



Shankar S. Adawale

SHANKAR S. ADAWALE PATIL
M.A., LL.M., D.C.L. Advocate High Court I.D.No.150
E-F-53/8, Shivchhatrapati Nagar, N-12,
Advocate High court Hudco, Aurangabad. M : 8956147522
Add.: Shiv Chatrapati Nagar,
N-12, Cidco, Aurangabad.
Mobile No. 8956147522

Date: 07.02.2020

SEARCH CUM TITLE REPORT

That, M/s. Arch Developers through its Partner Mr. Sushil Kamalnayan Bharuka R/o. Plot No. 402, N-1 E, Cidco, Aurangabad requested to me to give search cum title report in r/o. Plot no. P-15, totally adm. 5000.00 Sq.mtr. from Shendra five star industrial area, Shendra M.I.D.C., Tq. Dist. Aurangabad occupied & possessed by M/s. Arch Developers through its Partner Mr. Sushil Kamalnayan Bharuka.

Name of Concern: M/s. Arch Developers
through its Partner Mr. Sushil
Kamalnayan Bharuka

I. DESCRIPTION OF DOCUMENTS:

Sr. No.	Description of Documents/No.	Date	Photocopy /Duplicate	Nature of Documents
1	MIDC Allotment order Issued by Regional Office MIDC Aurangabad vide no. MIDC/ROA/Shendra/P-15/4938	21.10.2014	Photocopy	Allotment Order
2	Possession Receipt issued by MIDC of Plot No. P-15 adm. 5000 Sq.mtr. situated at Shendra Five Star Ind. Area, Shendra M.I.D.C, Tq. & Dist. Aurangabad.	02.04.2015	Photocopy	Possession Receipt



3	Commencement certificate issued by office of the Executive Engineer MIDC Civil Division vide no. DB/SPA/A-04887 adm 1556.70 sq.mtr. situated at Shendra Five Star Ind. Area, Shendra M.I.D.C, Tq. & Dist. Aurangabad.	01.01.2020	Photocopy	Commencement Certificate
4	Lease Agreement in r/o. Plot No. P-15 adm. 5000.00 sq.mtr. situated at Shendra Five Star Ind. Area, Tq. & Dist. Aurangabad executed by M.I.D.C. vide lease deed no. AGG-5-2966 in favour of M/s. Arch Developers through its partner Mr. Sushil Kamalnayan Bharuka	25.06.2019	Photocopy	Lease Deed

II. DESCRIPTION OF PROPERTY:

Sr. No.	Extent of Area	Location	Boundaries
1	Plot adm. 5000.00 sq.mtr.	Plot No P-15, Shendra Five Star Ind. Area, Shendra M.I.D.C., Tq. & Dist. Aurangabad	North : Plot No. P-22 & P-23 South: MIDC Road (20.00 M/W) East: Plot No. P-14 West: Plot No. P-16/1

III. TRACE OF TITLE:

That, from perusal of document as the above refereed I hereby opinion to the title follow 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. AGG-5-2966 dt. 25.06.2019 in favour of M/s. Arch Developers through its partner Mr. Sushil Kamalnayan



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 partner Mr. Sushil Kamalnayan Bharuka is the titled holder and possessor 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 partner Mr. Sushil Kamalnayan Bharuka 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 partner Mr. Sushil Kamalnayan 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. AGG-5-2966 dt. 25.06.2019 in favour of M/s. Arch Developers through its partner Mr. Sushil Kamalnayan 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 AGG-5-2966 dt. 25.06.2019 in favour of M/s. Arch Developers through its partner Mr. Sushil Kamalnayan Bharuka thus get absolute clear and good marketable title over the said property.



- B. As per my opinion and above referred documents and 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 encumbrance.
- 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, selling & holding Act is not applicable to this area.
- e. Holding/acquisition is in accordance with the provision of Law Reforms at.
- f. I have inspected all the entries in respect of above property the sub-register office at Aurangabad for the year 1989 to 2020 (30 years). Receipt no. MH011762159201920E dt. 06.02.2020 and I found no any contrary remarks or any contradiction with regard to this title and same is well established and proved by virtue of transaction.
- g. I have to report that, the owners has not treated any charges/encumbrance or no taxes/dues are not outstanding against the said property and the said property is not subject to any tenancy law/urban and or other land selling registration/act or not court case/suit is not 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 encumbrance lien and charges of the above mentioned property will also acquired good and marketable title.

Hence, this search report-cum title report


S. S. Adawale Patil
ADVOCATE



GRN	MH011762159201920E	BARCODE			Date	06/02/2020-16:13:14		Form ID	
Department Inspector General Of Registration					Payer Details				
Search Fee					TAX ID (If Any)				
Type of Payment Other Items					PAN No.(If Applicable)				
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1					Full Name		Adv SHANKAR SOPANRAO ADAWALE PATIL		
Location AURANGABAD									
Year 2019-2020 One Time					Flat/Block No.		PLOT NO. P-15		
Account Head Details				Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE				750.00	Road/Street		SHENDRA FIVE STAR INDUSTRIAL AREA SHENDRA MIDC		
					Area/Locality		AURANGABAD		
					Town/City/District				
					PIN		4 3 1 0 0 1		
					Remarks (If Any)				
					FOR 30 YEARS SEARCH				
					Amount In	Seven Hundred Fifty Rupees Only			
Total				750.00	Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	00040572020020628630		CKM1363069
Cheque/DD No.					Bank Date	RBI Date	06/02/2020-16:24:13		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 :

Mobile No. :

0000000000

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.