

सुधीर भाऊराव रक्षाळे

बी.एस.सी., एलएल.बी.
अडव्होकेट,
औरंगाबाद



ADVOCATE

S. B. RAKSHALE

B. Sc., LL. B.
Advocate,
Aurangabad.

Plot No. 63, Sector C-3, Town Center, CIDCO, Aurangabad. ☎ 2484207, Mob. : 9822087374 / 9370005657
प्लॉट नं. ६३, सेक्टर सी-३, टाऊन सेंटर, सिडको, औरंगाबाद. ☎ २४८४२०७, मो. : ९८२२०८७३७४ / ९३७०००५६५७

SEARCH-CUM-TITLE REPORT
FOR 30 YEARS (YEAR 1987 TO 2016)

Date: 07/10/2016

Description of Plot/Property : Property situate, lying and being at plots bearing No.1 and 2 admeasuring 655.326 sq.mts and 374.235 Sq.Mtrs respectively. in Gut No. 52/01 (Part) situated at village Wadgaon (Kolhati) Waluj Mahanagar, Cidco, Aurangabad in the Registration District Aurangabad and Sub-District Aurangabad. belonging to CIDCO, Aurangabad (hereinafter referred to as "the said plot"). Boundaries of plot nos. 1 AND 2 are specifically mentioned as below :-

DIRECTIONS	Boundaries of plots No.1 and 2 (Commenly)
TOWARDS EAST	Gut No. 48 (Part) of Village Wadgaon(Kolhati) and 9 Mt.wide road.
TOWARDS WEST	Plot no. 03
TOWARDS SOUTH	Gut No. 47 and 48 (Part) of Village Wadgaon (Kolhati)
TOWARDS NORTH	Party of GUT no. 52/1 and 60 Sq.Ft. CIDCO Main road

Owned by :- M/s Kamakshi Builders And Land Developers
Through its proprietor
Mr. Prashant Mahabaleshwar Raikar

(Herein after referred to as present owner)



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List of documents referred for furnishing prima facie opinion:

1. Unregistered Agreement to Lease Deed dated 5.12.2007 executed by CIDCO Aurangabad in favor of Shri. Ashok Bedekar in respect of 8774.00 square meters of land in gut No. 52/01 located at village Wadgaon (Kolhati) which has allotted under ALTERNATE LAND to the principal land holder.
2. Tripartite agreement on dated 16th day of July 2009 in between Shri. Vishwajeet Namdeorao Gaikwad & Sow. Seema Ashok Bedekar
3. Registered Lease Deed No. AGG1 - 3340 dated 01/10/2009 executed by CIDCO Aurangabad in favour of Shri. Vishwajeet Namdeorao Gaikwad & Sow. Seema Ashok Bedekar in respect of 8774.00 square meters of land in gut No. 52/01 located at village Wadgaon (Kolhati) which has allotted under ALTERNATE LAND to the principal land holder.
in the office of Sub-Registrar's Office at Aurangabad .
4. Registered Deed of Assignment No.AGG1-5635 Dated 17/11/2014 executed by Shri. Vishwajeet Namdeorao Gaikwad & Sow. Seema Ashok Bedekar in favor of M/s Kamakshi Builders And Land Developers
Through its proprietor Mr. Prashant Mahabaleshwar Raikar
5. Development permission for the final Layout permission for plots is approved vide letter Dt:-26/03/2013 bearing No:- CIDCO/ATPO/BP/AUR(WLJ)/2013(LP)/342 .
6. No objection certificate from CIDCO office issued by Additional Town Planning Officer, CIDCO, Waluj Mahanagar, Aurangabad vide its letter dated 25/04/2013 bearing outward no. CIDCO/ ATPO/BP/AUR(WLJ)/2013(NOC)/30. FOR SALE OF PLOTS.
7. Development and Building Permission on plot No 1 and 2(Amalgated), gut No.52/1(p)-wadgaon (kolhati), Nagar-I, CIDCO, Waluj Mahanagar,Ta.& Dist. Aurangabad. Bearing No.CIDCO/ATPO/AUR(WLJ)/2015(BP)/56. Dated:-15/07/2015.



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8. 7/12 extract of gut no.52/1 wadgaon (kolhati)

According to instructions received from the M/s Kamakshi Builders And Land Developers Through its proprietor Mr. Prashant Mahabaleshwar Raikar I have submitted search application and deposited search fees of Rs.750/- vide receipt GRN NO:-MH004908227201617E dated: 04/10/2016 through online payment to GRAS Ahrough SBH bank Aurangabad for the purpose of search of title in respect of property mentioned herein above since last 30 years i.e. from 1987 to 2016 and proceeded for inspection and perusal of record and papers which are handed over to me by the owners as well as made available to me at Sub-Registrar's office Aurangabad and Cidco Office waluj Aurangabad pertaining to the property under search and after perusal and verification thereof, I am submitting report of search of the title as below.

History of ownership/Tracing of Title

From the documents and papers produced before me by the above named owners it is transpired From the documents and papers produced before me by the above named owners it is transpired that Cidco acquired the land in gut no 52/1 to the extent of 3H=53R and out of that land 8774.00 sq.mt is allotted to principal land holder i.e. Shri. Ashok Bedekar as the alternate land on lease basis

Whereas, the property plots bearing No.1 and 2 admeasuring 655.326 sq.mts and 374.235 Sq.Mtrs respectively. in Gut No. 52/01 (Part) situated at village Wadgaon (Kolhati) Waluj Mahanagar, Cidco, Aurangabad more particularly described herein above (Hereinafter referred to as the said "plots") is owned by City & Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as the "CIDCO").

WHEREAS, CIDCO had under Agreement to Lease dated 05th December 2007 agreed to grant Lease in respect of 8774.00 square meters of land in gut No. 52/01 located at village Wadgaon (Kolhati) which was allotted under ALTERNATE LAND to the principal land holder i.e. Shri. Ashok Bedekar



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who has surrender his land near about 2.14 H.a. from village TISGAON for the development of Growth Center at CIDCO Waluj Mahanagar - I (Aurangabad) to the CIDCO Authority.

That, thereafter, the principal landholder i.e. Shri. Ashok Bedekar has transferred the leasehold rights of the allotted alternate land i.e. 8774.00 square meters in favour of Shri. Vishwajeet Namdeorao Gaikwad & Sow. Seema Ashok Bedekar with title & interest thereon after making tripartite agreement on dated 16th day of July 2009 as well as transfer order in respect of the same has already been issued in favour of the above joint plot holders.

That, thereafter a LEASE DEED for the total alternate land area admeasuring 8774.00 Sq. Mtr. is registered in between CIDCO and Shri. Vishwajeet Namdeorao Gaikwad & Sow. Seema Ashok Bedekar at office of the Sub - Registrar, Aurangabad vide Day Book No. 3340 on dated 1st Day of October 2009 and they are the absolute assigner/ possessors of land.

That, thereafter the development permission for the final Layout permission for plots is approved vide letter Dt:-26/03/2013 bearing No:- CIDCO/ATPO/BP/AUR(WLJ)/2013(LP)/342

That, thereafter the assigners had obtain the no objection certificate from CIDCO office issued by Additional Town Planning Officer, CIDCO, Waluj Mahanagar, Aurangabad vide its letter dated 25/04/2013 bearing outward no. CIDCO/ ATPO/BP/AUR(WLJ)/2013(NOC)/30. FOR SALE OF PLOTS.

That, thereafter the lease holders Shri. Vishwajeet Namdeorao Gaikwad & Sow. Seema Ashok Bedekar sold the lease hold rights of plot No 1 and 2 to of **M/s Kamakshi Builders And Land Developers Through its proprietor Mr. Prashant Mahabaleshwar Raikar** through Registered Deed of Assignment bearing No.AGG1-5635 Dated 17/11/2014 .and hence they are the absolute owner and possessor of the rights of the said property bearing No.1 and 2.

Kati/ Records of Rights/Mutation Entries/Property Register Cards/Index II register/7/12 extract : As specifically mentioned under head " List of Documents 1 to 8 referred for opinion hereinabove".

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Land Ceiling Laws : As property pertains to CIDCO, so generally Not required to be seen or not applicable.

Commercial Usage: -Property plot No 1 and 2 is on 18 meter main road so it has potentiality of commercial usage. **15% commercial is allowed as per lease deed clause.**

Electricity, water and Sewerage Connection: Current status of Bills paid :-
Still No Connection are taken on Said plot will be provided as per requirement.

Status on Tax dues: - Receipts regarding payment of taxes or demand letter from CIDCO/ MUNICIPAL CORPORATION regarding dues of taxes etc. are provided before me by the owner . Service charges and N.A Charges are paid

Encumbrance and Lien: -

At this no encumbrances over the property are found.

Litigation:

As per oral information given by the owners and also from perusal of the documentary record made available before me i.e. from sr. nos.1 to 8 mentioned hereinabove property appears to be free from encumbrances and not subjected to any sort of litigation pending in any court of law or arbitration etc.

Conclusion/ Recommendation/openion:

The lease hold rights of Plot No.1 and 2 gut No.52/1(p)-wadgaon (kolhati), Nagar-I, CIDCO, Waluj Mahanagar,Ta.& Dist. Aurangabad. came in favor of **M/s Kamakshi Builders And Land Developers Through its proprietor Mr. Prashant Mahabaleshwar Raikar** ,as described in para of History of ownership/Tracing of Title and hence they are the absolute owner and possessor of the rights of the said property. hence the present owners are having legal status and clear marketable title and ownership of rights over the said property

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and the said property is free from all encumbrances and having clear marketable title and not subject to any acquisition or requisition proceeding or reservation for any Government or Semi-government project or purpose. Hence this Search Report.

(S.B. RAKSHALE)
Advocate

CHALLAN
MTR Form Number-6

GRN	MH004908227201617E	BARCODE			Date	04/10/2016-13:15:40		Form ID				
Department			Inspector General Of Registration		Payer Details							
Type of Payment			Search Fee Other Items		TAX ID (If Any)							
					PAN No. (If Applicable)							
Office Name			ARB3_AURANGABAD 3 JT SUB REGISTRAR		Full Name		Adv Rakshale Sudhir					
Location			AURANGABAD									
Year			2016-2017 One Time		Flat/Block No.		plot No 63 sector C-3					
Account Head Details			Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE			750.00		Road/Street		Town center Cidco					
					Area/Locality		Aurangabad					
					Town/City/District							
					PIN		4	3	1	0	0	5
					Remarks (If Any) Gut No 52/1 P Plot no 1 and 2 wadga on K Waluj mahanagar I search for 3 0 years 1987 to 2016							
					Amount In		Seven Hundred Fifty Rupees Only					
Total			750.00		Words							
Payment Details			STATE BANK OF HYDERABAD		FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		REF No.		01106342016100484995		IK000ABJQ6	
Cheque/DD No					Date		04/10/2016-13:16:31					
Name of Bank					Bank-Branch		STATE BANK OF HYDERABAD					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Mobile No. : 9370005657

