

V. G. LAKHOTIA, ADVOCATE & ASSOCIATES

RAJAPETH, AMRAVATI - 444601 (MAHARASHTRA), INDIA
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Date : 05th Sept. 2019

To whomsoever it may Concern

SEARCH AND TITLE VERIFICATION REPORT

SUBJECT : Search and Title Verification Report for the period of last 30 years in respect of property situated at Mouje - Nandgaon Peth, Tq. & Dist. Amravati, in the M.I.D.C. Addl. Amravati Industrial Area, a Plot bearing no. R-16, admeasuring 13042 sq. mtrs., possessed and occupied by J. K. Investors (Bombay) Limited, Mumbai.

Dear Sir,

1. That **J. K. Investors (Bombay) Limited**, a company incorporated under the provisions of Companies Act, having its Regd. Office at New Hind House, Ballard Estate, Mumbai, through its Legal Representative / Asstt. Manager (Projects) Mr. Aditya S. Khandelwal, approached with the relevant documents of title and requested to give search report in respect of the property described herein below, which is hereinafter referred to as "said property".

DESCRIPTION OF SAID PROPERTY

"All that piece of land known as **Plot No. R-16** (reserved for Residential Purpose), in the Additional Amravati (Nadgaon Peth) Industrial Area, within the village limits of **Talkhanda** and Outside of limits of Amravati Municipal Corporation, Taluka & Registration, Sub-District Amravati, and Registration District - Amravati, containing by admeasurement **13042 sq.mtrs.** of thereabouts and bounded as follows, that is to say :

Towards East : MIDC Boundary,
Towards West : MIDC Road 20.00 mtrs. R/W,
Towards North : MIDC Road 20.00 mtrs. & Plot No. R-15, and,
Towards South : Plot No. R-17..."

2. That I have caused the search of following documents for tracing the title of said property -:

- i) E-Tender Notice, dated 08.11.2017, for allotment of the Industrial / Commercial / Residential Plots including Plot No. R-16.



- ii) Allotment Letter, dated 12.12.2017, bearing No. E-00263, issued by The Maharashtra Industrial Development Corporation, in favour of J. K. Investors (Bombay) Limited, Mumbai.
- iii) Possession Receipt, dated 12.12.2017, issued by The Maharashtra Industrial Development Corporation, through Surveyor Shri S. R. Sable, in favour of J. K. Investors (Bombay) Limited, Mumbai.
- iv) Resolution passed in Meeting of J. K. Investors (Bombay) Limited, Mumbai, on dated 28.09.2018, thereby authorising any two persons, including Mr. Sandeep Maheshwari, Mrs. Sindhu Sankaran, and other five.
- v) Letter, dated 10.12.2018, bearing No. AMT/RO/MIDC/E-11857/2018, issued by The Maharashtra Industrial Development Corporation, by it's Regional Officer, to J. K. Investors (Bombay) Limited, Mumbai, thereby requesting to register the Agreement to Lease.
- vi) Agreement to Lease, dated 26.02.2019, regd. at Sr. No. 727, with S.R.O. Amravati Rural, executed by The Maharashtra Industrial Development Corporation, by it's Regional Officer Shri S. B. Fuke, in favour of J. K. Investors (Bombay) Limited, Mumbai.
- vii) Map showing dimension, size, area & boundaries of Plot No. R-16, issued by The Maharashtra Industrial Development Corporation, through Surveyor Shri S. R. Sable.
- viii) Index-II register of Agreement to Lease dated 26.02.2019.

3. That upon perusal of above said documents it is observed that the MIDC Plot No. R-16, total admeasuring 13042 sq. mtrs. is owned by The Maharashtra Industrial Development Corporation, a corporation constituted under Maharashtra Industrial Development Act 1961, which is reserved for residential purposes.

4. That, The Maharashtra Industrial Development Corporation, issued E-Tender Notice, dated 08.11.2017, for allotment of the Industrial / Commercial / Residential Plots including Plot No. R-16. In the said tender, J. K. Investors (Bombay) Limited, Mumbai is declared as the successful bidder, in respect of Residential Plot No. R-16.



5. That J. K. Investors (Bombay) Limited, Mumbai, upon making the payment of premium amount of Rs. 51,90,716/- (Rs. Fifty one lacs ninety thousand seven hundred sixteen only), the MIDC has issued Allotment Letter, dated 12.12.2017, bearing No. E-00263, in favour of J. K. Investors (Bombay) Limited, Mumbai.

Likewise, the MIDC has also delivered the possession of Residential Plot No. R-16 to J. K. Investors (Bombay) Limited, Mumbai, which can be confirmed from the Possession Receipt, dated 12.12.2017, issued by The Maharashtra Industrial Development Corporation, through Surveyor Shri S. R. Sable.

6. Thereafter, MIDC has issued Letter, on dated 10.12.2018, bearing No. AMT/RO/MIDC/E-11857/2018, thereby requesting to register the Agreement to Lease, to J. K. Investors (Bombay) Limited, Mumbai.

7. That, The Maharashtra Industrial Development Corporation vide Agreement to Lease, dated 26.02.2019, regd. at Sr. No. 727, with S.R.O. Amravati Rural, has allotted and delivered possession of said Plot No. R-16 to J. K. Investors (Bombay) Limited, Mumbai.

That as per the said agreement to lease, the MIDC agreed to grant lease in favour of J. K. Investors (Bombay) Limited, Mumbai, for the period of ninety five years (to be counted from the date of possession), subject to fulfillment of terms & conditions inter-alia mentioned in the said agreement & Final Lease of Plot No. R-16 is yet to be granted by the MIDC. That the prospective lease holder of said property i.e. J. K. Investors (Bombay) Limited, Mumbai has made an application to the MIDC for grant of permission to sale, sub-lease, transfer of the proposed dwelling units / flats to the prospective buyers / purchasers, in respect of portion of said plot No. R-16, prior to the Final Lease, which is under consideration.

8. I have caused a search of Index No. II at the Sub Registrar's office and confirmed the registration of the documents referred in the para no. 2.

9. I have also caused a search of Index No. II at the office of Sub Registrar, Amravati Rural for the period of last 30 years i.e. from the year 1990 to 2019, vide receipt no. 5216, dated 20.08.2019, likewise online search is being obtained and due care is taken, wherein no adverse entry is found against the prospective lease holder.



10. That during my search, I did not come across any transactions so as to effect title of J. K. Investors (Bombay) Limited, Mumbai, in respect of the said property. I have also got confirmed that the said property is not the subject matter of any acquisition proceeding and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes of any other enactment for the time being in force or sanctioned development plan of Jilha Parishad, Amravati Dist.

11. That relying upon the documents referred to in para no. 2 above and search taken, I am of the opinion and accordingly I certify that J. K. Investors (Bombay) Limited, Mumbai, is the recorded license holder, possessor and in occupation of the above said property, and have every right to construct the residential building over the said plot No. R-16, subject to respective sanctions from the concern authority. I further found that there is no encumbrance or charge over the said property.



Place : Amravati
Date : 05.09.2019

Your's faithfully,

V.G. Lkt
V. G. Lakhotia,
Advocate

Encl : Receipt no. 5216, dated 20.08.2019

212/0

इतर पावती

Original/Duplicate

Tuesday, 20 August 2019 3:25 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5216 दिनांक: 20/08/2019

गावाचे नाव:

दस्तावेजाचा अनुक्रमांक: अरग-0-2019

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड व्ही.जी.लखोटीया रा.राजापेठ अमरावती

वर्णन अर्ज क्रमांक 1994 शोध मौजे तळखंडा ता.जि.अमरावती येथील एम.आय.डी.सी. अमरावती मधील प्लॉट नं.

आर - 16 सन 1990 ते 2019 एकूण 30 वर्षे

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar Amaravati Rural

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सह दुय्यम निबंधक वर्ग-२
अमरावती ग्रामीण