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,	165
	Document No. 10146/2007 Date: 25.12.2007 Available Index are checked	NIL
2008	Available Index are checked	
2009	Available Index are checked Available Index are checked	
2010		
2011	Available Index are checked	
2012	Available Index are checked	
2013	Index is not maintained available Index are checked	
2014	Index is not maintained available Index are checked Index is loose conditions and not made available for search Index is loose conditions and not made available for search April 2019 Index is loose conditions and not made available for search	
2015		
2016		
2017		
2018		
2019		

Year	TRANSACTION'S	Fact
2009 (Sub Registrar Office, Panyel No. 02)		Entry
2009	Available index are chocked	NIL
2010	Available Index are checked (Torn Condition)	NIL
2011	Avdiigble index are chocked (T	
	Tripartite Agreement (Torn Condition)	NIL
	Plot No. 73, Sector No. 05, Ulwe, Tal. Panvel, Dist. Raigad, Area 1549.14 sq.mtrs.	Yes
	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	
2012	Document No. 8419/2011 Date: 15.09.2011	
2013	Available Index are checked (Torn Condition)	NIL
2014	Available fillex are checked (Torn Carallia	NIL
2015	Tridex is not indintalned available Index	NIL
2016	IS NOT III dintalned available Index I	NIL
2017	arrack is 10036 Collultions and not made arrait to	NIL
2018	The food Continuity and not made	
2019	Index is loose conditions and not made available for search April 2019 Index is loose conditions and not made available	NIL NIL

Year	TRANSACTION'S	T
	(Sub Registrar Office, Panvel No. 03)	Entry
2008	Available Index are charlet (70.03)	
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	Available Index are checked (Torn Condition) Index is not maintained the condition (Torn Condition)	NIL
2014	Index is not maintained available Index are checked	NIL
2015	Index is not maintained available Index are checked Index is not maintained available Index are checked	NIL
2016	Index is not maintained available Index are checked Index is loose conditions and the 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 Index is loose conditions and not made available for search	NIL
2019	Index is loose conditions and not made available for search	NIL
	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	2171
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
	Index is not maintained available Index are checked	NIL
2016	Index is loose conditions and not made available for sourch	
2017	Index is loose conditions and not made available for search	NIL
	to reach and not made available for search	NIL

	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	INIL
	for search	

Year	TRANSACTION'S (Sub Registrar Office, Panvel No. 05)	Entry
2013	Index is not maintained available Index are checked	NIL.
2013	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
2017	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:

- a) 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.
- b) 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.
- c) 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.
- d) Sub Registrar Office No. 4, Index II Record for month 2012 to 2014 Index II Available and 2016 to 2018 is in m x and loose conditions and not made available for search.
- e) 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.
- f) 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
- g) 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