

Adv. Prashant K. Nikam,

L.L.M.

3, Shakti Nagar, C.B.S. Road, Aurangabad - 431001
Mobile : 7755906097, Email ID: adv.nikam@gmail.com

Date : 24-08-2017

TO WHOMSOEVER IT MAY CONCERN

Dear Sir,

SUB: Verification of Title and search of Registration records pertaining to the properties bearing C.T.S. No.19048/2, situated at Deccan Flour Mills, Paithan Road, Aurangabad.

I have examined the documents pertaining to the property C.T.S. No.19048/2 of Aurangabad, handed over to me by M/s.A Q Infrastructure Pvt. Ltd. The said property is the part of old Survey Nos.22/1 and 23 of Padampura, Aurangabad. The said Survey Numbers were purchased by M/s. Deccan Flour Mills Ltd., a Company registered under the provisions of The Companies Act, 1956, having its registered office at Paithan Road, Aurangabad. During the city survey carried out by the concerned office, the said property was given the City Survey Number 19048 from Sheet No.257. The owner Company thereafter, laid the plots and got the layout sanctioned from the competent authority. The abovesaid property, however, was kept intact by the said Company for charitable purpose.

The said property bearing C.T.S. No.19048/2 was originally admeasuring 12406.2 Sq.Mtrs. However, it was bifurcated as per the orders of the City Survey Officer as per the orders passed in File No.AMC/TPD/LAYOUT/2953/87, dated 28-09-1987 and the piece and parcel of land admeasuring 4385 Sq.Mtrs. has been separated from the said plot and is given C.T.S. No.19048/2/1 and a separate P.R.

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Card of the said portion has been opened. The said area of 4385 Sq. Mtrs. has been deducted from the total area of 12406.2 Sq.Mtrs. and now the said property is admeasuring 8021.20 Sq.Mtrs. The said property is bounded as under:

TO EAST : Plot C.T.S. Nos.19048/2/1 and 19048/2/2,
TO WEST : C.T.S. No.18836,
TO SOUTH : Land of Agricultural School and
TO NORTH : 12 Mtrs. wide Road,

and is situated at Deccan Flour Mills Ltd., Paithan Road, Aurangabad.

The original owner M/s. Deccan Flour Mills Ltd., has gifted the said property to a Charitable Trust namely Kishanlal Jalan Charitable Trust, Mumbai, vide a registered Gift Deed bearing No.3312/91, dated 27-03-1991. On the basis of the said registered Gift Deed, the name of said Trust has been mutated in the city survey record of the said plot on 23-08-1991 as owner thereof. Thereafter, the said Trust has sold the said property to M/s. A.Q. Infrastructure Pvt. Ltd. vide a registered sale deed. The name of said Company namely M/s.A Q Infrastructure Pvt. Ltd. has been mutated in the P.R. Card of the said property as owner thereof vide Mutation Entry No.4459. Since the date of purchase said Company is in actual and physical possession of the said properties as owner thereof.

I have also made a search of the available Registrar's Books in the office of the Sub-Registrar, Aurangabad, where the property is situated from 1988 till today, i.e. for last 30 years and have to report that said Company M/s. A Q Infrastructure

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Company Pvt. Ltd. is the absolute owner of the said property and its title to the said property is perfectly legal and clear. The said property is free from encumbrances/charges/mortgages. There is no any charge over the said property. The property taxes and other Municipal charges of the said property are paid upto date. Said Company M/s. A Q Infrastructure Company Pvt. Ltd. is the present owner in possession of the said property. The receipt of payment of Search Fees, bearing No.6732, dated 24-08-2017 is enclosed herewith.

I hereby certify that M/s. A Q Infrastructure Company Pvt. Ltd. is the present owner in possession of the said property and its title to the said property is perfect and legal one.

P.K. Nikam
**(P.K.NIKAM
ADVOCATE)**

P. K. Nikam
Advocate
3, Tulsi, Shaktinagar,
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इतर पावती

Original/Duplicate

Thursday, 24 August 2017 1:05 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6732 दिनांक: 24/08/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग1-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड पि के निकम

वर्णन अर्ज क्रमांक 2483/2017 मौजे गांधीचौक शहागंज औरंगाबाद सि स नंबर 6320 सन 1988 ते 2017 (30वर्षे) शोध

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Aurangabad I

सह. मुख्य निबंधक वर्ग- २

औरंगाबाद क्रमांक - १

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

P. K. Nikam

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Advocate

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