

Search Report Plot No. 35, Sector - R-1

398/0

इतर पावती

Original/Duplicate

Tuesday, 26 June 2018 2:18 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8476

दिनांक: 26/06/2018

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड कुलदिप पाटिल

वर्णन प्लॉट नं 35 से नं R1 वडघर ता पनवेल

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: MH003146788201819E दिनांक: 26/06/2018

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र.३

: 9867053381.
8108986588.



KULDIP R. PATIL
B.A., L.L.B.
ADVOCATE HIGH COURT

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

Ref. No. /2018.

DATE: 26/06/2018.

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

I was requested by M/S. AARCON through its Partner Mr. Rahul Chandrakant Dedhia, Add. 221/222, 2nd floor, Sai Arced, 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 1989 to 26 June 2018. As per search taken by Mr. Samir Mokal (Search Clerk) and documents made available to me, I submit my report as under:-

DESCRIPTION OF PROPERTY:-

THE PROPERTY PLOT NO. 35, SECTOR NO. R-1, SITUATED AT PUSHPAK (VADGHAR), TAL.- PANVEL, DIST.- RAIGAD. (HEREINAFTER FOR THE REFERRED TO AS 'THE SAID LAND')

In the process of search I have gone through Index II for the period of 1989 to 26 June 2018 kept at the Sub-Register, Panvel. Receipt No. 8476, dated 26/06/2018.

SEARCH FORM INDEX - II SINCE 01/01/1989 TO 26/06/2018.

1989	Books are found in torn condition hence no entry in respect of concern property is found
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

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1993	Books are found in torn condition hence no entry in respect of concern property is found
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
1997	Books are found in torn condition hence no entry in respect of concern property is found
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2008	No entry in respect of concern property is found
2009	No entry in respect of concern property is found
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.



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2017	<u>TRANSACTION/ENTRIES</u> Lease Deed (Document Sr. No. PVL1- 4465/2017) The concern records (Index-II) are not available for inspection.
2018	<u>TRANSACTION/ENTRIES</u> Development Agreement (Document Sr. No. PVL2- 8087/2018) 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 1) Mr. Ashok Dattatray Bhopi, 2) Mr. Nikhil Ashok Bhopi made on 13/04/2017 in respect of the said Plot No. 35, Sector No. R-1, situated at Pushpak (Vadghar) and registered at Sub-Registrar, Panvel under document Sr. No PVL1-4464/2017, dated 16/06/2017.

TRANSACTIONS FOR YEAR OF 2018:

DEVELOPMENT AGREEMENT dated 20/06/2018 executed by and between M/s. Aarcon through Partners Mr. Champak Murji Dedhia (H.U.F.) & Mr. Rahul Chandrakant Dedhia through Mr. Rahul Chandrakant Dedhia (H.U.F.) (hereinafter referred to as "The Said Developer") therein referred to as the Developers of the One Part and 1) Mr. Ashok Dattatray Bhopi, 2) Mr. Nikhil Ashok Bhopi (Original Licensees) the Original Licensees of the Other Part, the Original Licensees therein agreed to the Developers therein and the Developers therein acquired from the Original 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 dated 20/06/2018 is registered with the Sub-Registrar of Assurances at Panvel under document Serial No. PVL2- 8087/2018.

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

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Y 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 to till this date is sent for binding. Hence not ready for inspection. In SRO No. 2, 3 & 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 report is subject to on the basis of the record made available for search in the office of SRO Panvel at that time.
- IV) 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: - 26/06/2018.

ENCL:

Receipt issued by the Sub-Registrar, Panvel- 3, dated 26/06/2018,



KULDIP R. PATIL

B.A., LL.B.

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