdt.05.01.2011</u>
<u>95</u>	Ashford Housing Pvt. Ltd. by Aswin
2011	Sampat, M/s. Alok Realtors Pvt. Ltd. by it's authorized Signatory Premkumar K. M., M/s. Kesham Developers and Infotech Pvt. Ltd. and Springdell Information and Technologies Pvt. Ltd. through it's authorised signatory Premkumar

To

Ashford Housing Pvt. Ltd. through Aswin
Sampat, Central Bank of India and as
authorised signatory through Jagdish N.
Panchal for IFCI Ltd. , State Bank of
Hyderabad, Sicom Ltd., State Bank of
Travancore, Bank of Bikaner and Jaipur

Schedule: Land situate at Lower Parel in Mumbai City bearing Cadastral Survey No. 243, Total Unit No. 40, First to 20th Floors, Tower 'B', area admg. 3,87,560 Sq. Feet Carpet with 21,340, Right of Way (for Use) and 60 Covered and Machanical Car Parking Spaces and Other Properties.

2012
To : Nil
2013

2014

<u>Deed of Leave License – 60 Months</u>	<u>Dt.23.01.2014</u>
<u>BBE/2</u>	<u>Rgdt.23.01.2014</u>
<u>745</u>	AlokInfrastructure Ltd. by it's authorized
2014	Officer Kalpesh Shah

To

Foram Homes Pvt. Ltd. by it's Executive
Director Nirmalkumar Nunavat

Schedule: Property situate at Lower Parel in Mumbai City bearing Unit No. 102 on 1st Floor in Tower 'B' at 'Peninsula Business Park', area 13,915 Sq. feet, Monthly Rent for First – 3Months – 18,78,525/-, Second year – 21,60,304/-, Deposit Rs. 1,12,71,150/-.

<u>2014</u>	
<u>Deed of Mortgage Rs. 1250,000,000/-</u>	<u>Dt.21.04.2014</u>
<u>BBE/2</u>	<u>Rgdt.26.06.2014</u>
<u>5189</u>	1.Nomura Capital India Pvt. Ltd. by
<u>2014</u>	PrashantPagam
	2.Nomura Capital India Pvt. Ltd. by
	SiddheshPatkar.
	3. Reliance Capital Ltd. by President and
	Company Secretary V. R. Mohan, Axis
	Trustee Services Ltd. by C.A. Indraprakash
	Rai, Alok Industries Ltd. by Executive
	Director and Secretary K. H. Gopal, Ashok
	Jivrajaka, DilipJivrajaka and
	SurendraJivarajaka

To

Alok Infrastructure Ltd. by authoursied
signatory K. H. Gopal

Schedule: Property situate at Lower Parel in Mumbai City bearing Unit Nos. 101, 102, 801, 802, 1501, 1502, 1602 and 1902 of Lower Parel Division.

Note: Cadastral Survey No. and Tower was not mentioned.

<u>2014</u>	
<u>Deed of Reconveyance</u>	<u>Dt.21.08.2014</u>
<u>BBE/2</u>	<u>Rgdt.22.08.2014</u>
<u>5486</u>	AXIS Bank Ltd. by Senior Manager Delia
<u>2014</u>	Pandit

To

Peninsula Land Ltd. by authorized Signatory
Rakesh Bajaj

Schedule: This Reconveyance is about Deed No. BBE/2/6773/2008, dated 27.10.2008, Lower Parel area admg. 35,097 Sq. yards i.e. 29,345.54 Sq. Meters

except setback area admg. 2,145.22 Sq. Meters i.e. 1,793.66 Sq. Meters of Lower Parel Division.

<u>2014</u>	
<u>Deed of Reconveyance Rs. 7500,000,000/-</u>	<u>Dt.15.09.2014</u>
<u>BBE/2</u>	<u>Rgdt.15.09.2014</u>
<u>7510</u>	Central Bank of India by authorised
<u>2014</u>	signatory Ravindra G. Pathkar

To

Alok Infrastructure Ltd. by it's authorised
signatory Premkumar K. Manniath

Note: This Reconveyance is about Mortgage Deed No. BBE/2/95/2011, dated 05.01.2011.

Schedule: Property at Lower Parel in Mumbai City bearing Cadastral Survey No. 243, Total Units 40, 1st to 20th Floor, Tower 'B', area admg. 3,87,560 Sq. Feet Carpet with Right of Way 21,340 Sq. Feet (for use) and 600 covered Mechanical Car Parking Space and Other Properties of Lower Parel Division.

Up to Date 30.09.2014

SUB REGISTRAR OFFICE MUMBAI – 3 FROM 2011 TO
2014 COMPUTERISED REGISTER (4 YEARS)

2011		
To	:	Nil
2014		Up to Date 18.09.2014

SUB REGISTRAR OFFICE MUMBAI – 4 FROM 2012 TO
2014 COMPUTERISED REGISTER (3 YEARS)

2012		
To	:	Nil
2014		Up to Date 30.09.2014

SUB REGISTRAR OFFICE MUMBAI – 5 FROM 2012 TO
2014 COMPUTERISED REGISTER (3 YEARS)

2012
To
2014

:

Nil
Up to Date 30.06.2014

Note:- Register of Computerized print copies of Index-II are prepared for search from the year 2002 onward which have been not maintained properly.


E. S. GAOKAR
Search clerk

VND & Associates.

Re: Investigation of title of property situated at Lower Parel in Mumbai City bearing Cadastral Survey No. 243, Unit No. 102 on 1st Floor in 'Peninsula Business Park' Tower – 'B' and Car Parking Space Nos. 197 to 203, Podium Zero Level Space Nos. 121A/B, 122A/B and 123A/B, Podium -2 Level of Lower Parel Division.

Search Note: Taken in Sub Registrars Offices at Mumbai Divisions from the year 2011 to 2014 (4 years).

E. S. GAOKAR
Search clerk