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Friday, 29 March 2019 4:15 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 6157 दिनांक: 25/03/2019

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2019

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड कुलदीप पाटीळ

वर्णन अर्ज क्र 670/2019 प्लॉट नं 06 से आर 5 वडघर सन 199 ते 2019 30 वर्षे

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Panvel 3

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013601935201819E दिनांक: 25/03/2019

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२

पनवेल क्र.३

OFFICE: - Shop No. 76, Nagarpalika Shopping Complex, Building No. 3, Panvel - 410 206.

Ref. No. 57/2019.

DATE: 29/03/2019.

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

I was requested by M/s. AARCON through its Partner Mr. Champak Murji Dedhia (HUF) & Mr. Rahul Chandrakant Dedhia (HUF), having its Office at /B- 221/222, Second Floor, Sai Arcade, Opp. Panvel Depot, Panvel (W.) 410206 to take search of below mentioned Property and submits my report for same, accordingly I have taken a search from the office of Sub- Registrar at Panvel regarding below mentioned Property for last 30 years i.e. since 1990 to 29 March 2019. As per search taken by me and documents made available to me, I submit my report as under:-

DESCRIPTION OF PROPERTY:-

PLOT NO. 06, SECTOR NO. R-5, ADMEASURING AREA ABOUT 220 SQ. MTRS. LYING & BEING AT VILLAGE- VADGHAR, TAL. - PANVEL, DIST. - RAIGAD (NAVI MUMBAI).

In the process of search I have gone though Index II for the period of 1990 to 29 March 2019 kept at the Sub-Register, Panvel. Receipt No. 6157, dated 29/03/2019.

SEARCH FORM INDEX - II SINCE 01/01/1990 TO 29/03/2018.

1990	Books are found in torn condition hence no entry in respect of concern property is found
1991	Books are found in torn condition hence no entry in respect of concern property is found
1992	Books are found in torn condition hence no entry in respect of concern property is found
1993	Books are found in torn condition hence no entry in respect of concern property is found

Page 1 of 4 **KULDIP R. PATIL**
B.A., LL.B.
ADVOCATE HIGH COURT

1994	Books are found in torn condition hence no entry in respect of concern property is found
1995	Books are found in torn condition hence no entry in respect of concern property is found
1996	Books are found in torn condition hence no entry in respect of concern property is found
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2010	No entry in respect of concern property is found
2011	No entry in respect of concern property is found
2012	No entry in respect of concern property is found
2013	No entry in respect of concern property is found
2014	No entry in respect of concern property is found
2015	SRO no. 1 & 4 the concern records (Index-II) are not available for inspection sent for binding.
2016	SRO no. 1 & 4 the concern records (Index-II) are not available for inspection sent for binding.
2017	<u>TRANSACTIONS/ENTRIES</u> Agreement to Lease (Document Sr. No. PVL2- 11126/2017) The concern records (Index-II) are not available for inspection.

2018	The concern records (Index-II) are not available for inspection.
2019	<u>TRANSACTIONS/ENTRIES (Internet Entries)</u> Development Agreement (Document Sr. No. PVL2- 2272/2019) Deed of Rectification (Document Sr. No. PVL2- 3439/2019) The concern records (Index-II) are not available for inspection.

TRANSACTIONS FOR YEAR OF 2017:

AGREEMENT TO LEASE was executed by and between CIDCO LTD AND Mr. Rambhau Joma Mhatre made on 27/09/2017 in respect of the said Plot No. 06, Sector No. R-5, Vadghar and registered at Sub-Registrar, Panvel under document Sr. No **PVL2- 11126/2017**, dated 27/09/2017.

TRANSACTIONS FOR YEAR OF 2019:

- i) **DEVELOPMENT AGREEMENT** dated 21/02/2019 executed by and between Mr. Rambhau Joma Mhatre (hereinafter referred to as "The Said Licensees") of the One Part and M/s. AARCON through its Partner Mr. Champak Murji Dedhia (HUF) & Mr. Rahul Chandrakant Dedhia (HUF) (hereinafter referred to as "The Said Developer") therein referred to as the Developers of the Other Part and the Licensees therein agreed to the Developers therein and the Developers therein acquired from the Licensees therein the development rights for and in respect of the said property at or for the consideration and for an upon the terms and conditions therein contained. The said Development Agreement is registered with the Sub-Registrar of Assurances at Panvel under document Serial No. **PVL2- 2272/2019**, dated 21/02/2019.
- ii) **DEED OF RECTIFICATION** was executed by and between Mr. Rambhau Joma Mhatre AND M/s. AARCON through its Partner Mr. Champak Murji Dedhia (HUF) & Mr. Rahul Chandrakant Dedhia (HUF) in respect of the said plot and said/this document has corrected the document Serial No. **PVL2- 2272/2019**, dated 21/02/2019 and registered at Sub-Registrar, Panvel under document Sr. No **PVL2- 3439/2019**, dated 18/03/2019.

NOTE

- I) While investigation I found that the manual record (Year of 1989 to 2001) kept for perusal at SRO No. 1, Panvel in respect of Village **Vadghar** is found in a totally torn condition. SRO No. 2 record of Index-II from January 2003 to 2012 is found in a torn condition. In SRO No. 1 & 4 record of Index II from January 2015 & 2016 is sent for binding. Hence not ready for inspection. In SRO No. 1 to 5 record of Index II from January 2017 to till this date is not ready for inspection. Hence were not available for perusal.
- II) Many register books kept for search at the SRO Panvel are tornd and were found in a very critical and scattered position. Some pages are very light and unclear printing, thus whitening Index II not reading properly. Some register pages are misplaced hence were not available for perusal.
- III) This search report is subject to badly tornd and mutilated record of Index-II which is available in the office of Sub- registrar of assurances of Panvel.

Hence the Search Report is issued.

PLACE: - PANVEL.

DATE: - 29/03/2019.



KULDIP R. PATIL

B.A., LL.B.

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ENCL:

Receipt issued by the Sub-Registrar, Panvel- __, dated 29/03/2019,