CHALLAN

MTR Form Number-6

GRN	MH002325601202122P	BARCODE		Date	16/06/2021-20:45:13	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**	Rahul Malani Advocate
Location	AURANGABAD		
Year	2021-2022 From 01/01/1992 To 16/06/2021	**Flat/Block No.**	
		Premises/Building	

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

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	Plot No 1 in Gut no 12/1 part sector k ns 1 Satara Tq and Dist Aurangabad
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No	10000502021061603214	0661473482726
Cheque/DD No.		Bank Date	RBI Date	16/06/2021-20:45:31	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No.	Date	Not Verified with Scroll	

Department ID :

Mobile No : 8275069147

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 कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Print Date 16-06-2021 08:46:02

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- Indian Railways
- L.I.C.
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- L.I.C.
- Bank of Baroda

Office : 18, Vikas Nagar, Behind Pawan Gas Office, New Osmanpura, Aurangabad.

Date:16/06/2021

To

MAHARERA

Sub: Title clearance certificate with respect to Plot No.1, admeasuring 425.50 Sq. Mtrs situated at Gut No.126/1 {part}, Sector –K,NS-1, Satara Tq & Dist. Aurangabad (hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of M/s. Samarth Vastupurti Through its partner Vishnukant s/o Govind Debadwar and following documents

1) Description of property : Plot No.1, admeasuring 425.50 Sq. Mtrs, situated at Gut No.126/1 {part}, Sector –K,NS-1, Satara Tq & Dist. Aurangabad

2}Allotment letter dated 04/02/2009 issued by Cidco to Deepali Pandurang Mane@ Deepali W/o Kalidas Shewale in respect of plot described above.

3}Registered agreement to lease dated 07/03/2013 registered at sr no.1148 in respect of said plot in favour of Deepali Pandurang Mane @ Deepali W/o Kalidas Shewale by Cidco

4) Registered lease deed dated 16/10/2017 registered at sr no.3878 in respect of said plot in favour of Deepali Pandurang Mane Deepali W/o Kalidas Shewale by Cidco.

5} Registered development agreement dated 11/07/2017, registered at sr n. 2923 executed in respect of said plot by Deepali Pandurang Mane Deepali W/o

Kalidas Shewale in favour of developer M/s. Samarth Vastupurti & consented by Sandhya Mahadeo Dattatraya Makane

6} Registered General power of attorney dated 11/07/2017, registered sr no.2925 executed by Deepali Pandurang Mane Deepali W/o Kalidas Shewale & Sandhya Mahadeo Dattatraya Makane in favour of developer M/s. Samarth Vastupurti through its partners.

7} Sanctioned Construction permission in respect of above plot by Municipal Corporation Aurangabad on dated 11/06/2019 in file no. 805/17/2018-19, vide commencement certificate no.47/2019-20 is obtained by promoter M/s. Samarth Vastupurti as GPA of Sow . Deepali Pandurang Mane.

8} . The deed of declaration U/s.2 of the Maharashtra Apartment Ownership Act is executed and registered on dated 02/03/2021 at Sr. No. 1956, and thereby proposed site nomenclature as "SAMARTH PUSHPAK" is submitted to the provisions of the Maharashtra Apartment Ownership Act.

9} The deed of confirmation to above referred development agreement is executed on 28/02/2020 , registered at sr no.1425, at the office of sub-Registrar Aurangabad between Deepali d/o Pandurang Mane, Sandhya w/o Mahadeo Dattatraya Makane and M/s. Samarth Vastupurti thereby they distributed constructions amongst themselves.

10} 7/12 extract of land Gut No. 126/1 { part}

On perusal of the above mentioned documents relating to title of the said property, I am of the opinion that the title of Deepali d/o Pandurang Mane is clear, marketable and I did not trace out any encumbrances on the said plot.

Qualifying comments/remarks : Though Deepali d/o Pandurang Mane is having clear chain of title of the plot described above,allotted to her by Cidco,

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but as Deepali d/o Pandurang Mane was not having the required finance to depositing the premium of the said plot in Cidco and hence Deepali d/o Pandurang Mane approached and requested to the Sandhya w/o Mahadeo Dattatraya Makane to deposit 50 % of the premium of the said plot in CIDCO thereby agreeing to give 50 % share / rights of the said plot. Therefore 50 % premium for the said plot was deposited through demand drafts payable to Cidco by Sandhya w/o Mahadeo Dattatraya Makane to Cidco in the name of Deepali d/o Pandurang Mane & accordingly Sandhya w/o Mahadeo Dattatraya Makane consented for the development agreement and also executed GPA , as stated in the report.

The title cum search report reflecting the flow of the title of the land owner Deepali d/o Pandurang Mane & developer M/s. Samarth Vastupurti on the said plot is given as under :

TITLE CUM SEARCH REPORT

Whereas, M/s. Samarth Vastupurti Through its partner Vishnukant s/o Govind Debadwar R/o.: Shriram Niwas, 12th Scheme, Shivaji Nagar,CIDCO, Aurangabad approached me and requested to issue Title cum Search Report, in respect of the property Plot No.1, admeasuring 425.50 Sq. Mtrs situated at Gut No.126/1 {part}, Sector –K,NS-1, Satara Tq & Dist. Aurangabad , I have gone through the documents of title produced by him before me and also took the search at the office of Sub-Registrar, Aurangabad, in respect of the above property for last 30 years and thereupon I am issuing this title cum search report as under :-

ADV. RAHUL S. MALANI AURANGABAD

1} That property Plot No.1, admeasuring 425.50 Sq. Mtrs situated at Gut No.126/1 {part}, Sector –K,NS-1, Satara Tq & Dist. Aurangabad is allotted by Cidco Authority to Deepali d/o Pandurang Mane @ Deepali w/o Kalidas Shewale , vide its allotment letter dated 04/02/2009. Cidco Authority thereafter executed registered agreement to lease dated 07/03/2013, registered at sr no.1148 and registered lease deed dated 16/10/2017, registered at sr no. 3878 at the office of Sub- Registrar Aurangabad, in respect of said plot in favour of Deepali d/o Pandurang Mane.

2} That, thereafter Deepali d/o Pandurang Mane @ Deepali w/o Kalidas Shewale entered into registered development agreement in respect of said property plot no.1 with M/s. Samarth Vastupurti under the development agreement dated 11/07/2017 registered at sr no.2923 and the said development agreement is consented by one Sandhya w/o Mahadeo Dattatraya Makane as Deepali d/o Pandurang Mane was not having the required finance to depositing the premium of the said plot in Cidco and hence Deepali d/o Pandurang Mane approached and requested to the Sandhya w/o Mahadeo Dattatraya Makane to deposit 50 % of the premium of the said plot in CIDCO thereby agreeing to give 50 % share / rights of the said plot. Therefore 50 % premium for the said plot was deposited through demand drafts payable to Cidco by Sandhya w/o Mahadeo Dattatraya Makane to Cidco in the name of Deepali d/o Pandurang Mane.In view of the development agreement referred above, Deepali d/o Pandurang Mane and Sandhya w/o Mahadeo Dattatraya Makane also executed the registered power of attorney dated 11/07/20217 , registered at sr no. 2925 in favour of the M/s. Samarth Vastupurti through its partners Mr.Vishnupant s/o Govind Debetwar Mr. Gajanan s/o Ratan Choudhari & Arvind Gangnathrao Kendre thereby authorized them or any one or more of them to do acts and deeds mentioned it on behalf of Deepali d/o Pandurang Mane and Sandhya w/o Mahadeo Dattatraya Makane.

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3} That construction permission in respect of the said plot described is obtained by promoter M/s. Samarth Vastupurti as GPA of Sow . Deepali Pandurang Mane. from Municipal Corporation Aurangabad on dated 11/06/2019 in file no. 805/17/2018-19, vide commencement certificate no. 47/2019-20. The deed of declaration U/s.2 of the Maharashtra Apartment Ownership Act is executed and registered on dated 02/03/2021 at Sr. No. 1956, and thereby proposed site nomenclature as "SAMARTH PUSHPAK" is submitted to the provisions of the Maharashtra Apartment Ownership Act and as per the construction permission referred above as well as declaration, there are seven floors as Basement Floor, Ground Floor, First Floor , Second Floor , Third Floor , Fourth Floor and Fifth Floor in the said SAMARTH PUSHPAK project and in the said declaration details in respect of floors, in respect of flat on each floor, in respect of the common area and facilities of the site is specifically given. Thereafter the deed of confirmation to above referred development agreement is executed on 28/02/2020 , registered at sr no.1425, at the office of sub-Registrar Aurangabad between Deepali d/o Pandurang Mane, Sandhya w/o Mahadeo Dattatraya Makane and M/s. Samarth Vastupurti thereby they distributed constructions amongst themselves.

4} On the basis of the above referred facts, I feel that, Deepali d/o Pandurang Mane established clear chain of title in respect of property Plot No.1, admeasuring 425.50 Sq. Mtrs situated at Gut No.126/1 {part}, Sector –K,NS-1, Satara Tq & Dist. Aurangabad for last more than 30 years. I have also taken the search at the office of Sub-Registrar at Aurangabad for the last 30 years but as per available index record thereat, I did not find any encumbrances on the above

ADV. RAHUL S. MALANI AURANGABAD

referred plot. In substance I feel that Deepali d/o Pandurang Mane is having good marketable Title in respect of in respect of the said plot no.1 and M/s. Samarth Vastupurti validly entered into development agreement as stated above. The Original Search receipt dated 16/06/2021 bearing no. MH002325601202122P is annexed herewith.

Hence this title cum search report.

ADV. RAHUL S. M... AURANGABAD

(R.S. Malani)
Advocate

FLOW OF THE TITLE OF THE SAID PLOT NO.1, ADMEASURING 425.50 SQ. MTRS SITUATED AT GUT NO.126/1 {PART}, SECTOR –K,NS-1, SATARA TQ & DIST. AURANGABAD

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9} 7/12 extract of land Gut No. 126/1 { part}

Date:16/06/2021

(R.S. Malani)
Advocate