



CHALLAN
MTR Form Number-6



GRN	MH003064017202425U	BARCODE			Date	05/06/2024-11:44:41		Form ID	
Department Inspector General Of Registration				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Type of Payment Other Items				PAN No.(If Applicable)					
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		Adv Akbar Parwaiz			
Location CHHATRAPATI SAMBHAJINAGAR									
Year 2024-2025 One Time				Flat/Block No.		Plot no. E-32, A-2			
Account Head Details			Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE			750.00	Road/Street		Chikalthana Industrial Area			
				Area/Locality		Chhatrapati sambhajinagar			
				Town/City/District					
				PIN			4	3	1 0 0 1
				Remarks (If Any)					
				Search fees from 1995 to 2024 total 30 years					
				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.	00040572024060531461		CPADWECSE3	
Cheque/DD No.				Bank Date	RBI Date	05/06/2024-11:24:46		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. : 9822474558

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

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

Akbar Parwaiz

Advocate

Plot No-32, N-13/A, CIDCO,
Behind AMC Water Tank,
Green Valley Road,
Aurangabad

Cell- 9822474558
adv.akbarparwaiz@gmail.com

Ref No: AP/SR-07/2024
Dt-05-06-2024

FORMAT- A
(CIRCULAR NO-28/2021)

To.

**MAHA RERA
Housefin Bhavan,
Plot No-C-21, E-Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai- 400051.**

LEGAL TITLE RPORT

Sub: Title Clearance Report with respect to the Plot No- E-32/A-2, admeasuring 4000 sq.mts or thereabouts, in the Chikalthana Industrial Area of MIDC, with in the village limit of Mhasnadpur and with in the limits of Ch. Sambhajinagar (Aurangabad) Municipal Corporation Taluka and Registration District and Sub-District Ch. Sambhajinagar (Aurangabad) belongs to M/s. SWIFT ENGINEERING CO. Pvt Ltd. (hereinafter referred as "the said property").

I have investigated the title of the said property on the request of M/s. SWIFT ENGINEERING CO. Pvt Ltd a company incorporated under the companies Act- 1956 and now deemed to be incorporated under the companies Act 2013, having registered office at Plot No-32/A-2, Chikalthana Industrial Area, MIDC, Ch. Sambhajinagar (Aurangabad), Maharashtra, India-431006.



1. Description of the property.

Plot No- E-32/A-2, admeasuring 4000 sq.mts or thereabouts, in the Chikalthana Industrial Area of MIDC, with in the village limit of Mhasnadpur and with in the limits of Aurangabad Municipal Corporation Taluka and Registration District and Sub-District Aurangabad

2. Documents of Allotment of plot.

- a. Lease-agreement with respect to Plot No- E-32/A-2, admeasuring- 4000 sq.mts or thereabouts, in the Chikalthana Industrial Area of MIDC, Aurangabad executed by MIDC in the favour of M/s. Swift Engineering Pvt Ltd dt-06-12-1976.
- b. Possession Receipt with respect to Plot No- E-32/A-2, admeasuring-4000 sq.mts or thereabouts, in the Chikalthana Industrial Area of MIDC, Aurangabad issued by MIDC in the favour of M/s. Swift Engineering Pvt. Ltd on dt-06-12-1976.
- c. Building Completion Certificate bearing No-DB/CHK/E-32/A-2/3375/OF 83 Dt- 10-08-1983 issued by the Executive Engineer, MIDC Division, Aurangabad.
- d. Registered Final Lease-deed with respect to Plot No- E-32/A-2, admeasuring-4000 sq.mts or thereabouts, in the Chikalthana Industrial Area of MIDC, Aurangabad executed by MIDC in the favour of M/s. Swift Engineering Pvt. Ltd bearing Registration No- 2615 dt-13-08-1996 registered at the office of Sub-Registrar of Assurances, Aurangabad No-2.

3. Search Report for 30 years from 1995 till 2024 in respect of the said property.

With regard to the above subject matter I have investigated the title of the said property for the last thirty years at the office of Sub-Registrar of Assurances, Ch.Sambhajinagar (Aurangabad) and on perusal of available record and the documents placed before me I found as under;

- i) That, the MAHARAHSTRA INDUSTRIAL DEVELOPMENT CORPORATION is incorporated under the Maharashtra Industrial Development Act 1961 (MH-III of 1962) acquired



lands & developed various industrial areas in Maharashtra state and allotted plots to enterprisers for setting up industrial units. Accordingly Chikalthana industrial area was also developed at Ch.Sambhajinagar (Aurangabad).

- ii) That, thereafter M/s. SWIFT ENGINEERING CO. Pvt Ltd a company incorporated under the companies Act- 1956 and now deemed to be incorporated under the companies Act 2013, having registered office at Plot No-32/A-2, Chikalthana Industrial Area, MIDC, Ch. Sambhajinagar (Aurangabad), Maharashtra, India-431006 approached the MIDC and applied for a plot at Chikalthana MIDC Ch.Sambhajinagar (Aurangabad). Consequently the Plot No- E-32/A-2, admeasuring- 4000 sq.mts or thereabouts, in the Chikalthana Industrial Area of MIDC, with in the village limit of Mhasnadpur and with in the limits of Ch. Sambhaji Nagar (Aurangabad) Municipal Corporation Taluka and Registration District and Sub-District Aurangabad was allotted to M/s. SWIFT ENGINEERING CO. Pvt Ltd and Agreement to lease was executed in their favour dt-06-12-1976. Simultaneously possession of the said plot was also handed over to them on the same date.
- iii) That, thereafter M/s. SWIFT ENGINEERING CO. Pvt Ltd obtained building permission from MIDC and for establishing their industrial unit constructed an industrial shed etc on it. And on completion of construction work also obtained Building Completion certificate under No-DB/CHK/E-32/A-2/3375/of 83 on dt-10-08-1983.
- iv) That, thereafter registered Lease-deed for a period of ninety five years computed from 01-12-1976 with respect to the Plot No-32/A-2, Chikalthana Industrial Area, MIDC, Ch. Sambhajinagar (Aurangabad), Maharashtra was executed and registered by MIDC in the favour of SWIFT ENGINEERING CO. Pvt Ltd on dt-28-02-1996 at the office of Sub-Registrar of Assurances, Aurangabad and registered under No-2615 on dt-13-08-1996.
- v) That, I have paid necessary search fees through CHAALAN bearing GRN No- MH003064017202425U on dated- 05-06-2024 at the office of Sub-Registrar of Assurances, Aurangabad No-1 and taken search in respect of the said property for the last thirty years and during search I have not found any other adverse document like agreement to sale/assignment, sale-deed/assignment deed, gift-deed, will-deed, mortgage-deed etc is executed and registered to convey, assign the leasehold rights in the favour of anybody



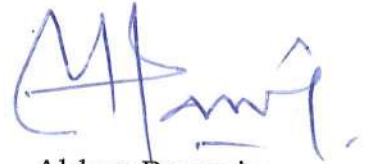
else or encumber the same by its said Lessee/owner and possessors M/s. SWIFT ENGINEERING CO. Pvt Ltd.

4. On perusal of the above mentioned documents and all other relevant documents relating to title in respect of the said property, I am of the opinion that M/s. SWIFT ENGINEERING CO. Pvt Ltd is clear, marketable and without any encumbrances.
5. Owners/Lessee of the said property:
M/s. SWIFT ENGINEERING CO. Pvt Ltd is the Lessee of the said Plot No- E-32/A-2, admeasuring-4000 sq.mts thereabouts, in the Chikalthana Industrial Area of MIDC, Ch.Sambhajinagar (Aurangabad).
6. The report reflecting the flow of the title of M/s. SWIFT ENGINEERING CO. Pvt Ltd is enclosed herewith as annexure.

Enlc: Annexure.

Date: 05-06-2024.




Akbar Parwaiz
Advocate

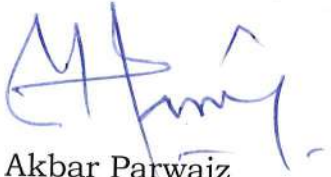
"Annexure I"

FLOW OF THE TITLE OF THE PROPERTY

1. Allotment letter bearing No-CHK/1476/25156 dt-10-11-1976 issued by the Area Manager, MIDC with respect to allotment of the Plot No- E-32/A-2, admeasuring-4000 sq.mts thereabouts, in the Chikalthana Industrial Area of MIDC, Aurangabad to M/s. SWIFT ENGINEERING CO. Pvt Ltd.
2. Agreement to lease executed between MIDC and M/s. SWIFT ENGINEERING CO. Pvt Ltd with respect to the Plot No- E-32/A-2, admeasuring-4000 sq.mts thereabouts, in the Chikalthana Industrial Area of MIDC, Aurangabad dt-06-12-1976.
3. Possession Receipt sued by the MIDC to M/s. SWIFT ENGINEERING CO. Pvt Ltd with respect to the Plot No- E-32/A-2, admeasuring-4000 sq.mts thereabouts, in the Chikalthana Industrial Area of MIDC, Aurangabad dt-06-12-1976.
4. Building Completion certificate bearing No-DB/CHK/E-32/A-2/3375/OF 83 Dt- 10-08-1983 issued by the Executive Engineer, MIDC Division, Aurangabad.
5. Registered Final Lease-deed with respect to Plot No- E-32/A-2, admeasuring-4000 sq.mts or thereabouts, in the Chikalthana Industrial Area of MIDC, Aurangabad executed by MIDC in the favour of M/s. Swift Engineering bearing Registration No- 2615 dt-13-08-1996 registered at the office of Sub-Registrar of Assurances, Aurangabad No-2.

Dated: 05-06-2024




Akbar Parwaiz
Advocate

ANNEXURE-II

Description of Property:

Plot No- E-32/A-2, admeasuring- 4000 sq.mts or thereabouts, in the Chikalthana Industrial Area of MIDC, with in the village limit of Mhasnadpur and with in the limits of Ch. Sambhaji Nagar (Aurangabad) Municipal Corporation Taluka and Registration District and Sub-District Aurangabad and bounded as under;

On or towards the East	by : MIDC Road
On or towards the West	by : Plot No-E-32
On or towards the South	by : Plot No-E-32/A-1 and
On or towards the North	by : Plot No-E-31

Dated:05-06-2024



A handwritten signature in blue ink, consisting of stylized, overlapping loops and lines.

Akbar Parwaiz
Advocate