PRATIK KOTHARI

Advocate

Add : Flat no 4, Bharat Arcade, Plot no 41 Sector G
Town Centre Cidco,Aurangabad 431003

TITLE REPORT & SEARCH REPORT

This title report and search report is in respect of plot no 6,7,8 at N-2, Survey no.70/3, 70/4, 70/5, Mukundwadi, Cidco, Aurangabad.

In perusal of the document placed before me by M/s Manali and Company through its partner Rajkumar Manakchand Agrawal and others such as lease deed, agreement to assignment, deed of assignment in respect plot no 6,7,8 at N-2 survey no 70/3, 70/4, 70/5 Mukunwadi , Cidco ,Aurangabad

Description of Property

Part and Parcel of plot having plot no 6,7,8 at N-2, Survey no.70/3, 70/4, 70/5, Mukundwadi, Cidco, Aurangabad owned and possessed by M/s Manali and Company (a partnership firm is registered under the Indian Partnership Act, 1932, vide Reg. No. 409/2000 on dated 07/09/2000 having it office address at Plot No. 6,7,8 N-2 Sector, CIDCO, Aurangabad)

Schedule of the Property

Plot No. 6,7,8 total admeasuring 900 sq. mtr., part of Survey No. 70/3, 70/4, 70/5 at N-2, Mukundwadi, Aurangabad

Boundaries

East	-	Plot no. 23,22 & 21
West	-	24 mtr. vide road
South	-	Plot No. 5
North	-	Plot no. 9

That it reveals from the above records as detailed as below:

1) Allotment of the Plot :

WHEREAS, land bearing Survey No. 70/3, 70/4, 70/5, total admeasuring 4 Hector 86 R= 48600 sq. mtr. is owned and possessed by Late Manoj Ramchandra Govindrao Salvi and his legal heirs,. The said land was included in the notified area for development of the New Township by CIDCO, Aurangabad,. The concerned authority failed to acquire the said land in stipulated period and as such notice U/s . 127 of MRTP Act was given by Late Manoj Ramchandra Govindrao Salvi and others. Thereafter Writ Petition bearing 818/85 was filed in Bombay High Court Bench Aurangabad against CIDCO. The said writ petition has been disposed in term of compromise. Ranjit Ramchandra Salvi and his family members along with M/s. BGG Associates jointly through their representative Mr. Ulhas Narayanrao Gavli and Mr. Anup Prakash Garg have given possession of the said land Survey No. 70/3, 70/4, 70/5, total admeasuring 4 Hector 86 R=48600 sq.mtr. to CIDCO to it Chief Administrator.

WHEREAS, Ranjit Ramchandra Govindrao Salvi and his family members had entered into the agreement to sale with M/s. BGG Associated who in fact is instrumental in settling

the matter with CIDCO and getting the writ petition dispose of in terms of compromise.

The agreement to sale is registered with Sub-Registrar Office Mumbai vide Day Book Sr. No. 1188/97, 1189/97, 1190/97, 1191/97, 1192/97, 1193/97, and the CIDCO has agree to execute agreement to lease in favour of M/s. BGG Associates in respect of the plots, in all admeasuring 17005 sq.mtr. The CIDCO has authorized the licensees to dispose of the allotted plot in bulk or in pieces to any third part. The CIDCO authority has allotted Plot No. 1 to 11 (11), 18 to 49 (32), 54 to 65 & 70 (13) total 50 plots by virtue of agreement to lease executed on 22/04/1998.

2) Lease Deed :

WHEREAS, CIDCO authority has been executed lease deed of the plots NO 6,7,8 by lease deed no 6605,6606,6607 on date 28/12/2001 in favour of M/s BGG Associated.

3) Transfer of Plot :

WHEREAS, M/s BGG Associated has submitted application to the CIDCO authority for transfer of Plot No. 6,7,8 admeasuring 900 sq. mtr. on 20/02/2002. The CIDCO authority has granted permission for transfer of Plot No. 6,7,8, total admeasuring 900 sq.mtr. in favour of M/s Manali & Company after taking the Rs 23,40,000/- @ 2600/- per Sq. mtr along with transfere fees of Rs 7500/- total Rs 23,47,500/-.

The Parties have paid charges of plot and transfer fees as per above schedule to the CIDCO and permission for transfer of plot approved on 22/05/2002 vide Permission No. CIDCO / Administration / Pana / O / 2002 / 567.

4) Deed of Assignment :

WHEREAS, Plot No. 6,7,8 total admeasuring 900 sq. mtr. situated at N-2, Survey No. 70/3,70/4,70/5, Mukundwadi, CIDCO, New Aurangabad, deed of assignment of the said plots was executed between M/s. BGG Associates and M/s. Manali & Company and it registered with sub-registrar, Aurangabad on 21/06/2002 vide Reg. No. 1628.

5) Transfer Order :

WHEREAS the Cidco Aurangabad transferred and assigned the open plot no 6,7,8 at N-2, Survey no.70/3, 70/4, 70/5, Mukundwadi, Cidco, Aurangabad in the name of M/s Manali and Company vide order no CIDCO/ADM/AMO/AUR/2002/728 dt 04/07/2002.

In view of the above documents and records and on taking of the records maintained by the Cidco Office Aurangabad it is evident that the Title of the aforesaid above mentioned plot no 6,7,8 at N-2, Survey no.70/3, 70/4, 70/5, Mukundwadi, Cidco, Aurangabad is clear and marketable and free from encumbrances and from all reasonable doubts .

Hence this Report.

P.Kothari

Date : 01/07/2015
Place : Aurangabad

(PRATIK P KOTHARI)
Advocate