

SEARCH REPORT

Mr.M.H. GAVHANKAR
Flat No. 605, 6th Floor,
Krishna Harmony, Plot No.
151, Sector No. 4,
Karanjade, Tal. Panvel, Dist.
Raigad-410206

Ref. No. 07/2019-20

Date:16/05/2019

To,
M/s. Lakhani Builders Pvt Ltd,
Panvel.

Sir,

Sub. : Search Report in respect of the **Plot No. 73, Sector No. 05, Ulwe, Tal. Panvel, Dist. Raigad, Area 1549.14 sq.mtrs.**

I was asked to take Search above mentioned property in the **i) Sub Registrar Office, Panvel No. 01** and submit my report for the same. The Search of the above mentioned Property taken from the year **2007 to 2019**. I have gone through the available Index-II out of which some were either missing or torn and some were not so visible and on the basis of available information in the **ii) Sub-Registrar Office, Panvel - 02** and **iii) Sub Registrar Office, Panvel No. 03** and **iv) Sub- Registrar Office, Panvel - 04** and **v) Sub- Registrar Office, Panvel - 05** I hereby submit my report which is as under:-

Year	TRANSACTION'S (Sub Registrar Office, Panvel No. 01)	Entry
2007	Agreement to Lease Plot No. 73, Sector No. 05, Ulwe, Tal. Panvel, Dist. Raigad, Area 1549.14 sq.mtrs. Seller Name: CIDCO Ltd through its Purchaser Name: Atmaram Pandu Patil, Document No. 10146/2007 Date:25.12.2007	Yes
2008	Available Index are checked	NIL
2009	Available Index are checked	NIL
2010	Available Index are checked	NIL
2011	Available Index are checked	NIL
2012	Available Index are checked	NIL
2013	Index is not maintained available Index are checked	NIL
2014	Index is not maintained available Index are checked	NIL
2015	Index is not maintained available Index are checked	NIL
2016	Index is not maintained available Index are checked	NIL
2017	Index is loose conditions and not made available for search	NIL
2018	Index is loose conditions and not made available for search	NIL
2019	April 2019 Index is loose conditions and not made available for search	NIL

Year	TRANSACTION'S (Sub Registrar Office, Panvel No. 02)	Entry
2008	Available Index are checked	NIL
2009	Available Index are checked (Torn Condition)	NIL
2010	Available Index are checked (Torn Condition)	NIL
2011	Tripartite Agreement Plot No. 73, Sector No. 05, Ulwe, Tal. Panvel, Dist. Raigad, Area 1549.14 sq.mtrs. Seller Name: Suman Atmaram Patil, Balkrushna Atmaram Patil, Manohar Atmaram Patil, Ganesh Atmaram Patil, Pushpa Atmaram Patil, Sugandha Atmaram Patil, Chanda Atmaram Patil, Latika Atmaram Patil, Satish Abhmanu Patil through its Court Commissioner Ad. Prasad Konde Deshmukh and CIDCO Ltd through its M.N. Bhoir Purchaser Name: Janardan Jijaba Randive and Anshuman Ramrao through its POA Janardan Jijaba Randive Document No. 8419/2011 Date: 15.09.2011	NIL Yes
2012	Available Index are checked (Torn Condition)	NIL
2013	Available Index are checked (Torn Condition)	NIL
2014	Index is not maintained available Index are checked	NIL
2015	Index is not maintained available Index are checked	NIL
2016	Index is loose conditions and not made available for search	NIL
2017	Index is loose conditions and not made available for search	NIL
2018	Index is loose conditions and not made available for search	NIL
2019	April 2019 Index is loose conditions and not made available for search	NIL

Year	TRANSACTION'S (Sub Registrar Office, Panvel No. 03)	Entry
2008	Available Index are checked (Torn Condition)	NIL
2009	Available Index are checked (Torn Condition)	NIL
2010	Available Index are checked (Torn Condition)	NIL
2011	Available Index are checked (Torn Condition)	NIL
2012	Available Index are checked (Torn Condition)	NIL
2013	Index is not maintained available Index are checked	NIL
2014	Index is not maintained available Index are checked	NIL
2015	Index is not maintained available Index are checked	NIL
2016	Index is loose conditions and not made available for search	NIL
2017	Index is loose conditions and not made available for search	NIL
2018	Index is loose conditions and not made available for search	NIL
2019	April 2019 Index is loose conditions and not made available for search	NIL

Year	TRANSACTION'S (Sub Registrar Office, Panvel No. 04)	Entry
Oct 12	Available Index are checked	NIL
2013	Index is not maintained available Index are checked	NIL
2014	Index is not maintained available Index are checked	NIL
2015	Index is not maintained available Index are checked	NIL
2016	Index is loose conditions and not made available for search	NIL
2017	Index is loose conditions and not made available for search	NIL

2018	Index is loose conditions and not made available for search	NIL
2019	April 2019 Index is loose conditions and not made available for search	NIL

Year	TRANSACTION'S (Sub Registrar Office, Panvel No. 05)	Entry
2013	Index is not maintained available Index are checked	NIL
2014	Index is not maintained available Index are checked	NIL
2015	Index is not maintained available Index are checked	NIL
2016	Index is loose conditions and not made available for search	NIL
2017	Index is loose conditions and not made available for search	NIL
2018	Index is loose conditions and not made available for search	NIL
2019	April 2019 Index is loose conditions and not made available for search	NIL

There is no encumbrance against the property mentioned hereinabove and the Title of **Janardan Jijaba Randive and Anshuman Ramrao through its POA Janardan Jijaba Randive** of the **Plot No. 73, Sector No. 05, Ulwe, Tal. Panvel, Dist. Raigad, Area 1549.14 sq.mtrs** is clear subject Tripartite Agreement, Document No. 8419/2011, Date: 15.09.2011

Yours Faithfully


Mr. M. H. GAVHANKAR
Mr. M. H. GAVHANKAR
PROPERTY TITLE SEARCHER
 Serial No. II 11-17/168
 Mob.:- 9768771005

NOTE:

- Sub - Registrar Office No. 1, Index II Record for month 2002 to 2014 Index II Available and 2015 to 2018 is in mix and loose conditions and not made available for search.
- Sub - Registrar Office No. 2, Index II from February 2002 to 2015 Index II Available and 2016 to 2018 is in mix and loose conditions and not made available for search.
- Sub - Registrar Office No. 3, Index II Record for month 2005 to 2015 Index II Available and 2016 to 2018 is in mix and loose conditions and not made available for search.
- Sub - Registrar Office No. 4, Index II Record for month 2012 to 2014 Index II Available and 2016 to 2018 is in mix and loose conditions and not made available for search.
- Sub - Registrar Office No.5 , Index II from 2013 to 2015 Index II Available and 2016 to till date 2018 is in mix and loose conditions and not made available for search.
- The computerized records of sub registrar not maintained properly also some index-II (Manually and Computerized) area missing from the records and hence this search report is based upon the Index-II SRO Office subject to torn records/missing records
- Many register books kept for search at the Sub Registrar Office are torned and were found in very critical and scattered position. Some books pages are very Light Printing.

Report NO.	Name	Address
07	Janardan Jijaba Randive and Anshuman Ramrao	Plot No. 73, Sector No. 05, Ulwe, Tal. Panvel, Dist. Raigad, Area 1549.14 sq.mtrs