

ANUP S. DHANUKA

ADVOCATE

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TITLE SEARCH CERTIFICATE

DATE : 2.4.2019

NAME OF THE OWNERS : M/S AURANGABAD INDUSTRIAL TRADE CENTRE PRIVATE LIMITED

DESCRIPTION OF THE PROPERTY : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NUMBER P-85 IN THE CHIKALTHANA INDUSTRIAL AREA WITHIN THE VILLAGE LIMITS OF NAREGAON AND WITHIN THE LIMITS OF AURANGABAD MUNICIPAL CORPORATION AURANGABAD TALUKA AND REGISTRATION SUB DISTRICT AURANGABAD CONTAINING BY ADMEASUREMENTS 1128 SQUARE METRES ALONGWITH PROPOSED CONSTRUCTION THEREON BOUNDED AS UNDER

EAST: MIDC ROAD(20.0 M/W)

WEST: MIDC ROAD (6.0 M/W)

SOUTH: MIDC ROAD(20.0 M/W)

NORTH : GREEN BELT (10.00 M/W) AND THERAFTER MIDC ROAD 30.50 M/W)

CERTIFIED THAT I HAVE VERIFIED THE RECORDS IN RESPECT OF THE PROPERTY AND ALSO PERUSED THE DOCUMENTS PLACED BEFORE ME FROM YEARS 1989-2019

I HAVE INSPECTED THE RECORD OF REGISTRY AND INDEX-II REGISTER OF THE OFFICE OF SUB- REGISTRAR, AURANGABAD VIDE SEARCHING RECEIPT DATED 2.4.2019 FOR A PERIOD OF 30 YEARS

IT APPEARS THAT MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION A CORPORATION CONSTITUTED UNDER THE MAHARASHTRA INDUSTRIAL DEVELOPMENT ACT HEREIN AFTER REFERRED AS MIDC, HAD AQUIRED LANDS IN VARIOUS NOTIFIED PARTS OF AURANGABAD , MIDC HAD CARVED OUT INDUSTRIAL LAYOUT AND ALOTTED PLOTS ON LEASE FOR INDUSTRIES AND RELATED ACTIVITIES

MIDC HAD FURTHER ALOTTED INDUSTRIAL PLOT I.E ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NUMBER P-85 IN THE CHIKALTHANA INDUSTRIAL AREA WITHIN THE VILLAGE LIMITS OF NAREGAON AND WITHIN THE LIMITS OF AURANGABAD MUNICIPAL CORPORATION AURANGABAD TALUKA AND REGISTRATION SUB DISTRICT AURANGABAD CONTAINING BY ADMEASUREMENTS 1128 SQUARE METRES ALONGWITH PROPOSED CONSTRUCTION THEREON TO M/S AURANGABAD INDUSTRIAL TRADE CENTRE PRIVATE LIMITED A COMPANY



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INCORPORATED UNDER THE COMPANIES ACT HAVING ITS REGISTERED OFFICE AT SHOP NUMBER G5 THE ORION APARTMENT STATION ROAD AURANGABAD BY VIRTUE OF AGREEMENT TO LEASE REGISTERED AT SERIAL NUMBER 5094/2018 DATED 27.9.2018

MIDC ALSO ISSUED BUILDING PERMISSION TO THE COMPANY FOR CONSTRUCTION OF COMMERCIAL COMPLEX OVER THE PROPERTY

FINAL LEASE DEED SHALL BE EXECUTED UPON COMPLETION OF THE PROPERTY

M/S AURANGABAD TRADE CENTRE PRIVATE LIMITED ARE ABSOLUTE OWNERS AND POSSESSORS OF THE PROPERTY I.E ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NUMBER P-85 IN THE CHIKALTHANA INDUSTRIAL AREA WITHIN THE VILLAGE LIMITS OF NAREGAON AND WITHIN THE LIMITS OF AURANGABAD MUNICIPAL CORPORATION AURANGABAD TALUKA AND REGISTRATION SUB DISTRICT AURANGABAD CONTAINING BY ADMEASUREMENTS 1128 SQUARE METRES ALONGWITH PROPOSED CONSTRUCTION THEREON

I HAVE PERUSED THE TITLE DEEDS MENTIONED ABOVE AND CARRIED OUT SEARCH FOR 30 YEARS FROM THE PRIOD 1989 TO 2019 VIDE SEARCHING RECEIPT DATED 2.4.2019 IN THE OFFICE OF COMPETENT AUTHORITIES AND PERUSING THE RECORDS MADE AVAILABLE EXCLUDING THE INCOMPLETE, MISSING , TORN AND DAMAGED RECORDS AND I HAVE NOT FOUND ANY ADVERSE ENTRIES WHICH WOULD AFFECT THE TITLE ON SAID PROPERTY.

THERE ARE NO CLAIMS/ INTEREST OF MINOR INVOLVED IN PROPERTY. THERE ARE NO TAXES, LEVIES PENDING IN RESPECT OF THE SAID PROPERTY. I HEREBY CERTIFY THAT M/S AURANGABAD TRADE CENTRE PRIVATE LIMITED SHALL HAVE TITLE TO THE PROPERTY MENTIONED IN SCHEDULE WOULD BE ABSOLUTE CLEAR, LEGAL, MARKETABLE AND FREE FROM ENCUMBRANCES

[ANUP
ADVOCATE

