



Shankar S. Adawale Patil

M.A., LL.M, D.C.L.

Advocate

Add: Shiv Chhatrpati Nagar,
N-12, CIDCO Aurangabad
Mobile No: 8956147522



DATE: 23/09/2019

SEARCH CUM TITLE REPORT

That, M/s Arch Developers through its Proprietor Sushil Kamalnarayan Bharuka, Add: Kamal Lila, Plot No. 402, Sector E, N-1, CIDCO Requested to me to give Search Cum Title Report in respect of Plot No. X-13, admg. 1620 Sq. Mt. from the Shendra Five Star Industrial Area, Tq. & Dist. Aurangabad within the village limits of Shendra Jahangir and outside limits of Aurangabad Municipal Corporation, Aurangabad. Occupied & possessed by M/s Arch Developers through its Proprietor Sushil Kamalnarayan Bharuka.

NAME OF CONCERN: M/s Arch Developers
through its Proprietor Sushil Kamalnarayan Bharuka

DESCRIPTION OF DOCUMENTS:-

I have certified and scrutinized the following documents received from you.

Sr. No.	Description of Documents/ No.	Date	Photocopy/ Duplicate	Nature of Document
1	M.I.D.C. Allotment Order issued by Regional Office, M.I.D.C. Aurangabad, vide No. M.I.D.C./ROA/Shendra/X-13/4933	21/10/2014	Photocopy	Allotment order
2	Possession Receipt issued by M.I.D.C. of plot No. X-13, admg. 1620 sqm. situated at Shendra Five Star Industrial Area, Tq & Dist. Aurangabad.	14/01/2015	Photocopy	Possession Receipt
3	Commencement Certificate issued by office of the Executive Engineer M.I.D.C. Civil Division Vide No. DB/SPA/C-73960/2019 of plot No. X-13, admg. 1620 sqm. situated at Shendra Five Star Industrial Area, Tq & Dist. Aurangabad.	19/08/2019	Photocopy	Commencement Certificate



4	Lease Agreement in respect of plot No. X-13, admg. 1620 Sq. Mtr. situated at Shendra Five Star Industrial Area, Tq & Dist. Aurangabad executed by M.I.D.C. vide Lease Deed No. 3193/2015 in favour of M/s Arch Developers through its Proprietor Sushil Kamalnarayan Bharuka	08/05/2015	Photocopy	Lease Deed
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II. Description of property:

Sr. No.	Extent of Area	Location	Boundaries
1	Plot Adm. 1620 Sq. Mtr.	Plot No. 13-X, Shendra Five Star Industrial Area, Tq. & Dist. Aurangabad.	East:- Plot No. X-14 West:- Plot No. X-12 South :- M.I.D.C. Road (15.0 M/W) North :- Plot No. X-9

III. TRACE OF TITLE:-

That, from perusal of documents as the above referred I hereby opinion to the title flow of the plot property as under.

1. That from the perusal of originally that plot was derived from M.I.D.C. Civil Division, Aurangabad.
2. That, from perusal of Lease Deed executed by Executive Engineer, M.I.D.C. Civil Division, Aurangabad, vide Lease Deed No. 3193/2015, dt. 08/05/2015 in favour of **M/s Arch Developers through its Proprietor Sushil Kamalnarayan Bharuka** and since then the said occupier is the occupier and possessor of the said plot.
3. That search taken from record of department of registration and stamp website by way of Court E-search report it appears that, the above said property do not appear any adverse remark above mentioned on the property.
4. Thus, I found that, **M/s Arch Developers through its Proprietor Sushil Kamalnarayan Bharuka** is the titled holder and processor of said plot property and the said property has a good marketable title, which is free from all encumbrances. lien charges, etc.
5. That the title flow of the property is well established on the basis of above referred title documents, which is name of **M/s Arch Developers through its Proprietor Sushil Kamalnarayan** as occupier and possessor of said plot.

IV. ENCUMBRANCE CERTIFICATE:-

From the above referred document and the other co-related documents of the property shows that, **M/s Arch Developers through its Proprietor Sushil Kamalnarayan Bharuka** the absolute occupier and possessor of said plot property and the aforesaid plot property in my opinion is free from all encumbrances.



V. EVIDENCE OF POSSESSION:-

On the basis of Lease Deed no. No. 3193/2015, dt. 08/05/2015, M/s Arch Developers through its Proprietor Sushil Kamalnarayan Bharuka is Occupier and possessor of the said plot property.

VI. CERTIFICATE OF THE TITLE SHOULD CLEARLY DISCLOSE/STATE:-

- A) In view of the above discussion and documents referred by me, I come to the conclusion that on the basis of **Lease Deed No. 3193/2015, dt. 08/05/2015** M/s Arch Developers through its Proprietor Sushil Kamalnarayan Bharuka thus get absolute clear and good marketable title over the said property.
- B) As per my opinion and above referred documents the aforesaid property is free from all encumbrances.
- C) There is no share of minor in the present case.
- D) The property is not the property of minor.
- E) There is no undivided interest of minor in the present case.

VII. I FURTHER CERTIFY THAT:-

- A) As per my opinion the immovable property is free from all encumbrances.
- B) There is at present no claim of minor in this property.
- C) There is no undivided share of minor.
- D) The provision of Urban Land, ceiling and holding Act is not applicable to this area.
- E) Holding/Acquisition is in accordance with the provision of Law Reforms Act.
- F) I have inspected all the entries in respect of above property the Sub-Registrar Office Aurangabad for the year 1989 to 2019 (30 years) by receipt no. MH007190525201920E, dated 09/10/2019 and I found no any contrary remarks or any contradiction with regard to its title and same is well established and proved by virtue of transaction.
- G) I have to report that, the owner has not created any charges/encumbrances or on taxes public dues are outstanding against the said property and the said property is not subject to any tenancy law/urban land or other land ceiling legislation/Act or not Court case/suit is pending regarding title to the land.
- H) I have to report that, the aforesaid titled to the said property is clear and accessible and the property is absolutely free for all encumbrances lien and charges of the above mentioned property will also acquired good and marketable titled.

Hence this Search Cum Title Report.





CHALLAN
MTR Form Number-6



GRN MH007190525201920E		BARCODE 		Date 09/10/2019-17:25:56		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		Adv SHANKAR ADAWALE	
Location AURANGABAD							
Year 2019-2020 One Time				Flat/Block No.		PLOT NO. X-13	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street		SHENDRA MIDC
					Area/Locality		AURANGABAD
					Town/City/District		
					PIN		4 3 1 0 0 1
					Remarks (If Any)		
					FOR 30 YEARS SEARCH		
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572019100913912		CKK8303783	
Cheque/DD No.				Bank Date		RBI Date	
				09/10/2019-17:24:26		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

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