

ADVOCATE NIKHIL P. RUNWAL

BBA, LLM, CS

Office: Shop No:1, Plot: 73, SBH Colony, Sahakar Nagar Road, Aurangabad
Mob: 9028304507 Email id: nikhil_runwal@yahoo.co.in

FORMAT-A

To,
MAHARERA
Mumbai.

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to plot No. P-86, MIDC, Chikalthana, Tq: Aurangabad & District: Aurangabad.

I have investigated title of the said plot on the request of Manoj K. Runwal partner of Sunder Ajanta Hospitality and perused the photocopies of the following documents:

1. DESCRIPTION OF THE PROPERTY:

Deed of Assignment dated 10.08.2009 registered at AGG-3-4121/2009 executed by M/s. Radhavallabh Dhoot & Co. with consent of Rahul Sharad Mishrikotkar in favour of M/s. Sunder Ajanta Hospitality. In the said Deed of Assignment description of Plot No. P-86 adm. 6030 Sq.mt is stated as under:

Towards North : Plot No. E-37
Towards South : Plot No. E-36A
Towards East : Plot No. E-36A
Towards West : MIDC Road

2. DOCUMENTS OF ALLOTMENT OF PLOT:

A. Lease Deed dated 31.03.1983 of Plot No. E-36 adm.40341 Sq. Mt. executed by MIDC in favour of Marathwada Alley Steel Company Ltd. and Said Lease Deed registered at serial No. BOM-R-2196-83.

B. Plot No. E-36 adm.40341 Sq. mt. of Marathwada Alley Steel Company Ltd. was sold by Debt Recovery Tribunal, Mumbai in recovery proceedings initiated under O.A. No.1149/1999, Debt Recovery Tribunal, Mumbai has issued a sale



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certificate dated 8.05.2006 in favour of M/s. Radhavallabh Dhoot & Co. and MIDC has given consent to said transfer under its letter bearing No. ROA/MIDC/CHIKALTHANA/E-36/1273 dated 25.02.2008.

C. Deed of Assignment of Plot No. P-86 adm.6030 Sq. Mt was executed by Deed of Assignment dated 10.08.2009 registered at AGG-3-4121/2009 executed by M/s. Radhavallabh Dhoot & Co. with consent of Rahul Sharad Mishrikotkar in favour of M/s. Sunder Ajanta Hospitality and MIDC has also issued transfer Order dated 5.02.2010 vide letter No. MIDC/ROA/CHK/E-36/592/2010 in favour of Sunder Ajanta Hospitality.

3. 7/12 EXTRACT OR PROPERTY CARD:

Plot No. P-86 adm.6030 Sq. Mt is situated in MIDC area which is known as Chikalthana MIDC, Aurangabad the said area is not having 7/12 extract and property card.

4. SEARCH REPORT FROM 1983 TO 2023:

Flow of title and Copy of Search receipt dated 13.3.2023 is attached.

On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that M/s. Sunder Ajanta Hospitality has clear and marketable lease hold rights free from encumbrances with respect to plot No. P-86, MIDC, Chikalthana, Tq: Aurangabad & District: Aurangabad.

5. OWNER OF THE PLOT: No. P-86 adm. 6030 Sq.mt MIDC, Chikalthana, Tq: Aurangabad & District: Aurangabad is owned (Lease to) by M/s. Sunder Ajanta Hospitality.

Report reflecting the flow of the title of the Plot No. P-86 of M/s. Sunder Ajanta Hospitality is enclosed herewith.

Enclosure: (a)Flow of title (b) Search Receipt

Date 13.03.2023


Adv. Nikhil P. Runwal

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FORMAT-A FLOW OF TITLE

A. Lease Deed dated 31.03.1983 of Plot No. E-36 adm.40341 Sq. mt. executed by MIDC in favour of Marathwada Alley Steel Company Ltd for period of 95 years and said Lease Deed registered at serial No. BOM-R-2196-83.

B. Plot No. E-36 adm.40341 Sq. mt. of Marathwada Alley Steel Company Ltd. was sold by Debt Recovery Tribunal, Mumbai in recovery proceedings initiated under O.A. No.1149/1999, Debt Recovery Tribunal, Mumbai has issued sale certificate dated 8.05.2006 in favour of M/s. Radhavallabh Dhoot & Co. and MIDC has given consent to said transfer under its letter bearing No. ROA/MIDC/CHIKALTHANA/E-36/1273 dated 25.02.2008.

C. M/s. Radhavallabh Dhoot & Co applied for sub-division of the Plot No.E-36, which came to be granted and new plot no.P-86 adm.6030 Sq. Mt is created by sub-dividing the Plot No. E-36 adm.40341 Sq. Mt. Further at request of M/s. Radhavallabh Dhoot & Co MIDC issued letter no .JAVAK/PRAJKAVO/3005/2009 dated 30.6.2009 for changing the user of the plot from Industrial to Commercial.

D.Deed of Assignment of Plot No. P-86 adm.6030 Sq. mt was executed by Deed of Assignment dated 10.08.2009 registered at AGG-3-4121/2009 executed by M/s. Radhavallabh Dhoot & Co. with consent of Rahul Sharad Mishrikotkar in favour of M/s. Sunder Ajanta Hospitality and MIDC has also issued transfer Order dated 5.02.2010 vide letter No. MIDC/ROA/CHK/E-36/592/2010 in favour of Sunder Ajanta Hospitality.

D. M/s. Sunder Ajanta Hospitality has applied for construction permission from MIDC which came to be granted under letter bearing no. MIDC/SPA/D-28803/2021 dated 5.08.2021 issued by MIDC and accordingly construction of residential and commercial complex is under progress.

E. 7/12 EXTRACT OR PROPERTY CARD: Plot No. P-86 adm.6030 Sq. mt is situated in MIDC area which is known as Chikalthana MIDC, Aurangabad the said area is not having 7/12 extract and property card.


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CHALLAN
MTR Form Number-6



GRN	MH016685399202223E	BARCODE			Date	13/03/2023-14:43:26		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				AGD_JT DIST REGISTRAR AURANGABAD		Full Name		ADV NIKHIL RUNWAL	
Location				AURANGABAD					
Year				2022-2023 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				750.00		Road/Street			
						Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						Plot no P86 MIDC Chikalthana Aurangabad			
						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.		00040572023031384783 IK0CDJUGA0	
Cheque/DD No.				Bank Date		RBI Date		13/03/2023-14:24:45 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. : 9028304507

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 दस्तांसाठी लागू नाही.

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F. This Search Report is prepared after taking an inspection of the documents provided on the IGR website (e-search) for the last 30 years from 1993 to 2023 and on basis of photocopies of documents provided

H. There is no litigation pending with respect to the property.

Date 13.03.2023


Adv. Nikhil P. Runwal


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