

# Edate & Company

Advocate & Consultant in Property

## N. N. Edate

BA (Sol), LL.B., LL.M.,  
Advocate, High Court,  
Roll No. MAH/53169/1999  
Enrolled on 25-01-1999  
Ex-Marketing Manager/Law Officer  
CIDCO Ltd.

109, 1st Floor,  
Vardhaman Market, Plot No. 75,  
Sector 17, Vashi,  
Navi Mumbai 400 703.

Tel : 27800216

e-mail : edateandcompany@gmail.com

23<sup>rd</sup> December 2014

Ref : ..... / .....

## SEARCH REPORT

Date :

[1] Particulars of Property

Plot No. 10, Sector-19, Taloja, Taluka Panvel, District  
Raigad, Navi Mumbai. (GES 12.5% SCHEME)

[2] Name of Borrower

M/s. Nexus Realty, a Partnership Firm

[3] Search Receipt No./date

4150995 / 19-12-2014

I have employed services of Vijay A. Kalantre, Search Clerk and caused him to carry search in the offices of the Sub Registrar of Assurances Panvel for the last **Thirteen years (13 years) 2002 to 2014**. During search, the following entries have been found recorded in the record of the Sub Registrar of Assurances in respect of the above flat. Search report prepared by him along with fee paid receipt is enclosed.

<u>Panvel-1, office</u>	<u>Report</u>
2002	Index -II Torn Condition
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Some records are in torn condition
2009	Nil
2010	Nil
2011	Nil
2012	Some Index II Not Ready
January 2013 till date	Index II not ready

### Panvel-2, office

### Report

2002

Records are not properly maintained

2003	Nil
2004	Nil
2005	Some records are in torn condition
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Some Index II Not Ready
January 2013 till date	Index II not ready

<b><u>Panvel-3, office</u></b>	<b><u>Report</u></b>
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2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Entry
2011	Entry
2012	Some Index II Not Ready
January 2013 till date	Index II not ready

<b><u>Panvel-4, office</u></b>	<b><u>Report</u></b>
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Oct. 2012 till date	Index II not ready
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<b><u>Panvel-5, office</u></b>	<b><u>Report</u></b>
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Jan. 2013 till date	Index II not ready
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*ms*

2010

Release Deed dated 04-02-2010 executed between the Sitaram Kalu Patil through its legal heirs Ganabai H. Patil & Others and Sitaram Kalu Patil through its legal heirs Maruti Sitaram Patil & 1 others, of Plot No. 10, Sector-19, Talaja, Taluka Panvel, District Raigad, Navi Mumbai. (GES 12.5% SCHEME), Under Document No- PVL-3/1187/2010, Reg. Date 04-02-2010, the Value is Rs. 0.00/- and the stamp duty paid is Rs. 200/-.

2010

Agreement to Lease dated 11-03-2010 executed between the CIDCO and Maruti S. Patil & Krushna S. Patil, of Plot No. 10, Sector-19, Talaja, Taluka Panvel, District Raigad, Navi Mumbai. (GES 12.5% SCHEME), Under Document No- PVL-3/2416/2010, Reg. 11-03-2010, the Value is Rs. 15,000/- and the stamp duty paid is Rs. 1,000/-.

2010

Tripartite Agreement dated 29-07-2010 executed between the CIDCO and Maruti S. Patil & Krushna S. Patil and Anju Manish Gangar & Nitin M. Parakh, of Plot No. 10, Sector-19, Talaja, Taluka Panvel, District Raigad, Navi Mumbai. (GES 12.5% SCHEME), Under Document No- PVL-3/7481/2010, Reg. 29-07-2010, the Value is Rs. 20,39,500/- and the stamp duty paid is Rs. 1,02,000/-.

2010

Tripartite Agreement dated 20-12-2010 executed between the CIDCO and Anju Manish Gangar & Nitin M. Parakh and M/s. Ecogreen Project through its Partnes Gautam M. Patel, of Plot No. 10, Sector-19, Talaja, Taluka Panvel, District Raigad, Navi Mumbai. (GES 12.5% SCHEME), Under Document No- PVL-3/12832/2010, Reg. 20-12-2010, the Value is Rs. 20,39,500/- and the stamp duty paid is Rs. 1,02,000/-.



2011

Tripartite Agreement dated 02-12-2011 executed between the CIDCO and M/s. Ecogreen Project through its Partner Gautam M. Patel and M/s Nexus Realty through its Partners Ateek Ahmed, of Plot No. 10, Sector-19, Taloja, Taluka Panvel, District Raigad, Navi Mumbai. (GES 12.5% SCHEME), Under Document No- PVL-3/11836/2011, Reg. 02-12-2011, the Value is Rs. 40,78,500/- and the stamp duty paid is Rs. 2,04,000/-

**My Report on the search carried by the above Searcher is subject to the following: -**

1. Index II for the years mentioned in the report of the Searcher is not being made available in the office of the Sub Registrar Offices of the Assurances as reported by the Searcher in his above report for the reason that the same is not up-dated from time to time or it is in torn condition and hence for the above reasons, the Searcher 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 up-to dated.
2. Searcher has, wherever possible, verified entries where no Index II is made available for the above reasons, with reference to the entries up-to dated on internet. However, the Searcher sometimes finds difficult to access the internet to find out entries.
3. It cannot be ruled out that during period for which Index II is not made available for the above reasons nor access to the internet is available for verification of transactions with reference to the above property, any more transactions in relation to the above property may have been made.

For Edate & Company,



PROPRIETOR

# SEARCH REPORT

**Mr. Vijay A. Kalantre**  
Off-Shop No. 1, Sector No.1,  
Koperkhairane,  
Navi Mumbai-400 709.

**Dated :** 21/12/2014


To,  
Mr. N. N. Edate  
Advocate High Court,  
Vardhman Market,  
Vashi, Navi Mumbai.

**Ref :-** Property Search for Plot No.10, Sector No.19, situate at Village Taloje  
Taluka Panvel, Dist. Raigad. in the name of **M/s. Nexus Realty.**

**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, from 2002 to 2014 ( 13 years ) I have found abovementioned Registers in the abovementioned Sub-Registrar offices.

**NOTE :**

<u>Panvel-1, office</u>	<u>REPORT</u>
2002	: Index -II Torn Condition
2003	: NIL
2004	: NIL
2005	: NIL
2006	: NIL
2007	: NIL
2008	:Some records are in torn condition
2009	: NIL
2010	: NIL
2011	: NIL
2012	: Some Index-II Not Ready
January 2013 till date	: Index-II Not Ready 

**Panvel-2, office****REPORT**

2002	:	Record is not properly maintained
2003	:	NIL
2004	:	NIL
2005	:	Some records are in torn condition
2006	:	NIL
2007	:	NIL
2008	:	NIL
2009	:	NIL
2010	:	NIL
2011	:	NIL
2012	:	Some Index-II Not Ready
January 2013 till date	:	Index-II Not Ready

**Panvel-3, office****REPORT**

2005	:	NIL
2006	:	NIL
2007	:	NIL
2008	:	NIL
2009	:	NIL
2010	:	Entry
2011	:	Entry
2012	:	Some Index-II Not Ready
January 2013 till date	:	Index-II Not Ready

**Panvel-4, office****REPORT**

Oct. 2012 till date	:	Index-II Not Ready
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**Panvel-5, office****REPORT**

Jan. 2013 till date	:	Index-II Not Ready 
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**I have found as Follows:-**

1. Document No.1187/10 registered on 04/02/2010 is a Release Deed for Plot No.10, Sector No.19, for admeasuring 850 sq. mtrs in the name of Shri. Sitaram Kalu Patil through its legal heir Maruti Sitaram Patil & 1 other in the records of Sub-Registrar Panvel-3. The Releasers are Shri. Sitaram Kalu Patil through its legal heir Ganabai H. Patil & others . The Value is Rs.0.00/-and the Stamp duty paid is Rs.200/-.
2. Document No.2416/10 registered on 11/03/2010 is a Agreement to Lease for Plot No.10, Sector No.19, for admeasuring 849.62 sq. mtrs in the name of Shri. Maruti S. Patil & Shri. Krushna S. Patil in the records of Sub-Registrar Panvel-3. The Seller is CIDCO Ltd. The Value is Rs.15,000/-and the Stamp duty paid is Rs.1,000/-.
3. Document No.7481/10 registered on 29/07/2010 is a Tripartite Agreement for Plot No.10, Sector No.19, for admeasuring 849.62 sq. mtrs in the name of Anju Manish Gangar & Nitin M. Parakh in the records of Sub-Registrar Panvel-3. The Sellers are Shri. Maruti S. Patil, Shri. Krushna S. Patil & CIDCO Ltd. The Value is Rs.20,39,500/-and the Stamp duty paid is Rs.1,02,000/-.
4. Document No.12832/10 registered on 20/12/2010 is a Tripartite Agreement for Plot No.10, Sector No.19, for admeasuring 849.62 sq. mtrs in the name of M/s. Ecogreen Project through partner Gautam M. Patel in the records of Sub-Registrar Panvel-3. The Sellers are Anju Manish Gangar, Nitin M. Parakh & CIDCO Ltd. The Value is Rs.20,39,500/-and the Stamp duty paid is Rs.1,02,000/-.
5. Document No.11836/11 registered on 02/12/2011 is a Tripartite Agreement for Plot No.10, Sector No.19, for admeasuring 849.62 sq. mtrs in the name of M/s. Nexus Realty through partner Ateek Ahmed in the records of Sub-Registrar Panvel-3. The Sellers are M/s. Ecogreen Project through its partners & CIDCO Ltd. The Value is Rs.40,78,500/-and the Stamp duty paid is Rs.2,04,000/-

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

1. Index II for the years mentioned in the report I am not being made available in the office of the Sub Registrar Offices of the Assurances as reported by me above report for the reason that the same is not up-dated from time to time or it is in torn condition and hence for the above reasons, 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 up-to dated.
2. I have, wherever possible, verified entries where no Index II is made available for the above reasons, with reference to the entries up-to dated on internet. However, I sometimes find difficult to access the internet to find out entries.
3. It cannot be ruled out that during period for which Index II is not made available for the above reasons nor access to the internet is available for verification of transactions with reference to the above property, any more transactions in relation to the above property may have been made.
4. Therefore 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.4150994 dated 19/12/2014 for Rs.325/- deposited for Search in the Office of the Sub-Registrar Panvel-2.

Your's Truly,



Vijay A. Kalantre  
(Search Clerk)