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इतर
पावती

Original/Duplicate

Thursday, 14 January 2016 1:16
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 600 दिनांक: 14/01/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पबल1-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: एंड वीलेश आर ओमवाल

वर्णन अर्ज क्र 227/2016 मोजे पनवेल पायनल प्लॉट नं.410/3 सन 1987 ते 2015

शोध व निरीक्षण

₹. 750.00

एकूण:

₹. 750.00

JOINT S R PANVEL 1
सह दुय्यम निबंधक, वंग-:

(सदवेत-१)

1); देवकाचा प्रकार: eChallan रकम: ₹.750/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: MH006399775201516E दिनांक: 14/01/2016

बँकेचे नाव व पत्ता:

SHAILESH R. OSWAL

B. Com., LL.B.

ADVOCATE

Off- 101, 1st Floor, Virupaksha Plaza, Above Cambridge Shop, Near Virupaksha Mandir, Shivaji Road, Panvel - 410 206, Tel: (0) 02227491002, (M) 9324058969

Ref. No. :

Date :- 20/01/2016

SEARCH REPORT & TITLE CERTIFICATE

Sub: Search & Title certificate report with Respect to property bearing Final Plot No. 410, Sub-Plot No. 3, situated at Panvel, Taluka Panvel, District Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTION -

On the request of **SHRI ARVIND LAXMAN PATIL PATKAR**, having its address Anantakrupa, Mahesh Pralap Road, Panvel, Taluka Panvel, District Raigad I have taken search in respect of the property, which is described as follows.

2) PROPERTY DESCRIPTION :-

All that pieces and parcel of land situated, lying at Panvel, Taluka Panvel, District Raigad in the registration District of Raigad, and within the jurisdiction of Joint Sub-Registrar of Assurance at Panvel and within the limit of Panvel Nagar Parishad as described in the revenue record as under :-

| Final Plot No. | Area |
|----------------|------------------|
| 410/3 | 820.20 Sq. Meter |

(Hereinafter referred to as the "Said Property")

3) SEARCH :

Accordingly, I have carried out search of the Index No. II as maintained in the office of Joint Sub-Registrar of Assurances at Panvel Registrar of Assurance of Panvel for a period of 30 years i.e. from 1/1/1987 to 30/1/2016, vide Receipt No. 600 dated 14/1/2016, and revenue record with respect to the said property. Note of search are reproduced herein below.

4) DOCUMENTS :

For the purpose of investigation of title and search of the said property, I also perused the following documents:

- 7/12 extract
- Zerox copy of sale deed dated 6/6/1974, Deed of Conveyance 9/3/2004, Correction deed dated 28/3/2015

5) CONCLUSION :

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, I am of the opinion that,

- That said land is owned by M/s. Swastik Enterprises, a partnership firm through its Partner Shri Arvind Laxman Patil Patkar, Shri Prakash Vinayak Desai and Shri Harshodrai Vrajlal Shah (H.U.F.)
- That title of M/s. Swastik Enterprises, a partnership firm through its Partner Shri Arvind Laxman Patil Patkar, Shri Prakash Vinayak Desai and Shri Harshodrai Vrajlal Shah (H.U.F.) over the said property is clear and marketable.


Adv. Shailesh R. Oswal

iii) That there are no encumbrance or charge recorded against said property.

5) **CERTIFICATE OF TITLE :**

On the basis of the above discussion and search carried out by me I certify that title of M/s. Swastik Enterprises, a partnership firm through its Partner Shri Arvind Laxman Patil Patkar, Shri Prakash Vinayak Desai and Shri Harshadrai Vrajlal Shah (H.U.F.) over the said property is clear, marketable and without any encumbrance.

Search receipt dated 20/1/2016 is annexed herewith


Adv. Shailesh R. Oswal

(Shailesh Ramlal Oswal)

Advocate

SHAILESH R. OSWAL

B. Com., LL.B.

ADVOCATE

Off- 101, 1st Floor, Virupaksha Plaza, Above Cambridge Shop, Near Virupaksha Mandir, Shivaji Road,
Panvel - 410 306, Tel: (0) 0227491002, (M) 9324081965

Ref. No :- 01

Date :- 15/01/2016

NOTES OF SEARCH FROM index II since
01/01/1987 to 10/01/2016 from Registration office Panvel-1, Panvel-2, Panvel-3, Panvel-4 and
Panvel-5

| Year | Findings |
|------|--|
| 1987 | Village Entry Not found Register is in Torn Conditions |
| 1988 | Register is in Torn Conditions |
| 1989 | Village Entry Not found Register is in Torn Conditions |
| 1990 | Village Entry Not found Register is in Torn Conditions |
| 1991 | Village Entry Not found Register is in Torn Conditions |
| 1992 | Village Entry Not found Register is in Torn Conditions |
| 1993 | Village Entry Not found Register is in Torn Conditions |
| 1994 | Village Entry Not found Register is in Torn Conditions |
| 1995 | Register is in Torn Conditions |
| 1996 | Village Entry Not found Register is in Torn Conditions |
| 1997 | Village Entry Not found Register is in Torn Conditions |
| 1998 | Village Entry Not found Register is in Torn Conditions |
| 1999 | Village Entry Not found Register is in Torn Conditions |
| 2000 | Village Entry Not found Register is in Torn Conditions |
| 2001 | Village Entry Not found Register is in Torn Conditions |
| 2002 | No entry found |
| 2003 | No Entry Found |
| 2004 | Deed of Conveyance dated 9/3/2004, executed by and between M/s. Tulidas Tahilram, a Partnership firm through its Partners therein referred to as "Vendors" and M/s. Swastik Enterprises, a partnership firm through its Partner Shri Arvind Laxman Patil Patkar, Shri Prakash Vinayak Desai and Shri Harshadrai Vrajaji Shah (H.U.F.) , therein referred to as "Purchasers", the said Deed of Conveyance is registered with joint sub-registrar of assurance Panvel-1, under Document Serial No. PVL1 - 1620 - 2004. |
| 2005 | Correction Deed dated 18/3/2005, executed by and between M/s. Tulidas Tahilram, a Partnership firm through its Partners therein referred to as "Vendors" and M/s. Swastik Enterprises, a partnership firm through its Partner |


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| | |
|------|---|
| | Shri Arvind Loeman Patil Patkar, Shri Prakash Vinayak Desai and Shri Harshadrai Vrajaji Shah (H.U.F.), therein referred to as "Purchasers", the said Deed of Conveyance is registered with Joint sub-registrar of assurance Panvel-1, under Document Serial No. PVL1 - 2594 - 2005. |
| 2006 | No Entry Found |
| 2007 | No Entry Found |
| 2008 | No Entry Found |
| 2009 | No Entry Found |
| 2010 | No Entry Found |
| 2011 | No Entry Found |
| 2012 | No Entry Found |
| 2013 | No Entry Found |
| 2014 | No Entry Found |
| 2015 | No Entry Found |
| 2016 | No Entry Found |

- 1] Index - II Record of Year 1987 to 2001 (Manual Index) available for search is almost in torn condition and pages are missing.
- 2] Computerized Index - II of the Year 2002 to 2016 are not bounded alphabetically and in haphazard manner and in most of offices Index - II Record of 2015 and 2016 is in mis and loose conditions.

3] There was no record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to the respective village

Place : Panvel

Dated : 20/1/2015


Adv. Shalish R. Gawal
 (Shalish Ramlal Gawal)

Advocate

Search taken through application no.227/2016, Panvel-1

receipt no.600 dated 14/1/2016

86/0

इतर
पावती

Original/Duplicate

Thursday, 14 January 2016 1:28
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 602 दिनांक: 14/01/2016

मावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पबल1-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: एंड शीलेश आर ओतवाल

वर्णन अर्ज क्र 227/2016 मोजे पनवेल फायनल प्लॉट नं. 410/4 सन 1987 ते 2015

सोय व निरीक्षण

₹. 750.00

एकूण:

₹. 750.00


 JOINT S. R. PANVEL
 सहस्रचालक, वना
 (पनवेल-१)

1): देयकाचा प्रकार: eChallan रक्कम: ₹.750/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: MH006399660201516E दिनांक: 14/01/2016

बँकेचे नाव व पत्ता:

SHAILESH R. OSWAL

B. Com., LL.B.

ADVOCATE

Off- 101, 1st Floor, Virupaksha Plaza, Above Cambridge Shop, Near Virupaksha Mandir, Shivaji Road,
Parvel - 410 205, Tel:-(D) 02227491001, (M) 9324058909

Ref. No :-

Date :- 20/01/2016

SEARCH REPORT & TITLE CERTIFICATE

Sub :- Search & Title certificate report with respect to property bearing Final Plot No. 410, Sub Plot No. 4, situated at Parvel, Taluka Parvel, District Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTION:

On the request of **SHRI ARVIND LAXMAN PATIL PATKAR**, having its address Anantkrupa, Maharana Pratap Road, Parvel, Taluka Parvel, District Raigad I have taken search in respect of the property, which is described as follows.

2) PROPERTY DESCRIPTION:

All that pieces and parcel of land situated, lying at Parvel, Taluka Parvel, District Raigad in the registration District of Raigad, and within the jurisdiction of Joint Sub - Registrar of Assurance at Parvel and within the limit of Parvel Nagar Parishad as described in the revenue record as under :-

| Final Plot No. | Area |
|----------------|----------------|
| 410/4 | 1250 Sq. Meter |

(Hereinafter referred to as the "Said Property")

3) SEARCH:

Accordingly, I have carried out search of the Index No. II as maintained in the office of Joint Sub-Registrar of Assurance at Parvel Registrar of Assurance of Parvel for a period of 30 years i.e. from 1/1/1987 to 30/1/2016, vide Receipt No. 602 dated 14/1/2016, and revenue record with respect to the said property. Note of search are reproduced herein below.

4) DOCUMENTS:

For the purpose of investigation of title and search of the said property, I also perused the following documents:

- 7/12 extract
- Zerox copy of conveyance deed 10/6/2004.

5) CONCLUSION:

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, I am of the opinion that,

- That said land is owned by M/s. Kalash Construction, a Partnership firm through its Partner **SHRI ARVIND LAXMAN PATIL PATKAR** and **SHRI PRAKASH VINAYAK DESAI**.
- That title of M/s. Kalash Construction, a Partnership firm through its Partner **SHRI ARVIND LAXMAN PATIL PATKAR** and **SHRI PRAKASH VINAYAK DESAI** over the said property is clear and marketable.
- That there are no encumbrance or charge recorded against said property.


Adv. Shailesh R. Oswal

6] CERTIFICATE OF TITLE :

On the basis of the above discussion and search carried out by me I certify that title of M/s. Kalash Construction, a Partnership firm through its Partner **SHRI ARVIND LAXMAN PATIL PATKAR** and **SHRI PRAKASH VINAYAK DESAI** over the said property is clear, marketable and without any encumbrance.

Search receipt dated 20/1/2016 is annexed herewith


Adv. Shailesh R. Oswal

(Shailesh Ramlal Oswal)

Advocate

SHAILESH R. OSWAL

R. Com., LL.B.

ADVOCATE

Off: 101, 1st Floor, Virupaksha Plaza, Above Cambridge Shop, Near Virupaksha Mandir, Shivaji Road,
Panvel - 410 206, Tel:- (D) 02227491002, (M) 9324058969

Ref. No :- 01

Date :- 16/01/2016

NOTES OF SEARCH FROM Index 1 since
01/01/1987 to 10/01/2016 from Registration office Panvel-1, Panvel-2, Panvel-3, Panvel 4 and
Panvel 5

| Year | Findings |
|------|---|
| 1987 | Village Entry Not found Register is in Torn Conditions |
| 1988 | Register is in Torn Conditions |
| 1989 | Village Entry Not found Register is in Torn Conditions |
| 1990 | Village Entry Not found Register is in Torn Conditions |
| 1991 | Village Entry Not found Register is in Torn Conditions |
| 1992 | Village Entry Not found Register is in Torn Conditions |
| 1993 | Village Entry Not found Register is in Torn Conditions |
| 1994 | Village Entry Not found Register is in Torn Conditions |
| 1995 | Register is in Torn Conditions |
| 1996 | Village Entry Not found Register is in Torn Conditions |
| 1997 | Village Entry Not found Register is in Torn Conditions |
| 1998 | Village Entry Not found Register is in Torn Conditions |
| 1999 | Village Entry Not found Register is in Torn Conditions |
| 2000 | Village Entry Not found Register is in Torn Conditions |
| 2001 | Village Entry Not found Register is in Torn Conditions |
| 2002 | No entry found |
| 2003 | No Entry Found |
| 2004 | Sale Deed executed in respect of said property by and between Smt. Padma Naraindas Jhenzli and others therein referred to as Vendors and M/A. Shri Kalash Construction, a Partnership firm through its Partner SHRI ARVIND LAXMAN PATIL PATKAR and SHRI PRAKASH VINAYAK DESAI there in referred to as Purchasers, vide Sale deed dated 10/6/2004, which is registered with joint sub-registrar of assurance Panvel-1, under Document Serial No. PVL1 - 4193 - 2004, On 10/6/2004. |
| 2005 | No Entry Found |
| 2006 | No Entry Found |
| 2007 | No Entry Found |


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| | |
|------|----------------|
| 2008 | No Entry Found |
| 2009 | No Entry Found |
| 2010 | No Entry Found |
| 2011 | No Entry Found |
| 2012 | No Entry Found |
| 2013 | No Entry Found |
| 2014 | No Entry Found |
| 2015 | No Entry Found |
| 2016 | No Entry Found |

- 1) Index – II Record of Year 1987 to 2001 (Manual Index) available for search is almost in torn condition and pages are missing
- 2) Computerized Index – II of the Year 2002 to 2016 are not bounded alphabetically and in haphazard manner and in most of offices Index – II Record of 2015 and 2016 is in mix and loose conditions.
- 3) There was no record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to the respective village

Place : Panvel

Dated : 20/1/2015

Adv. Shailesh R. Oswal

[Shailesh Ramlal Oswal]

Advocate

Search taken through application no.227/2016, Panvel-1

receipt no.602 dated 14/1/2016