

TITLE-CUM SEARCH REPORT

WHEREAS, **M/s. Ranveer Builder and Developers** through its partner Mr. Punjab Shivajirao Taur approached me and requested to issue title cum search report in respect of the property Land Gut no. 105/Part admeasuring 3400.00 Sq.Mt, situated at Village Tisgaon, Aurangabad.

DESCRIPTION OF THE PROPERTY:-

All that part and parcel of property Land Gut no. 105/Part admeasuring 3400.00 Sq.Mt, situated at Village Tisgaon, Aurangabad, bounded by,

TOWARD ESAT :- Part of Land Gut no. 105.
TOWARD WEST :- Part of Land Gut no. 105.
TOWARD SOUTH :- Part of Land Gut no. 105.
TOWARD NORTH :- Mhada.

That in pursuance to request and authorisation of M/s. Ranveer Builder and Developers through its partner Mr. Punjab Shivajirao Taur, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide receipt no. 7516 dated 29.07.2017 for the purpose of title in respect of above property since last 30 years and submits my title report as under: -

1. That the property land Gut no. 174 totally admeasuring 02 Hectar 85 Are situated at village Tisgaon Tq. & Dist. Aurangabad was owned and possessed by Kishor Balaram Bedekar which was compulsory acquired by the City Industrial Development Corporation Of Maharashtra Limited (Hereinafter called as CIDCO) for New Aurangabad Project and CIDCO, which was more that 25% of Holdings and agreed to allot alternate land at the location which will be selected by the land affected persons. The



Corporation has initiated acquisition of 25 % of land of each land holder out of this land as chosen by the allottee, will be given the alternate land on lease. A proposal to this effect is approved by the CIDCO Board of Director vide B.R. No. 7640 dated 08.12.1997 and terms and conditions laid down therein are applicable to this allottee and CIDCO converted said property into various plots situated at Village Tisgaon Tq. & Dist. Aurangabad.

2. That the CIDCO authority allotted Land Gut no. 105/Part admeasuring 3400.00 Sq.Mt, situated at Village Tisgaon, Aurangabad to Kishor Balram Bedekar as per allotment letter No. CIDCO/PRASH/PANAN/AUR /2015/416 dated 24.04.2015 on the terms and condition contained in said allotment letter. And CIDCO also issued Certificate of allotment in file no. CIDCO/ADM/AMO/WLJ/2016/700 dated 28.04.2016
3. That thereafter Kishor Balaram Bedeka paid the entire premium amount as per the terms and condition in allotment letter dated 24.04.2015 and accordingly CIDCO authority also handed over the physical possession of Land Gut no. 105/Part admeasuring 3400.00 Sq.Mt, situated at Village Tisgaon, Aurangabad to Kishor Balaram Bedekar as per Possession Receipt dated 09.04.2007. Accordingly CIDCO authority also executed Agreement to Lease on 19.06.2006 and correction dated 30.03.2015, but however formal lease deed remains to execute.
4. That in the year 2015 Kishor Balaram Bedekar obtained Building Permission and also obtained commencement certificate on Residential cum Commercial vide Permission no. CIDCO/SP(NT)/BP/WLJ/2015/PLNI(GHS)/04 dated 20.01.2015 from CIDCO.

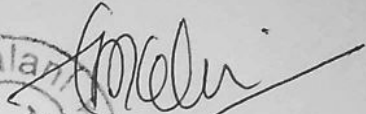


5. That in the year 2014 CIDCO executed Agreement to Lease of Land Gut no. 105/Part admeasuring 3400.00 Sq.Mt, Situated at Village Tisgaon, Aurangabad between Kishor Balaram Bedekar under registered Agreement to Lease bearing registration no. 1500/2015 dated 09.06.2015 registered at the office of sub registrar Aurangabad.
6. That in the year 2015 CIDCO executed Lease Deed of Land Gut no. 105/Part admeasuring 3400.00 Sq.Mt, situated at Village Tisgaon, Aurangabad between Kishor Balaram Bedekar under registered Lease Deed bearing registration no. 2147/2015 dated 04.09.2015 registered at the office of sub registrar Aurangabad.
7. That in the year 2016 Kishor Baliram Bedekar entered into Development Agreement with intent to develop their property Land Gut no. 105/Part admeasuring 3400.00 Sq.Mt, situated at Village Tisgaon, Aurangabad With M/s. Ranveer Builder and Developers through its partner Mr. Punjab Shivajirao Taur under registered Development Agreement bearing registration no. 1889/2016 dated 30.03.2016 and Irrevocable General Power of Attorney bearing registration no.1890/2016 dated 30.03.2016 registered at the office of the Sub Registrar Aurangabad.
8. That the M/s. Ranveer Builder and Developers through its partner Mr. Punjab Shivajirao Taur also executed Deed of declaration U/s. 2 (a) of Maharashtra Apartment Ownership Act 1970 and thereby submitted the above property Gut no. 105/Part admeasuring 3400.00 Sq.Mt, situated at Village Tisgaon, Aurangabad to the provisions of Apartment Ownership Act and said Deed of Declaration registered at Sr. no. 1856/2016 dated registered at the office of Sub-registrar Aurangabad and the proposed building nomenclature as "**OM VRUNDAVAN**".



9. In view of the above facts, I am of the opinion that the clear chain of Lease Hold rights in respect of property Land Gut no. 105/Part admeasuring 3400.00 Sq.Mt, situated at Village Tisgaon, Aurangabad is clearly established in favour Kishor Balaram Bedekar as mentioned here in above and they rightly entered into Development Agreement with M/s. Ranveer Builder and Developers through its partner Mr. Punjab Shivajirao Taur. This title report/opinion regarding title issued only on the basis of documents produced before me, before entering any transaction kindly verify original deeds and documents. HENCE THIS TITLE REPORT.

DATE: 29.07.2017


Anil P Malani
ADVOCATE.

