

# Gajendra J. Waity

B.A., LL.B.

## ADVOCATE, HIGH COURT

Office:- Tirtharaj Apartment, PL- 5B, Bldg. No.3, Room No. 2, Sector- 9,  
Khanda Colony, New Panvel- 410206  
Email: - [gjwaity@gmail.com](mailto:gjwaity@gmail.com) , Mobile No. 9920431204.

Ref:-267/SD/2020

Date:- 27.07.2020

## SEARCH REPORT

**Subject :-** Search Report with Respect to all that pieces and parcels of land bearing Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel, Dist. Raigad, lying in the limits of The Sub-Registrar Panvel 1 to 5 Office.

### TO WHOMSOEVER IT MAY CONCERN

#### 1) INSTRUCTIONS :

On the request of my client **M/s Shubham Infra**, having office at, Office No. 707, Parth Solitaire, Plot No. 02, Sector- 9E, Near D-Mart, Kalamboli, Navi Mumbai- 410218, I have carried out search in respect of the said property which is described as follows and have given my Title Report in request thereof.

#### 2) PROPERTY DESCRIPTIONS :

All that piece and parcel of Land bearing Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel, Dist. Raigad being and lying in the limits of The Sub-Registrar Panvel 1 to 5 Office.



### 3) SEARCH :

Accordingly, I have taken search of the Index No. II as maintained in the office of The Sub-Registrar Panvel No. 1 to 5 Office for a period of 30 years i.e. from 1991 to 2020, vide Search Receipt No. 6176 dated 20.07.2020 with respect to the said property.

During my search of Index II maintained in the office of the Sub-Registrar Panvel No. 1 to 5, I have gone through following entries.

YEAR	FINDINGS
1990	No Entry Found (books are in torn condition)
1991	No Entry Found (books are in torn condition)
1992	No Entry Found (books are in torn condition)
1993	No Entry Found (books are in torn condition)
1994	No Entry Found (books are in torn condition)
1995	No Entry Found (books are in torn condition)
1996	No Entry Found (books are in torn condition)
1997	No Entry Found (books are in torn condition)
1998	No Entry Found (books are in torn condition)
1999	No Entry Found (books are in torn condition)
2000	No Entry Found (books are in torn condition)
2001	No Entry Found (books are in torn condition)
2002	No Entry Found (books of Panvel 2 are in torn condition)
2003	No Entry Found (books of Panvel 2 are in torn condition)
2004	No Entry Found (books of Panvel 2 are in torn condition)





2005	No Entry Found (books of Panel 2 are in torn condition)
2006	No Entry Found (books of Panel 2 are in torn condition)
2007	No Entry Found (books of Panel 2 are in torn condition)
2008	No Entry Found (books of Panel 2 are in torn condition)
2009	No Entry Found (books of Panel 2 are in torn condition)
2010	No Entry Found (books of Panel 2 are in torn condition)
2011	No Entry Found (books of Panel 2 are in torn condition)
2012	No Entry Found (books of Panel 2 are in torn condition)
2013	No Entry Found (books of Panel 2 are in torn condition)
2014	No Entry Found
2015	No Entry Found  (books of Panel 1 & 2 are available in loose conditions are also checked)
2016	Registration No. 3875/2016, Registration date 01/06/2016  (books of Panel 1 & 2 are available in loose conditions are also checked)
2017	No Entry Found  (books of Panel 1 & 2 are available in loose conditions are also checked)
2018	No Entry Found  (books of Panel 1, 2, 3 & 4 are available in loose conditions are also checked)
2019	No Entry Found  Books of Index- II are not ready hence took online search
2020	Registration No. 711/2020, Registration date 17/01/2020  Books of Index- II are not ready hence took online search



**4) DETAILS OF FOUND ENTRIES :**

**A) 2016**

**1) Registration No. 3875/2016**

Sale Deed

Gat No. Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel,  
Dist. Raigad, admeasuring 0-61-60 and 0-09-30.

Between

Ananta Chahu Nighukar

AND

Rakesh Harishchandra Nighukar

Exe. Date- 31/05/2016

Reg. Date- 01/06/2016

**B) 2020**

**2) Registration No. 711/2020**

Sale Deed

Gat No. Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel,  
Dist. Raigad, admeasuring 0-61-60 and 0-09-30.

Between

Rakesh Harishchandra Nighukar

AND

M/s Shubham Infra

Exe. Date- 17/01/2020

Reg. Date- 17/01/2020

**5) INFORMATION :**

I have gathered information by taking search from office of  
the Sub-Registrar Panvel No. 1 to 5 Office about the said  
property.



**6) CONCLUSION :**


The abovesaid entries in respect of the said property under search are found during my search. I advise you to demand the copy of abovesaid document from the owner of said land. Study the documents and analyze the effect of the said documents on your future dealing in respect of said Land.

Hence this search report is issued today.

Place : New Panvel

Dated : 27/07/2020

Yours truly,

  
**GAJENDRA J. WAITY**  
(B.A., LLB)  
ADVOCATE HIGH COURT  
Shop No.6, Ashapura Apt.,  
Plot No.14, Sector-9, Khanda Colony,  
New Panvel - 410208.

# Gajendra J. Waity

B.A., L.L.B.

**ADVOCATE, HIGH COURT**

Office:- Tirtharaj Apartment, PL- 5B, Bldg. No.3, Room No. 2, Sector- 9,  
Khanda Colony, New Panvel- 410206  
Email: - [gjwaity@gmail.com](mailto:gjwaity@gmail.com), Mobile No. 9920431204.

Ref:- 268/SD/2020

Date:- 27.07.2020

## **TITLE CERTIFICATE**

### **1) INSTRUCTIONS :**

On the request of my client **Shubham Infra**, having office at, Office No. 707, Parth Solitaire, Plot No. 02, Sector- 9E, Near D-Mart, Kalamboli, Navi Mumbai- 410218, I have carried out search in respect of the said property which is described as follows and have given my title report in request thereof.

### **2) PROPERTY DESCRIPTIONS :**

All that piece and parcel of Land bearing Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel, Dist. Raigad being and lying in the limits of The Sub-Registrar Panvel 1 to 5 Office.

### **3) SEARCH :**

Accordingly, I have taken search of the Index No. II as maintained in the office of The Sub-Registrar Panvel No. 1 to 5 Office for a period of 30 years i.e. from 1991 to 2020, wide Search Receipt No. 6176 dated 20.07.2020 with respect to the said property. During the search, I did not find any transaction encumbering the said property in any manner.





#### 4) INFORMATION :

I have gathered information by taking search from office of the Sub-Registrar Panvel No. 1 to 5 about the said property.

#### 5) DOCUMENTS :

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

- a) 7/12 Extract and Mutation Entries pertaining to the all that piece and parcel of Land bearing Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel, Dist. Raigad
- b) Sale Deed dated 31<sup>st</sup> May, 2016
- c) Sale Deed dated 17<sup>th</sup> January, 2020

#### 6) INCIDENTS :

a) As per the 7/12 Extract and Mutation Entries pertaining to the all that piece and parcel of Land bearing Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel, Dist. Raigad, it can be understood that the said property was in the possession and ownership of Mr. Ananta Chahu Nighukar. After the Vardi given by Mr. Ananta Chahu Nighukar, the Tehsilda served proper notices to Anant Shivram Pradhan, Dvarakanath Jayram Pradhan, Vasant Parshuram Pradhan and Parshuram Jayram Pradhan. However, the said people did not take any objection and the name of Mr. Ananta Chahu Nighukar was entered as owner and possessor of the said Property.

b) As per Sale Deed dated 31<sup>st</sup> May, 2016 which is duly executed and registered with Sub-Registrar Panvel 1 on 1<sup>st</sup>



June, 2016, having document registered number 3875/2016, it contends that, **Mr. Ananta Chahu Nighukar** having residence at, Mukam Pendhar, Taluka Panvel, Dist. Raigad has sold and transferred his ownership rights and interest in respect of piece and parcel of land bearing Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel, Dist. Raigad to **Mr. Rakesh Harishchandra Nighukar** having residence at, Mukam Pendhar, Taluka Panvel, Dist. Raigad.

c) As per Sale Deed dated 17<sup>th</sup> January, 2020 which is duly executed and registered with Sub-Registrar Panvel- 4 on 17<sup>th</sup> January, 2020, having document registered number 711/2020, it contends that, **Mr. Rakesh Harishchandra Nighukar** having residence at, Mukam Pendhar, Taluka Panvel, Dist. Raigad has sold and transferred his ownership rights and interest in respect of piece and parcel of land bearing Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel, Dist. Raigad to **M/s Shubham Infra** through it's partners Mr. Dilip Balaram Patil, Mr. Haresh Balaram Patil, Mrs. Aparna Gurunath Patil and Mrs. Shweta Gajanan Patil having residence at, Mukam Ghotgaon, Taluka Panvel, Dist. Raigad.

3) **OBSERVATIONS :**

All pieces and parcels of land bearing Gat No. 66/8/10/11/12, Mauje Ghot, Tal. Panvel, Dist. Raigad have sold by Mr. Rakesh Harishchandra Nighukar to **M/s Shubham Infra** through it's partners Mr. Dilip Balaram Patil, Mr. Haresh Balaram Patil, Mrs. Aparna Gurunath Patil and Mrs. Shweta Gajanan Patil through Sale Deed dated 17<sup>th</sup> January, 2020 which is duly executed and registered with Sub-Registrar Panvel- 4 on 17<sup>th</sup> January, 2020, having document registered number 711/2020.





**7) CONCLUSION :**

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

I hereby certify that the subsequent purchaser **M/s Shubham Infra** through it's partners Mr. Dilip Balaram Patil, Mr. Hareesh Balaram Patil, Mrs. Aparna Gurunath Patil and Mrs. Shweta Gajanan Patil as appear in above mentioned documents have absolute ownership rights and interest of the said property under search herein. The said property is free from all encumbrances and it has **CLEAR AND MARKATABLE TITLE** in respect thereof.

Place : New Panvel

Dated : 27.07.2020

Yours truly,



**GAJENDRA J. WAITY**  
(B.A., LLB)  
ADVOCATE HIGH COURT  
Shop No.6, Ashapura Apt.,  
Plot No.14, Sector-9, Khanda Colony,  
New Panvel - 410205.