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TITLE-CUM SEARCH REPORT

Date: 10/12/2013

WHEREAS the partner of M.C.M. Developers, Vinay Pundlik Chaudhari, R/o. : Anupam Housing Society, Shreya Nagar, Aurangabad, approached me and requested to issue title-cum search report in respect of the property C.T.S. No.4874, Municipal, No.4-10-36, admeasuring 1540 Sq. Mts., situated at Aurangpura, Aurangabad, I have gone through the documents of title produced by him before me and I have also taken search at the Office of Sub-Registrar, Aurangabad, and thereafter, I am issuing this title-cum search report as under :-

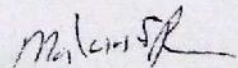
1. That, the above referred property was owned and possessed by one Ganpatrao Vaidya, who expired on 31.12.1965, leaving behind him four sons, three daughters and one widow Indirabai and during his lifetime, he also executed a Will and thereby bequeathed his above referred property in favour of his sons namely; Ratnakar, Ashok, Shashikant and Satish and he also further clarified if the property is decided to be partitioned during the lifetime of his wife Indirabai, she will also be given equal share with that of son in the partition. However, after the death of Dr. Ganpatrao Vaidya, Indirabai also expired on dated 1.5.1981, and during her life time she also executed registered Will on dated 18.8.1977, in respect of the above referred property and thereby bequeathed the said property in favour of his youngest son Satish Ganpatrao Vaidya. Special Civil Suit No.51/1974, was filed by Ashok Vaidya against his brother Satish, Shashikant, Ratnakar and mother Indirabai and the said suit ended with compromise on 12.2.1981, and as per the said compromise, the above referred property came to be allotted exclusively to Satish Vaidya. Accordingly, name of

Satish Vaidya alone came to be mutated in C.T.S. record, by deleting names of all other sons of Dr. Ganpatrao Vaidya. Satish Vaidya also deposited various charges of the said property with the concern authorities from time to time.

2. Satish Vaidya sold the said property to M/s. Kushal Construction through it's partners Dilip Kantilal Jain and three others under the registered sale-deed dated 30.1.2012, registered at Sr.No.528, and the said sale-deed is also consented by the wife and son of Satish Vaidya namely; Mrs. Shubhangi and Amit.

3. M/s. Kushal Construction entered in to registered Development Agreement in respect of the above referred property with M/s. M.C.M. Developers, on dated 30/03/12 , registered at Sr.No. 1241. In view of the above referred documents and as per the facts which came to my knowledge M/s. Kushal Construction established clear chain of title for more than last 15 years, in respect of the above referred property. During my search at the Office of Sub-Registrar, Aurangabad, I did not trace out any encumbrances on the said property as per the available index thereat. Therefore, I opined that M/s. Kushal Construction is having good and marketable title in respect of above referred property and M/s. M.C.M. Developers validly entered in to development agreement with him.

Hence, this title-cum search report.


(S.R. MALANI)
ADVOCATE.