Anil P.Malani
B.S.L., LL.B.
A D V O C A T E

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TITLE-CUM SEARCH REPORT

WHEREAS, M/s. Parthraj Developers Pvt. Ltd. through its authorized signatory Mr. Digamber Nanasaheb Marge approached me and requested to issue title cum search report in respect of the property Plot 454 and 455, totally admeasuring 15738.00 Sq.Mt, Sector G.C.-I, Nagar-I, forming part of Land Gut no. 174 part, situated at Village Tisgaon, Aurangabad.

DESCRIPTION OF THE PROPERTY :-

All that part and parcel of property Plot 454 and 455, totally admeasuring 15738.00 Sq.Mt, Sector G.C.-I, Nagar-I, forming part of Land Gut no. 174 part situated at Village Tisgaon, Aurangabad, bounded by, TOWARD EAST :- Plot No.453 & Parking. TOWARD WEST : - Plot no. 439, 440, 441. TOWARD SOUTH: - Plot no. 443, 444, 445. TOWARD NORTH : - Plot No. 456.

That in pursuance to request and authorisation of M/**s. Parthraj Developers Pvt. Ltd.** through its Director and authorized signatory Mr. Digamber Nanasaheb Marge, I have submitted Search Application and deposited fees in the office of Sub-Registrar Aurangabad vide receipt no. **434 dated 20.01.2017** 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 to the extent of 7763.25 Sq.Mt. purchased by CIDCO under the registered Sale Deed bearing registration no. 2212/1995 dated 13.11.1995 and along with other properties situated at Tisgaon Tq. & Dist. Aurangabad has acquired by City Industrial Development Corporation Of Maharashtra Limited (Hereinafter called as CIDCO) for New Aurangabad Project as per Award dated 18.05.1998 and 07.10.2009 and on the basis of Sale Deed and award passed by CIDCO

Mutation entry no. 741, 872 and 2638 and CIDCO converted said property into various plots by preparing layouts.

2. That the CIDCO authority allotted Plot no. 454 and 455 totally admeasuring 1573.00 Sq.Mt. situated at Sector G.C.-I, Nagar-I of Village Tisgaon forming part of Land Gut no. 174 part to Narayan Janardhan Gawande and Sudhakar Shankarrao Chimane as per allotment letter dated 13.01.2006 and Agreement of Lease dated 14.11.2006 on the terms and condition contained in said allotment letter and Agreement.

2. That thereafter Narayan Janardhan Gawande and Sudhakar Shankarrao Chimane paid the entire premium amount as per the terms and condition in in said allotment letter and Agreement and accordingly CIDCO authority also handed over the physical possession of plot no.454 and 455 to Narayan Janardhan Gawande and Sudhakar Shankarrao Chimane as per Possession Receipt dated 14.11.2006.

3. That in the year 2014 Narayan Janardhan Gawande and Sudhakar Shankarrao Chimane obtained Building Permission and also obtained commencement certificate on Residential cum Commercial Plot no. 454 and 455 vide Permission no. CIDCO/ATPO/BP/AUR(WLJ)/2014(BP)/514 dated 25.03.2014 from CIDCO.

4. That in the year 2014 CIDCO also executed Agreement to Lease of Plot no 454 and 455 totally admeasuring 1573.00 Sq.Mt. situated in Sector G.C. Nagar-I at Tisgaon Tq. and Dist. Aurangabad between Narayan Janardhan Gawande and Sudhakar Shankarrao Chimane under registered Agreement to Lease bearing registration no. 2614/2014 dated 29.05.2014 registered at the office of sub registrar Aurangabad.

5. That in the year 2015 CIDCO executed Lease Deed in respect of Plot no 454 and 455 totally admeasuring 1573.00 Sq.Mt. along with additional FSI 0.5 admeasuring 786.50 Sq.Mt. situated in Sector G.C. Nagar-I at Tisgaon Tq. and Dist. Aurangabad in favour of Narayan Janardhan Gawande and Sudhakar Shankarrao Chimane bearing registration no. 4396/2015 dated 21.07.2015 registered at the office of Sub-registrar Aurangabad.

6. That in the year 2017 Narayan Janardhan Gawande and Sudhakar Shankarrao Chimane entered into Development Agreement with M/s. Parthraj Developers Pvt. Ltd. through its authorized signatory Mr. Digamber Nanasaheb Marge in respect of property Plot no. 454 and 455, Situated in Sector G.C. Nagar-I at Tisgaon Tq. and Dist. Aurangabad under registered Development Agreement bearing registration no. 214/2017 dated 10.01.2017 and Irrevocable General Power of Attorney bearing registration no. 215/2017 dated 10.01.2017 registered at the office of the Sub-Registrar Aurangabad.

7. Thereafter Deed of Declaration U/s. 2-A of the Maharashtra Apartment Ownership Act, 1970 came to be executed & registered at Office of Sub-Registrar Aurangabad on 20.01.2017 Sr. No 469/2017, thereby the building constructed on above property submitted to provisions of Maharashtra Apartment ownership Act 1970 and rules 1972 and nominclatured as **"INDRADHANU-A"**.

8. In view of the above facts, I am of the opinion that the clear chain of Lease Hold rights in respect of property Plot no. 454 and 455 totally admeasuring 1573.00 Sq.Mt. along with additional FSI 0.5 admeasuring 786.50 Sq.Mt. Situated in Sector G.C. Nagar-I at Tisgaon Tq. and Dist. Aurangabad is clearly established in favour Narayan Janardhan Gawande and Sudhakar Shankarrao Chimane as mentioned here in

above and they rightly entered into Development Agreement with M/s. Parthraj Developers Pvt. Ltd. through its authorized signatory Mr. Digamber Nanasaheb Marge. This title report cum search report 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: 21.01.2017

Anil P Malani
ADVOCATE.

158/0 इतर पावती Original/Duplicate

Friday,20 January 2017 5:05 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 434 दिनांक: 20/01/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अनिल पी मालाणी

वर्णन अर्ज क्र 194/2017 गट नं 174 प्लॉट नं 454 व 455 मौजे तिसगांव औरंगाबाद शोध 30 वर्षे 1988 ते 2017

SEARCHFEE	रु. 1500.00
एकूण:	रु. 1500.00

Sub Registrar Aurangabad I

1); देयकाचा प्रकार: By Cash रक्कम: रु 1500/-

दुय्यम निबंधक वर्ग-२
औरंगाबाद क्रमांक -१

1/20/2017

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