SEARCH CUM TITLE REPORT

Plot No. - 7 & 20, Gut No. - 33 (Pt.)
Growth center, cidco, Golwadi

M/s Credence Creators Pvt. Ltd.
through Director Rajesh R. Bharuka

CHALLAN

MTR Form Number-6

GRN	MH016103088202223E	BARCODE		Date	01/03/2023-10:59:08	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1	**Full Name**	ADV B A RATHOD
Location	AURANGABAD		
Year	2022-2023 From 01/03/1993 To 01/03/2023	**Flat/Block No.**	86
		Premises/Building	
Road/Street	CIDCO		
Area/Locality	AURANGABAD		
Town/City/District			
PIN	4 3 1 0 0 1		

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

PLOT NO 7 AND PLOT NO 20 GUT NO 33 GOLWADI CIDCO WALUJ MAHANAGAR-IV AURANGABAD FOR 30 YEARS

Amount In Words: Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023030148349	IK0CCYVHH9
Cheque/DD No.		Bank Date	RBI Date	01/03/2023-11:24:00	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. : 9689909193

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 लागु आहे . इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 01-03-2023 11:00:30

B.A.RATHOD

Advocate, High Court Aurangabad.

Off: Plot No.44
Parijat Nagar
N-4, CIDCO Aurangabad
Mob. No. 9689909193

Dt. 01/03/2023

To,

Maha Rera

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to the Property having **Plot No. 7 Adm 464.78 Sq. Meter**. & Plot **No. 20 Adm 464.77 Sq. Meter** Both **plots adm 929.55 Sq. Meter** Respectively, forming part of Gut No. 33/(Pt) situated at Village: Golwadi Tq. & Dist. Aurangabad. Within limits of CIDCO Waluj Mahanagar- IV Aurangabad. I have invesogated the title of the said plot /Land on the request of (Name of owner/ promoter/ developer/ company) and following documents i.e. **M/s. Credence Creators Pvt. Ltd.**

DESCRIPTION OF PROPERTY: -

Extent of Area	Location	Boundaries.
Plot No. 7 Adm 464.78 Sq. Meter. & Plot No. 20 Adm 464.77 Sq. Meter Both plots adm 929.55	**Plot No. 7 Adm 464.78 Sq. Meter**. & Plot **No. 20 Adm 464.77 Sq. Meter** Both **plots adm 929.55 Sq. Meter** Respectively, forming part of Gut No. 33/(Pt) situated at Village: Golwadi Tq. & Dist. Aurangabad. Within limits of	**East** : 12.00 M W Road **West** : Plot No. 6, 21 **South** : 12.00 M W Road **North** : 18.00 M W Road

Sq. Meter	CIDCO Waluj Mahanagar-IV Aurangabad	

The documents of allotment of plot

Sr. No.	Description of Document / No.	Date	Photocopy/ Duplicate	Nature of Document
1	The Copy of Advertisement in the Paper of Lokmat for R+C	**14/9/2016**	Photocopy	Advertisement
1.	Copy of Allotment Letter No.CIDCO/ADM/MAR/WALUJ/2016/362 in the name of **M/s. Credence Creators Pvt. Ltd. Of Plot no. 20**	18/10/2016	Photocopy	Allotment Letter
	Copy of Allotment Letter No.CIDCO/ADM/MAR/WALUJ/2016/364 in the name of **M/s. Credence Creators Pvt. Ltd. Of Plot no. 07**	18/10/2016	Photocopy	Allotment Letter
2	Copy of Possession Slip issued by CIDCO in the name of **M/s. Credence Creators Pvt. Ltd. Plot no. 07**	15/05/2017	Photocopy	Possession Slip
	Copy of Possession Slip issued by CIDCO in the name of **M/s. Credence Creators Pvt. Ltd. Plot no. 20**	09/05/2017	Photocopy	Possession Slip
3.	Copy of Agreement to lease vide no AGG-3-5827/2022 Executed by CIDCO in the favour of **M/s. Credence Creators Pvt. Ltd Plot no. 20**	26/08/2022	Photocopy	Agreement to Lease
	Copy of Agreement to lease vide no AGG-3-5829/2022 Executed by	26/08/2022	Photocopy	Agreement to Lease

	CIDCO in the favour of **M/s. Credence Creators Pvt. Ltd Plot no. 07**			
3	Copy of Commencement Certificate issued by CIDCO, Aurangabad. & Proposed Plan for Amalgamation & Development R + C Apartment vide No. 2023/BP/845	24/02/2023	Photocopy	Commencement Certificate

1) That the perusal of there was an advertisement in the paper as a golden opportunity to buy residential and commercial as well as commercial plots advertisement by CIDCO on Lokmat paper dated 14/09/2016

2) Copy of Allotment Letter No. CIDCO/ ADM/ MAR/WALUJ/ 2016/362 in the name of **M/s. Credence Creators Pvt. Ltd.** On dated 18/10/2016. Plot No. 20

3) Copy of Allotment Letter No. CIDCO/ ADM/ MAR/WALUJ/ 2016/364 in the name of **M/s. Credence Creators Pvt. Ltd.** On dated 18/10/2016.Plot NO. 7

4) Copy of Possession Slip issued by CIDCO in the name of **M/s. Credence Creators Pvt. Ltd.** Plot no. 07 on 15/05/2017.

5) Copy of Possession Slip issued by CIDCO in the name of **M/s. Credence Creators Pvt. Ltd.** Plot no. 20 09/05/2017

6) Copy of Agreement to lease vide no AGG-3-5827/2022 on 26/08/2022 Executed by CIDCO in the favour of **M/s. Credence Creators Pvt. Ltd Plot no. 20.**

7) Copy of Agreement to lease vide no AGG-3-5829/2022 on 26/08/2022 Executed by CIDCO in the favour of **M/s. Credence Creators Pvt. Ltd Plot no. 20**

8) Copy of Commencement Certificate issued by CIDCO, Aurangabad. & Proposed Plan for Amalgamation & Development R + C Apartment Vide No. 2023/BP/845 on

24/02/20236 issued by CIDCO Waluj Mahanagar-VI Aurangabad.

9) Search report for 30 years, 1993 to 2023 (30 years) dt. 01/03/2023, vide receipt no. **MH016103088202223E.**

10) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner/promoter/ developer/company) is clear, marketable. As per my opinion, the immovable property is fee from all encumbrances.

11) Thus, I found that, **M/s. Credence Creators pvt ltd through its Director, Mr. Rajesh Kamalnayan Bharuka,** are title holder the said property and have a good marketable title, all encumbrances.

12) **Owners of the land**

Plot property, Residential cum- Commercial Plot No. 7 Adm 464.78 Sq. Meter. & Plot No. 20 Adm 464.77 Sq. Meter Both plots adm 929.55 Sq. Meter. Respectively, forming part of Gut No. 33/(Pt) situated at Village: Golwadi Tq. & Dist. Aurangabad. Within limits of CIDCO Waluj Mahanagar-IV Aurangabad. In the name of **M/s. Credence Creators pvt ltd through its Director, Mr. Rajesh Kamalnayan Bharuka,** are the owner and possession

The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date : 01/03/2023

Advocate

B.A.Rathod

Adv.B. A.Rathod
B.A. LL.B.
Enrol.No.MAH/3232/2011
H.No.66,15th Scheme, Jijamata Colony
N-2, CIDCO, Aurangabad-431003
Mob.9689909193

B.A.RATHOD

Advocate, High Court Aurangabad.

Off: Plot No.44
Parijat Nagar
N-4, CIDCO Aurangabad
Mob. No. 9689909193

Dt. 01/03/2023

FLOW OF THE TITLE OF THE SAID LAND.

1) That the Allotment Letter No. CIDCO/ ADM/ MAR/WALUJ/ 2016/362 & 364 issued by CIDCO in the name of **M/s. Credence Creators Pvt. Ltd.** On dated 18/10/2016. And after that the CIDCO Also executed Agreement to Lease vide no. AGG-3/5827/2022 & AGG-3/5829/2022 on 26/08/2022. The said Plots property, Residential cum-Commercial Plot No. 7 Adm 464.78 Sq. Meter. & Plot No. 20 Adm 464.77 Sq. Meter Both plots adm 929.55 Sq. Meter Respectively, forming part of Gut No. 33/(Pt) situated at Village: Golwadi Tq. & Dist. Aurangabad.. Within limits of CIDCO Waluj Mahanagar-IV Aurangabad. In the name of **M/s. Credence Creators pvt ltd through its Director, Mr. Rajesh Kamalnayan Bharuka,** are the owner and possessor the above said property.
2) **It is submitted here that the Search report for 30 years**, 1993 to 2023 (30 years) dt. 01/03/2023, vide receipt no. MH016103088202223E
2) **Any other relevant title**. As per my opinion, the immovable property
3) **Litigations if any -:** I have to report that, the said property is not subject to any tenancy law/urban land or other land

ceiling legislation/ act or no court case/ suit is pending regarding title to the said property.

4) Thus, I found that, **M/s. Credence Creators pvt ltd through its Director, Mr. Rajesh Kamalnayan Bharuka** are the title holder the said property and have a good marketable title, all encumbrances.

Hence this Report.

Date : 01/03/2023

Advocate
B.A.Rathod

Adv.B. A.Rathod
B.A. LL.B.
Enroll.No.MAH/3232/2011
H.No.66,13th Scheme, Jijamata Colony
N-2, CIDCO, Aurangabad-431003
Mob.9689909193