

Shrigopal G. Dodya

B.Com. L.L.B. ADVOCATE
Mob:-9850374987

Off: S-3, Raj Appt., Plot no.29 G- Sector, Town Center, CIDCO, Aurangabad.

TITLE AND SEARCH REPORT

Plot no.26 adm.288.00Sq.mtr. situated at sector NS-1-K forming part of survey no. 125/126, 127(part) Nagar-1 of CIDCO Satara Tq.and Dist.Aurangabad

On perusal of the record placed before me in respect of commercial cum residential plot no.26 adm.288.00Sq.mtr. situated at sector NS-1-K forming part of survey no.127(part) Nagar-1 of CIDCO Satara Tq.and Dist.Aurangabad which is bounded as towards east: plot no.27; towards west: plot no.25; towards north: 18 mtr. wide road; towards south: Gut no.127(part)(hereinafter referred to as "**the said plot**"). It transpire that the said plot was initially forming part of land survey no.127(part) situated at village satara, Aurangabad which is acquired by the City Industrial Development Corporation of Maharashtra Limited(CIDCO) and accordingly it became the owner of the land gut no.127(part).

It further transpire that the said land is converted into plotted layout area and named as neighbourhood sector NS-1-K survey no.125/126 by the CIDCO authority and by virtue of allotment letter no.CIDCO/PRASHA/PANAN/AUR/2007/1428 dated 15-11-2007 the said plot being residential cum commercial purpose plot is allotted by the CIDCO authority to Sou.Vimal Shantikumar Mishrikotkar for total premium consideration amount of Rs.10,61,268/-(Rupees ten lakh sixtyone thousand two hundred and sixty eight only) out of which an amount of Rs.80,500/- is paid by Sou.Vimal Shantikumar Mishrikotkar prior to issuance of allotment letter vide challan no.56055 dated 7-11-2007. As per the terms and conditions of the said allotment it transpire that the said plot is allotted on lease hold basis for the period of 60 years.

On perusal of record it further transpire that in the year 2011, the CIDCO authority has further executed an undated agreement to lease in favour of Sou.Vimal Shantikumar Mishrikotkar by receiving the entire lease premium consideration amount of Rs.10,61,268/-(Rupees ten lakh sixty one thousand two hundred and sixty eight only) on 11-7-2011. The CIDCO authority has further handed over possession of the said plot to Sou.Vimal Shantikumar Mishrikotkar by issuing possession slip in that regard bearing no.333 dated 2-6-2011.

It further transpire that by virtue of Registered lease deed dated 18-04-2012 which is registered with sub-Registrar office at Aurangabad-2 at Day Book Sr.No.2444/2012, the CIDCO authority has demised the said plot on lease to above said Sou.Vimal Shantikumar Mishrikotkar for lease period of 60 years commencing from 1-Jan-2011 on yearly rent of Rs.100/- and after receipt of premium amount Rs.10,61,268/- at the time of agreement to lease and by virtue of this lease deed Rs.10,61,268/- became the lessee cum possessor of the said plot.

On perusal of record it further transpire that The Aurangabad Municipal Corporation has issued No Dues Certificate, dated 21-12-2015 bearing outward no.Manapa/Zone/4051, in favour of above lessee thereby certifying that the property tax of the said plot for the year ending 2015 to 2016 is paid by the lessee Sou.Vimal Shantikumar Mishrikotkar.



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That the CIDCO authority has further issued a letter bearing no.CIDCO/PLANNING/BP/AUR/2015/1275 dated 10-12-2015 thereby issued permission for amalgamation of the said plot with plot no.27 owned by Prassanna Shantikumar Mishrikotkar who is son of Sou.Vimal Shantikumar Mishrikotkar. The amalgamation charges in that regard is also paid on 30-11-2015. The CIDCO has further issued No objection letter for obtaining construction permission/commencement certificate in respect of the said plot with adjacent plot no.27 from Aurangabad Municipal Corporation on or upto 7-1-2017 vide it's letter bearing outward no.CIDCO/PRASHA/A.BAD/NOC/2016/1422 dated 11-1-2016.

It also reveals that the lessee Sou.Vimal Shantikumar Mishrikotkar has executed a development agreement dated 12-1-2016, in favour of M/s.Arch Developers through it's partner Mr.Archit Sushil Bharuka with the consent of Mr.Sushil Kamalnayan Bharuka which is registered with sub-Registrar office no.2 at Aurangabad at day book sr.no.262/2016, by virtue of which development right of the said plot is given to M/s.Arch Developers.

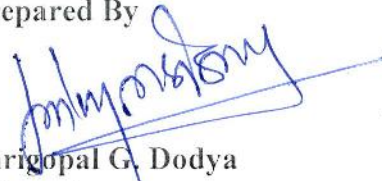
I have also taken the search of Index No.2 with Sub Registrar office no.2 at Aurangabad vide search GRN No.MH006438396201516E dated 13-1-2016 and also search of file of the said plot in CIDCO Dept. from which it transpire that the said plot is free from all encumbrances, charges.

Therefore on perusal of record place before me by the owner and developer M/s.Arch Developers it transpire that the title of lessee Sou.Vimal Shantikumar Mishrikotkar and the developer M/s.Arch Developers over the said plot no.26 adm.288.00Sq.mtr. situated at sector NS-1-K forming part of survey no.125/126, 127(part) Nagar-1 of CIDCO Satara Tq.and Dist.Aurangabad is clear, marketable and free from all kind of encumbrances and charges.

HENCE THIS TITLE AND SEARCH REPORT

Date:-14-1-2016

Prepared By


Shrigopal G. Dodya
Advocate.



CHALLAN
MTR Form Number-6

GRN	MH006438396201516E	BARCODE			Date	13/01/2016-11:40:39		Form ID	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Search Fee				TAX ID (If Any)				
	Search Fee				PAN No. (If Applicable)				
Office Name	ARB2_AURANGABAD 2 JT SUB REGISTRAR				Full Name	ADV SHRIGOPAL G DODYA			
Location	AURANGABAD								
Year	2015-2016 Specific From 14/11/2003 To 13/01/2016				Flat/Block No.	TOWN CENTER			
Account Head Details		Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE		325.00		Road/Street	CIDCO				
				Area/Locality	AURANGABAD				
				Town/City/District					
				PIN					
				Remarks (If Any)					
					plot no 26 sector NS1K survey no 1				
					25 126 127 CIDCO Satara Aurangabad				
				Amount In	Three Hundred Twenty Five Rupees Only				
Total			325.00	Words					
Payment Details		STATE BANK OF HYDERABAD		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	REF No.	01106342016011315783		IKA0698648	
Cheque/DD No				Date	13/01/2016-11:41:03				
Name of Bank				Bank-Branch	STATE BANK OF HYDERABAD				
Name of Branch				Scroll No. , Date	Not Verified with Scroll				

Mobile No. : 9850374987

Adv. S. G. Dodya