

3980

इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5551 दिनांक: 15/06/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड अजय गायकवाड

वर्णन 789/2020 प्लॉट नं 4ए सेक्टर 15 तळोजे पाचनंद पनवेल सन 1991 ते 2020 30 वर्षे

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Ranvel 3

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001249041202021E दिनांक: 15/06/2020

बँकेचे नाव व पत्ता:

SEARCH REPORT

Mr. Vijay A. Kalantre
Off-SS-II/54, Sector No.7,
Koperkhairane,
Navi Mumbai-400709

Dated : -17/06/2020

To,
Mr. Ajay Gaikwad,
Advocate High Court,
Vashi, Navi Mumbai.

Ref :- Property Search for Plot No.4A, admeasuring area 1800.18 sq. mtrs. Sector No.15, situate at Village –Taloja- Pachnand, Taluka Panvel, Dist. Raigad in the name of M/s.Oscar Infrastructure Logistics Pvt. Ltd.

Dear Sir,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Sub-Registrar at Panvel-1, Panvel-2, Panvel-3, Panvel-4, and Panvel-5 at Panvel, from 1991 to 2020 (30 years). I have found the following Index-II in the abovementioned Sub-Registrar offices for the abovementioned property. From the available records:-

NOTE :

<u>Panvel-1, office</u>	<u>REPORT</u>
1991 to 1992	: Index –II Torn Condition
1993 to 1996	: Some Index –II Torn Condition
1997 to 1999	: Some Index –II Torn Condition & loose Condition
2000 to 2005	: Records are not properly maintained
2006	: NIL
2007	: NIL
2008	: Some records are in torn condition
2009 to 2013	: NIL
2014 to 2016	: Available Index-II are Checked (Index-II are in Loose Condition)
January 2017 till date	: Index-II Not Ready 

Panvel-2, office **REPORT**

2002 to 2004 : Record is not properly maintained
2005 : Some records are in torn condition
2006 & 2007 : NIL
2008 : Some records are in torn condition
2009 to 2013 : NIL
2014 to 2016 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2017 till date : Index-II Not Ready

Panvel-3, office **REPORT**

2005 : Some records are in torn condition
2006 to 2013 : NIL
2014 to 2016 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2017 till date : Index-II Not Ready

Panvel-4, office **REPORT**

2012 & 2013 : NIL
2014 to 2016 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2017 till date : Index-II Not Ready

Panvel-5, office **REPORT**

2013 : NIL
2014 to 2016 : Available Index-II are Checked
(Index-II are in Loose Condition)
January 2017 till date : Index-II Not Ready 

I have found as Follows:-

1. As per the Document Number Provided and computer verified by me from the 2008 entry records of Sub-Registrar office. Document No.01358/2008 registered on 12/02/2008 is a Agreement to Lease for Plot No.4A, admeasuring area 1800.18 sq. mtrs. Sector No.15, is recorded in the name of Bhagwan Raghunath Bhoir and 5 others the records of Sub-Registrar Panvel-1. The Seller is CIDCO Ltd. The Value is Rs.30,603/- and the stamp duty paid is Rs.1600/-
2. As per the Document Number Provided and computer verified by me from the 2008 entry records of Sub-Registrar office. Document No.08650/2008 registered on 29/09/2008 is a Tripartite Agreement for Plot No.4A, admeasuring area 1800.18 sq. mtrs. Sector No.15, is recorded in the name of M/s.KRISHNA DEVELOPERS through its Proprietor Sunil R. Israni in the records of Sub-Registrar Panvel-3. The Sellers are Bhagwan Raghunath Bhoir and 5 others. The Value is Rs.30,603/- and the stamp duty paid is Rs.10,93,625/-
3. As per the Document Number Provided and computer verified by me from the 2010 entry records of Sub-Registrar office. Document No.09268/2010 registered on 20/09/2010 is a Tripartite Agreement for Plot No.4A, admeasuring area 1800.18 sq. mtrs. Sector No.15, is recorded in the name of M/s.Oscar Infrastructure Logistics Pvt.Ltd. through its Director Rahul Joshi, the records of Sub-Registrar Panvel-3. The Sellers are M/s.KRISHNA DEVELOPERS through its Proprietor Sunil R. Israni. The Value is Rs.0/- and the stamp duty paid is Rs.1,71,200/-

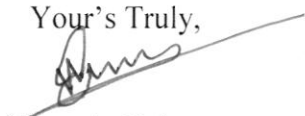
My Report on the search carried me is subject to the following: -

1. As some of the documents in the office of the Sub Registrar Offices of the Assurances are kept in a loose and are in torn condition and the same is not up-dated from time to time, the Index II for all the years mentioned in the report are not made available in the office of the Sub Registrar Offices of the Assurances, hence, I cannot furnish details of transactions taken place in relation to the above property during the above years. It is also seen that the Index II is not being maintained and kept up dated.
2. Therefore, subject to the above, I conclude, that there are no other transactions recorded in respect of the said Plot other than that reported in my findings above. 

3. This search report is qualified in value and submitted from the records available "On as is where is basis" without any liability on the part of the undersigned.

I enclose receipt No.5551 dated 15/06/2020 for Rs.750/- deposited for Search in the Office of the Sub-Registrar Panvel-3.

Your's Truly,



Vijay A. Kalantre

(Search Clerk)