

Adv Nikhil P. Runwal

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TITLE SEARCH REPORT

To,
Whomsoever it may concern,

Subject: Title Search report of Plot No.P-13 admeasuring 6380 Sq Meters along with structure standing thereon, situated in Village Shendra Jahangir, Shendra Five Star Industrial Area, MIDC, Aurangabad.

1. DESCRIPTION OF THE PROPERTY :

Plot No.P-13 admeasuring 6380 Sq Meters along with structure standing thereon, situated in Village Shendra Jahangir, Shendra Five Star Industrial Area, MIDC, Taluqa and District: Aurangabad, Circumscribed within following boundaries:

Towards North: 20.0 Meters Wide Road (MIDC Road)

Towards South: Plot No.P-3

Towards East: 30.0 Meters Wide Road (MIDC Road)

Towards West: Plot No.P-12.

2. Maharashtra Industrial Development Corporation(MIDC)- A Government of Maharashtra undertaking constituted under the provisions of Maharashtra Industrial Development Act,1961, the said corporation is holding the land acquired by the State Government under Chapter VI of Maharashtra Industrial Development Act,1961, for purpose of establishing Industrial area and Industrial Estate in the state of Maharashtra. Government of Maharashtra has empowered to MIDC to make available the Plots, Sheds, units, galas on such land to entrepreneurs to establish themselves in such area on payment of premium to Lessor, on certain terms and conditions as prescribed by & on behalf of the state Government.

3. Plot No.P-13 being Plot situated in Industrial Area known as Shendra Five Star Industrial Area developed by Maharashtra Industrial Development Corporation and in view of the powers as given in the Maharashtra Industrial Development Act,1961 and rules framed therein from time to time, MIDC has Re-allotted the said plot to Partnership firm known as M/s Shri Ambica Hotel having two partners Shri Ajeet Hukumchand Chajed and Shri Rajesh Ramkishan Mundada which can be seen from order dated 11.4.2011 bearing outward No.2353.



4. It can be seen from the Agreement To Lease dated 24.5.2018 registered at Serial No.AGG-6-2906-2018 executed by MIDC through its Authorised officer in favour of M/s Shri Ambica Hotel for period of 95 years from date of possession, with yearly rent of Rs 1 and as per the condition of the Agreement to lease M/s Shri Ambica Hotel was required to consume 20% of the FSI by constructing the building thereon and balance FSI was required to be utilized in 10 years from date of expiry of development period, in phase wise manner.
5. It can be seen from Agreement to Assign dated 24.5.2018 registered at Serial No.AGG-6-2902-2018, that M/s Shri Ambica Hotel through its partners Ajeet Hukumchand Chajed and Rajesh Ramkishan Mundada agreed to transfer their right in the said commercial plot P-13 on terms and conditions set out therein, in favour of M/S Samyak Realtors a registered partnership firm having six partners namely Manoj Kanyalal Runwal, Rajesh Amarchand Kala, Dharmendra Lokchand Ramnani(HUF), Darshana Pankajkumar Jain, Nitesh Prakash Runwal, Sandeepkumar Jayantilal Jain.
6. It can be seen from the Commencement Certificate No.DB/SPA/A-88240 / 2018 dated 31.5.2019, that, MIDC being Planning Authority has granted construction permission for constructing 1856.35 Square Meter area over the Plot No. P-13 and Divisional Fire officer-MIDC-Aurangabad Region has granted final No-objection to the said work vide letter dated 8.2.2019 bearing outward No.MIDC/Fire/A-54248.
7. It can be seen from the letter bearing No.MIDC/SPA/A-58714/2019 dated 12.2.2019 that, Executive Engineer & Special Planning Authority MIDC, Aurangabad has granted Completion Certificate & Occupancy Certificate of the Construction completed over the subject Plot No.P-13 for construction admeasuring 1858.35 Square Meters (Built Up area).
8. It can be seen that in view of the consumption of 29% FSI over the said Commercial Plot P-13 by constructing the several Units/Shops/Galas as per the terms of MIDC, the MIDC has granted lease of the Plot No.P-13 by way of executing registered lease deed bearing No.AGG-6-2507-2019 dated 15.5.2019 on terms and conditions set out therein for period of 95 years commencing from June 2011.Among the conditions one of the condition is that, the Lessees shall consume the minimum 50% FSI by the end of five years (i.e 3190 Square Meter out of total F.S.I 6,380 Square Meter) and not to assign, underlet or part with possession of the demised land or any part thereof without previous written consent of Chief Executive Officer.
9. It can be seen from the transfer order dated 24.7.2019 bearing outward No.MIDC/RO/ABD/SHE/LMS-1520/1045, that MIDC has granted

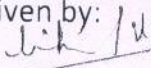


permission to M/s Shri Ambica Hotel to transfer the lease hold rights over Plot No. P-13 along with the structure standing, thereon to M/s Samyak Realtors upon payment of difference premium as stated in the letter.

10. Further in view of the Agreement to Assign executed by M/s Shri Ambica Hotel in favour of M/s Samyak Realtors on 24.5.2018 under registered document bearing No. AGG-6-2909-2018, M/s Shri Ambica Hotel through its partners executed Deed of Assignment bearing registration No. AGG-5-4229/2019, in favour M/s Samyak Realtors through its partners.

In view of above documents and online search carried out by paying necessary payment under receipt No.1111601475 dated 22.8.2019 from 2002 to 2019 through website of igr.maharashtra.gov.in, I am of opinion that, Plot No.P-13 admeasuring 6380 Square Meters along with structure standing thereon, situated in Village Shendra Jahangir, Shendra Five Star Industrial Area, MIDC, Taluqa and District: Aurangabad is transferred in the name of M/s Samyak Realtors a Registered partnership firm for period of 95 years commencing from June 2011, thus M/s Samyak Realtors is having lease hold rights of Plot No.P-13 and structure standing thereon and M/s Samyak Realtors have full right and authority to transfer the lease rights of the units/gala/shops constructed or to be constructed over the said plot to prospective Assignee/s/Sub-Lessee subject to approval/consent of MIDC and payment of premium to MIDC and during the course of search I have not come across any document creating encumbrances over Plot No P-13 thus said plot is free from encumbrances.

Date: 24.8.2019

Given by: 

Nikhil P.Runwal
Advocate.



MH005460383201920E	Government of Maharashtra	Regn 39 M
Department of Registration and Stamps		
22 Aug 2019	Receipt	Receipt no. 1111601475
	Name of the Applicant :	NIKHIL PRAKASH RUNWAL
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Shendra Jahagir S.No/CTS No/G.No. : 13
	Period of search :	From :2003 To :2019
	Received Fee :	425
The above mentioned Search fee has been credited to government vide GRN no :MH005460383201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'		

