

Date-05.06.2018

SEARCH CUM TITLE REPORT

To,
Whom so ever it may concern,

Being engaged for preparing the search cum title report regarding the Property Bearing Gut No.166, Admeasuring 4140 Sq. Mtrs., situated at Village Tisgaon, Tal. And Dist. Aurangabad. I, Pratik N. Agrawal, Advocate do hereby issue this search cum title report of the above said property as under:-

1) That M/s. ANB Infra Developers education and Agro Pvt. Ltd. has acquired the title of the Property Bearing Gut No.166, Admeasuring 4140 Sq. Mtrs., situated at Village Tisgaon, Tal. And Dist. Aurangabad. The property is more specifically described in the schedule hereunder.

2) DESCRIPTION OF THE DOCUMENTS SCRUTINIZED : I have verified the following documents received.

Sr. No.	Date	Particulars	Remarks
1.	23.05.2018	Copy of Registered Development Agreement bearing daybook No.2875/2018 executed infavour of M/s. ANB Infra Developers Education and Agro Pvt. Ltd. by Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chodpde and Smt. Sugandhabai Narayan Chopde.	Original
2.	23.05.2018	Copy of registered General Power of Attorney bearing daybook No.2876/2018 executed infavour of M/s. ANB Infra Developers Education and Agro Pvt. Ltd. by Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chodpde and Smt. Sugandhabai Narayan Chopde.	Original
3.	23.05.2018	Copy of Registered Deed of Declaration bearing daybook No. 2877/2018 executed by M/s. ANB Infra Developers Education and Agro Pvt. Ltd. and Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chodpde and Smt. Sugandhabai Narayan Chopde.	Original



4.	18.06.2018	Copy of Development Permission issued by CIDCO.	Original
5.	18.06.2018	Copy of Commencement Certificate issued by CIDCO.	Original
6.	18.06.2018	Copy of Sanction Plan.	Original
7.	18.04.2018	Copy of Registered Lease Deed bearing daybook No. 1789/2018 executed infavour of Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde.	Original
8.	04.04.2018	Copy of Transfer Order issued by CIDCO in the names of Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde.	Original
9.	31.01.2018	Copy of Letter of Administration issued by Jt. Civil Judge Junior Division in MARJI No. 937/2017.	Original
10.	14.12.2007	Copy of Agreement to Lease executed by CIDCO in the names of Baburao Bhaulal Chaudhari and Thamaji Mhatarji Chopde.	Original

3) DESCRIPTION OF PROPERTY :-

Property Bearing Land Gut No.166, admeasuring 4140 Sq. Mtrs., situated at Village Tisgaon, Tal.& Dist. Aurangabad with all the belongings on the land including.

Boundaries of the Land:-

Towards East : 18 Mtrs. Wide Road
 Towards West : Land out of Gut No.167
 Towards South : Part of Gut No.166
 Towards North : Part of Gut No.166



4) FLOW OF TITLE:

From the documents and records produced before me it seems and reveals that, earlier the above said property was belonging to CIDCO. Thereafter the CIDCO has allotted the above said property to Baburao Bhaulal Chaudhari and Thamaji Mhatarji Chopde and executed Agreement to Lease dated 14.12.2007. Thereafter, Thamaji Mhatarji Chopde got expired on 10.06.2011. After the death of Thamaji Mhatarji Chopde, the legal heirs of

Late Thamaji Mhatarji Chopde made an MARJI 937/2017 towards Civil Judge Junior Division for Letter of administration. By considering the application and documents the Jt. Civil Judge Junior Division has issued the Letter of Administration on 31.01.2018 in the names of Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde.

Thereafter, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde made an application towards the CIDCO to mutate their names on behalf of Late Thamaji Mhatarji Chopde. By considering the application the CIDCO has issued the transfer order in the names of Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde on 04.04.2018.

Now, the Shri. Baburao Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde are going to become the lessee and possessors of the above said property. Subsequently, the CIDCO has also executed the Registered Lease Deed dated 18.04.2018 bearing daybook No. 1789/2018 in favour of Shri. Baburao Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde. On the basis of the above all the documents Shri. Baburao Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde are become the lessee and possessors of the above said property.

Thereafter, Shri. Baburao Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde wished to develop the above said property and as such they made an application towards the Competant authority for development permission. Accordingly by considering the application the CIDCO has issued the Development Permission along with Commencement Certificate in the names of Shri. Baburao Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde,



Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde on 18.06.2018. As well as the construction plan is also sanctioned by Asst. Town Planning Officer, CIDCO on 18.06.2018.

Thereafter, Shri. Baburaoi Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde have executed the Registered Development infavour of M/s. ANB Infra Developers education and Agro Pvt. Ltd. on 23.05.2018 bearing daybook No. 2875/2018. As well as Shri. Baburaoi Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde have also executed the Registred general Power of Attorney infavour of M/s. ANB Infra Deveopers Education and Agro Pvt. Ltd. on 23.05.2018 bearing dayook No. 2876/2018 and all the powers to developer the above said property The share decided between the lessee and developers is 50-50% in the constructed premises.

Subsequently, Shri. Baburaoi Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde and M/s. ANB Infra Developers Pvt. Lrtd. have also executed the registred deed of declaration on 23.05.2018 bearing daybook No.2877/2018.

From above all the documents it seems and reveals that Shri. Baburaoi Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh Thamaji Chopde and Smt. Sugandhabai Narayan Chopde are the lessee and possessors of the above said property and have given all the powers of developement to M/s. ANB Infra Developers education and Agro Pvt. Ltd..

That, M/s. ANB Infra Developers Education and Agro Pvt Ltd. is going to construct the residential scheme on the above said property which will be known as "MANALI RESIDENCY" AND M/s. ANB Infra Developers Education and Agro Pvt Ltd. have right to sale 50% premises as described in the Registered Deed of Declaration and Shri. Baburaoi Bhaulal Chaudhari, Shri. Baburao Bhaulal Chaudhari, Shri. Ramesh Thamaji Chopde, Shri Ganesh



Thamaji Chodpde and Smt. Sugandhabai Narayan Chopde will have 50% Right to sale the property/units as per deed of declaration.

5. ENCUMBRANCES ON THE PROPERTY :

I have perused through all the above said documents, which are in order, and there is nothing prejudicial against the transferor, transferee.

In result, I have to state that, I have made necessary search at the Sub-Registrar Office, after depositing the necessary fees and as the result of such search, I am satisfied that the property is free from all the encumbrances.

From the record, which I have examined, I have not found anywhere any encumbrance of anyone on the above said property.

I have recently taken the search for the period of 13 years i.e. from 2006 to 2018 at Sub-Registrar Office, Aurangabad.

DETAILED INFORMATION ABOUT PROPERTY TO BE MORTGAGED :

Sr. No.	Details	Remark
1.	Whether the party has an absolute, clear and marketable title over the property / properties proposed to be mortgaged?	Yes
2.	Whether provisions of urban ceiling Act are applicable?	No
3.	Whether the property is affected by any revenue and Tenancy Regulations?	No.
4.	Whether the user land has been converted under land revenue law? Whether N.A. Permission / change of user permission is obtained?	Not required
5.	What is the tenure of land? (in case of Lease Property?)	60 Years
6.	Whether the land is adiwasi (Tribal) Land?	No.
7.	Whether the land / property is joint family property?	No.
8.	Whether any prohibitory / order from Income Tax / Wealth Tax or other authorities?	No.
9.	Is land / property subject to any reservations / acquisitions / requisitions?	No.



10.	Whether plans for constructions are sanctioned ?	Yes.
11.	Whether Commencement Certificate issued?	Yes
12.	Whether completion certificate obtained?	Not Applicable
13.	Whether there are any restriction from Corporation such as "education zone", "Gree Zone" Etc.?	No.
14.	Is the land taken on lease from MIDC? If yes that whether tripartite agreement executed?	Not Applicable

**** SCHEDULE OF THE PROPERTY ****

Property Bearing Land Gut No.166, admeasuring 4140 Sq. Mtrs., situated at Village Tisgaon, Tal.& Dist. Aurangabad with all the belongings on the land including.

Boundaries of the Land:-

Towards East : 18 Mtrs. Wide Road
 Towards West : Land out of Gut No.167
 Towards South : Part of Gut No.166
 Towards North : Part of Gut No.166

PLACE : AURANGABAD
 DATE : 05.06.2018

(PRATIK N. AGRAWAL)
 ADVOCATE

"CERTIFICATE"

I certify that I have perused the relevant papers, documents and record in respect of the title M/s. ANB Infra Developers Education and Agro Pvt. Ltd. has acquired the right & title of the Property Bearing Land Gut No.166, admeasuring 4140 Sq. Mtrs., situated at Village Tisgaon, Tal.& Dist. Aurangabad with all the belongings on the land including and the property is free from all the encumbrances and having marketable title.

PLACE : AURANGABAD
 DATE : 05.06.2018



PRATIK N. AGRAWAL
 ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH002362638201819E	BARCODE			Date	05/06/2018-19:25:21		Form ID	
Department Inspector General Of Registration					Payer Details				
Type of Payment Search Fee					TAX ID (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name ARB6_AURANGABAD NO 6 SUB REGISTRAR					Full Name		ADV PRATIK N AGRAWAL		
Location AURANGABAD					Fiat/Block No.				
Year 2018-2019 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street				
0030072201 SEARCH FEE				325.00	Area/Locality AURANGABAD				
					Town/City/District				
					PIN 4 3 1 0 0 1				
					Remarks (If Any)				
					GUT NO 166 TISGAON AURANGABAD				
					Amount In Three Hundred Twenty Five Rupees Only				
Total				325.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572018060536059		IK00PXLUR8
Cheque/DD No.					Bank Date	RBI Date	05/06/2018-19:25:45		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. . Date		Not Verified with Scroll		

Mobile No. : 9922966379

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वाट्या देण्यासाठी लागू नाही.