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इतर पावती

Original/Duplicate

Friday, 06 January 2017 5:54 PM

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 85 दिनांक: 06/01/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: कलन3-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: मयुर एन सुर्ते

वर्णन अर्ज क्रमांक 35/2017 मौजे कांचनगांव जुगा स नं 135 नविन स नं 92 सन 2008-2017 शोध 10 वर्ष

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

सह दुय्यम निबंधक वर्ग १ कार्यालय क्र. ३

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007429584201617E दिनांक: 06/01/2017

बँकेचे नाव व पत्ता:

MAYUR N. SURTE

SEARCHER

Room No. 2, Nira Niwas, Near Sakharam Nagar Complex, Kopar Cross Road,
Dombivli (West) - 421 202 Mobile No. 9819369449

Date :- 09/01/2017

SEARCH REPORT

Re:- Property bearing Old S. No. 135, New S.No.92, Area 4250 Sq.Mtrs. Owner Nanibai Gajanan Pharda & Others situate at Mouje - Kanchangaon, Taluka Kalyan, Dist. Thane

I have taken the search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the office of Sub Registrar Kalyan 1 To 5 for the period of 10 years i.e. 2008 To 2017.

I could not taken the search for the year 2013 & 2017 the INDEX-II Register are still not ready in the office of Sub-Register Kalyan 1 for the year 2013 To 2017 the INDEX-II Register are still not ready in the office of Sub-Register Kalyan 4 for the years 2015 & 2017 the INDEX-II Register are still not ready in the office of Sub-Registrar Kalyan 2,3& 5

SEARCH REPORT IS AS UNDER:-

At Sub-Registrar Office Kalyan - 1 from 2008 To 2017

YEAR	TRANSACTION
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Record Not Ready
2014	Nil
2015	Transaction
2016	Record Not Ready
2017	Record Not Ready

The Transaction of the above mentioned property of which the details is as under :-

TRANSACTION FOR THE YEAR 2015:-

Notice Of Lease Pendancy Rs. 1/- Market Value Rs. 1/-

New S.No.135, Old S. No. 92, New S.No. 136, Old S.No. 91, Area 4950 Sq.Mtrs

Vendor :- Deepak Mukund Patil

Purchaser :-

Date of Execution 23/01/2015

Date of Registration 23/01/2015

Registration No.KLN-1- 848/2015

Stamp Duty Rs.200/- Registration Fee Rs. 100/-

At Sub-Registrar Office Kalyan - 2 from 2008 To 2017

YEAR	TRANSACTION
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Record Not Ready
2016	Record Not Ready
2017	Record Not Ready

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At Sub-Registrar Office Kalyan - 3 from 2008 to 2017

YEAR	TRANSACTION
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Record Not Ready
2016	Record Not Ready
2017	Record Not Ready

At Sub-Registrar Office Kalyan - 4 from 2008 to 2017

YEAR	TRANSACTION
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Record Not Ready
2014	Record Not Ready
2015	Record Not Ready
2016	Record Not Ready
2017	Record Not Ready

At Sub-Registrar Office Kalyan - 5 from 2011 to 2017

YEAR	TRANSACTION
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Record Not Ready
2016	Record Not Ready
2017	Record Not Ready

NOTE:- Building Known as Om Residency Constructed said this Old S. No.135 & New S.No. 92

NOTE :- According to available Computerised Index-II register in the office of Sub Registrar Kalyan 1 To 5,


Attached Govt. Fees paid vide Receipt No. 85,

Search Application No. 35/2017 DATED 06/01/2017

HENCE THIS SEARCH REPORT;

Place : Dombivli.

Date : 09/01/2017


MAYUR N. SURTE
Searcher

5/1

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PATIL & ASSOCIATES

Off : Ground floor, Reti Bhavan Bldg. No.2, Near Rly. St., M.G. Road,
Dombivli (W), Dist. Thane - 421202.

ADVOCATES & CONSULTANTS

REF : PA/05/TITLE/2017

DATED : 13/06/2017

TITLE REPORT

I have perused the photocopies of the documents pertaining to the property described as property bearing **Old Survey No. 135, New Survey No. 92, area admeasuring 4250 sq. mtrs.**, situated at Mouje Kanchangaon, Taluka Kalyan, District Thane as provided by our client Mr. Sanjay Ramnarayan Singh partner of M/s. Om Swayambhu Siddhivinayak Builders and Developers.

The inspection of photocopy of Title Certificate issued by Adv. Shripad Bhosale dated 20/09/2012, Title Certificate dated 10/01/2017 issued by M/s. Patil & Associates, through its Advocate Mr. Vishal Patil and certified true copy of Order dated 20/02/2016 issued by the Hon'ble Joint Civil Judge, Senior Division, Kalyan in Special Civil Suit No. 358 of 2014 provided by our clients reveals that Mr. Deepak Mukund Patil, the Plaintiff therein have duly registered Notice of Lis Pendency dated 23/01/2015 in the office of Sub-Registrar of Assurances, Kalyan-1 bearing Registration No. KLN-1-848/2015 dated 23/01/2015.

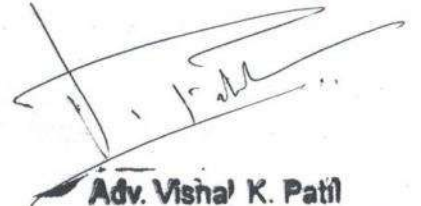
It further reveals that by an Order dated 20/02/2016 passed by the Hon'ble Joint Civil Judge, Senior Division, Kalyan in Special Civil Suit No. 358 of 2014, the said Suit for Declaration and Injunction and for Damages and Compensation is disposed off as dismissed and the proceedings are closed.

Phone : 9867980487
email : adv.vishalpatil@gmail.com

Pursuant to the said Order dated 20/02/2016 and Title Certificate dated 10/01/2017, I am of the opinion that the above property is clean, clear and marketable and that the same is free from defects and encumbrances.

This Title Report is issued on the request of our client and on perusal of the photocopies of the documents provided by Mr. Sanjay Ramnarayan Singh partner of M/s. Om Swayambhu Siddhivinayak Builders and Developers.

Under my signature on this 13th day of June, 2017 at Dombivli.



Adv. Vishal K. Patil
PATIL & ASSOCIATES
Ground Floor, 'Reti Bhavan' Bldg. Annex,
M.G. Road, Dombivli (W) - 421 202, Dist. Thane