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इतर पावती

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5552 दिनांक: 15/06/2020

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल3-0-2020

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ऍड अजय गायकवाड

वर्णन अर्ज क्र 790/2020 प्लॉट नं 5 सेक्टर 15 तळोजे पाचनंद पनवेल सन 1991 ते 2020 30 वर्षे
शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Panvel 3

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001248869202021E 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.5, admeasuring area 1799.91 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 2007 entry records of Sub-Registrar office. Document No.119/2007 registered on 04/01/2007 is a Agreement to Lease for Plot No.5, admeasuring area 1799.91 sq. mtrs. Sector No.15, is recorded in the name of Shri. Dhondu Kana Patil the records of Sub-Registrar Panvel-3. The Seller is CIDCO Ltd. The Value is Rs.27,900/- and the stamp duty paid is Rs.2350/-
2. As per the Document Number Provided and computer verified by me from the 2007 entry records of Sub-Registrar office. Document No.2783/2007 registered on 13/03/2007 is a Tripartite Agreement for Plot No.5, admeasuring area 1799.91 sq. mtrs. Sector No.15, is recorded in the name of M/s.AM CONSTRUCTION through its Proprietor Abdul Kasam Majothi the records of Sub-Registrar Panvel-3. The Sellers is Shri. Dhondu Kana Patil. The Value is Rs.27,900/- and the stamp duty paid is Rs.99,000/-
3. As per the Document Number Provided and computer verified by me from the 2007 entry records of Sub-Registrar office. Document No.07986/2007 registered on 03/06/2007 is a Tripartite Agreement for Plot No.5, admeasuring area 1799.91 sq. mtrs. Sector No.15, is recorded in the name of M/s.Tirupati Land Infrastructure Pvt. Ltd. through its Director Akhilesh Jain, in the records of Sub-Registrar Panvel-3. The Sellers are M/s.AM CONSTRUCTION through its Proprietor Abdul Kasam Majothi. The Value is Rs.27900 /- and the stamp duty paid is Rs.36,000/-
4. As per the Document Number Provided and computer verified by me from the 2010 entry records of Sub-Registrar office. Document No.11064/2010 registered on 04/11/2010 is a Tripartite Agreement for Plot No.5, admeasuring area 1799.91 sq. mtrs. Sector No.15, is recorded in the name of M/s.Oscar Infrastructure Logistics Pvt. Ltd. the records of Sub-Registrar Panvel-3. The Sellers is M/s.Tirupati Land Infrastructure Pvt. Ltd. through its Director Akhilesh Jain. 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.5552 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)