



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.03 admeasuring 431.095 Sq.Mtrs. 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 No.03 are specifically mentioned as below :-

| Directions    | Boundaries of plot No.03                         |
|---------------|--------------------------------------------------|
| TOWARDS EAST  | Plot No.02                                       |
| TOWARDS WEST  | Plot no. 04                                      |
| TOWARDS SOUTH | Gut No. 47 (part) of Village Wadgaon (Kolhati)   |
| TOWARDS NORTH | Party of GUT no. 52/1 and 60.Ft. CIDCO Main road |

**Owned by :-** M/s. Devanshi Builders and land developers  
**Through its proprietor**  
**Mr. Sudesh Ranchoddas Vaishnav**  
( Herein after referred to as present owner)

**List of documents referred for furnishing prima facie opinion:**

1. Unregistered Agreement to Lease Deed dated 5.12.2007 executed by CIDCO Aurangabad in favour of Shri. Ashok Bedekar in respect of



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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.AGG1-5636 Dated 17/11/2014 executed by Shri. Vishwajeet Namdeorao Gaikwad & Sow. Seema Ashok Bedekar in favor of M/s Devanshi Builders And Land Developers  
Through its proprietor Mr.Sudesh Ranchoddas Vaishnav.
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.03, 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.
8. 7/12 extract of wadgaon (kolhati) in the name of Administrator waluj project Cidco.

According to instructions received from the of M/s Devanshi Builders And Land Developers Through its proprietor Mr.Sudesh Ranchoddas Vaishnav. I have

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submitted search application and deposited search fees of Rs.750/- vide receipt GRN No:-MH004887308201617E dated: 03/10/2016 through online payment to GRAS THROUGH SBH bank at 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 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, property plot bearing No.03 admeasuring 431.095 sq.mts 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 "plot") 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 has allotted under ALTERNATE LAND to the principal land holder i.e. Shri. Ashok Bedekar 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





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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 1<sup>st</sup> 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 3 to **M/s Devanshi Builders And Land Developers Through its proprietor Mr.Sudesh Ranchoddas Vaishnav**.through Registered Deed of Assignment bearing No.AGG1-5636 Dated 17/11/2014 .and hence they are the absolute owner and possessor of the rights of the said property bearing No.03.

**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".

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

**Commercial Usage**: -Property plot No 03 is on 18 meter main road so it has potentiality of commercial usage. **15% commercial is allowed as per lease deed clause.**



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**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.03 gut No.52/1(p)-wadgaon (kolhati), Nagar-I, CIDCO, Waluj Mahanagar,Ta.& Dist. Aurangabad. came in favor of of M/s Devanshi Builders And Land Developers Through its proprietor Mr.Sudesh Ranchoddas Vaishnav. ,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 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**

|                                                       |                                                                                                  |                                                  |                                                |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------|
| <b>GRN</b> MH004887308201617E                         | <b>BARCODE</b>  | <b>Date</b> 03/10/2016-21:03:22                  | <b>Form ID</b>                                 |
| <b>Department</b> Inspector General Of Registration   |                                                                                                  | <b>Payer Details</b>                             |                                                |
| <b>Type of Payment</b> Search Fee<br>Other Items      |                                                                                                  | <b>TAX ID (If Any)</b>                           |                                                |
|                                                       |                                                                                                  | <b>PAN No. (If Applicable)</b>                   |                                                |
| <b>Office Name</b> ARB3_AURANGABAD 3 JT SUB REGISTRAR |                                                                                                  | <b>Full Name</b> Adv Rakshale Sudhir             |                                                |
| <b>Location</b> AURANGABAD                            |                                                                                                  |                                                  |                                                |
| <b>Year</b> 2016-2017 One Time                        |                                                                                                  | <b>Flat/Block No.</b> plot No 63 sector c-3      |                                                |
| <b>Account Head Details</b>                           |                                                                                                  | <b>Amount In Rs.</b>                             |                                                |
| 0030072201 SEARCH FEE                                 |                                                                                                  | 750.00                                           |                                                |
|                                                       |                                                                                                  | <b>Premises/Building</b>                         |                                                |
|                                                       |                                                                                                  | <b>Road/Street</b> town center Cidco             |                                                |
|                                                       |                                                                                                  | <b>Area/Locality</b> Aurangabad                  |                                                |
|                                                       |                                                                                                  | <b>Town/City/District</b>                        |                                                |
|                                                       |                                                                                                  | <b>PIN</b> 4 3 1 0 0 5                           |                                                |
|                                                       |                                                                                                  | <b>Remarks (If Any)</b>                          |                                                |
|                                                       |                                                                                                  | Gut No 52/1 p Plot No 3 wadgaon K W              |                                                |
|                                                       |                                                                                                  | aluj mahanagar Search For 30 years               |                                                |
|                                                       |                                                                                                  | 1987 to 2016                                     |                                                |
|                                                       |                                                                                                  | <b>Amount In</b> Seven Hundred Fifty Rupees Only |                                                |
| <b>Total</b> 750.00                                   |                                                                                                  | <b>Words</b>                                     |                                                |
| <b>Payment Details</b> STATE BANK OF HYDERABAD        |                                                                                                  | <b>FOR USE IN RECEIVING BANK</b>                 |                                                |
| <b>Cheque-DD Details</b>                              |                                                                                                  | <b>Bank CIN</b>                                  | <b>REF No.</b> 01106342016100351534 IK0000STP9 |
| <b>Cheque/DD No</b>                                   |                                                                                                  | <b>Date</b>                                      | 03/10/2016-21:04:23                            |
| <b>Name of Bank</b>                                   |                                                                                                  | <b>Bank-Branch</b>                               | STATE BANK OF HYDERABAD                        |
| <b>Name of Branch</b>                                 |                                                                                                  | <b>Scroll No. , Date</b>                         | Not Verified with Scroll                       |

Mobile No. : 9370005657