

Kunal A. Joshi

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ADVOCATE

G-3, 'Kasliwal Suvarnyog' Garkheda, Aurangabad

Mobile: 9689896160

FORMAT-A

To,
Maha RERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No. 19 CTS no. 15298/195 situated at Alankar housing Society, Garkheda, Aurangabad** {hereinafter referred as the said plot}

1) I have investigated the title of the said plot on the request of **Four Stone Developers through its Partners Yash Agrawal, Sattar Kha Pathan, Santosh Tathe, Moin Pasha Shaikh & Pravin Suryavanshi** and following documents i.e:-

1} Description of the property. **Plot No. 19 CTS no. 15298/195 situated at Alankar housing Society, Garkheda, Aurangabad**

2} Original Sale Deed no.109 dated 06/01/2006.

3} Original P.R. Card of CTS No. 15298/195

4} Original Architects Certificate dated 28/05/2021.

5} Original Engineers Certificate dated 28/05/2021.

6} Original NOC from Alankar Housing Society, Garkheda, Aurangabad dated 23/02/2021.

7} Search Report 30 yrs from 1991 to 22/06/2021

2/- On perusal of the above mentioned documents and all others relevant documents relating to title of the said property I am of the opinion that the title of {following owner/promoter/developers/company} is clear, marketable and without any encumbers {if encumbrances please mention in separate sheet}

Owners of the land
Pravin Suryavanshi.

3/- The report reflecting the flow of the title of the **Four Stone Developers through its Partners** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 22/06/2021



FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1} 7/12 extract /P.R card as on date of application for registration
- 2} Mutation Entry No.
- 3} Search report for 30 years from Taken from Sub- Registrar office at
- 4} Any other relevant title.
- 5} Litigation of any.

Date:



Advocate
{ Stamp }



ADVOCATE

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ADVOCATE

G-3, 'Kasliwal Suvarnyog' Garkheda, Aurangabad Ta. & Dist. Aurangabad Mobile: 9689896160

Date: 26/06/2021

TO WHOMSOEVER IT MAY CONCERN

**LEGAL OPINION REGARDING TITLE VERIFICATION AND
SEARCH REPORT**

Sub: Search report in respect of property plot bearing No.19 total admeasuring about 500 Sq. mtr out of Alankar Co-operative Housing Society Ltd Garkheda, Aurangabad situated at CTS No.15298/195 at Mauje Garkheda, Taluka and Dist Aurangabad.

Sir,

That I have taken search respect of above mentioned property. Accordingly I have taken index-ii search in sub registrar office at Aurangabad for last 30years.

That, originally the said land bearing sr no.8 {P} to the extent of 10 A. 26 G land situated at Mauje Garkheda, Taluka 7 Distract Aurangabad was owned by Alankar Co-Operative Housing Society Ltd, Garkheda.

That, Alankar Co-operative Housing Society Ltd Garkheda is registered Housing Society and same is registered in the office of dy. Registrar Co-operative Aurangabad having its's registration No-AGD/HSR/236/81 Dated 30/11/1981.

That, I have issued by Hog Collector, Aurangabad permission to use {P} to the extent of 10 A Alankar co-operative Housing Society Ltd Garkheda applied to the District Collector Aurangabad for permission to use of land for Non-agricultural purpose through application dtd 12/08/1981 accordingly permission to that effect as



granted by the Hon.able Distract Collector Aurangabad through letter-RB/desk-II/LND-I/81/CR-14/83 dtd 10/02/1983.

That, the Aurangabad Municipal Corporation approved lay-out of Sr.No.8 {p} in favor Of Alankar Co-operative Housing Society Ltd Garkheda through its's letter No-AMC-TPS/lyt/4163/85 dated 01/01/1986.

Thereafter Alankar Co-operative Housing Society Ltd Garkheda allotted Plot No.19 admeasuring 500 Sq. Mtrs in the name of ku. Nanda Chandrabhanu Sonavane.

That, Nanda Chandrbhanu Sonwane sold out her plot bearing No.19 total admeasuring about 500 Sq. mtr out of Alankar Cop-operative Housing Society Ltd Garkheda, Aurangabad situated at CTS No.15298/195 sr. no. 8{P} at Mauje Garkheda, Taluka and Dist Aurangabad to dr. Pravin Rajendra Surywansh by way of registered sale deed bearing day book entry no.109/2006 dated 6/1/2006 at the time of said sale deed Alankar Co-operative Housing Society Ltd Garkheda given consent through chairman.

Thereafter, Alankar Co-operative Housing Ltd Garkheda issued allotment certificate dated 26/1/2006 in the name of Dr. Pravin Rajendra Suryaswnshi in respect of plot No.19 Name of Dr. Pravin Rajendra Suryawanshi is also entered in the said plot no.19 through mutation entry no.11001 sanctioned by the concern authority.

That, Dr. Pravin Rajendra Surywanshi Become owner and possessor of said plot bearing No.19 total admeasuring about 500 Sq. mtr out of Alankar Cop-operative Housing Society Ltd Garkheda, Aurangabad situated at CTS No.15298/195 sr. no. 8{P} at Mauje Garkheda, Taluka and Dist Aurangabad.

That, Dr. Pravin Rajendra Surywanshi decided to develop the said property, he obtained Commencement Certificate vide permission No. 360/20-21 File No. 407/17/20-21 dated 09/03/2021 and also executed Partnership Deed with M/S 4 stone Developers through its



partners Sattar Kha sardar Kha Pathan, Yash Sunil Agrawal, Santosh Babarao Tathe & Moin pasha Shaikh Altafsami Shaikh. And Society issued NOC on dated 23/02/2021 for the construction on the said property. Thereafter owner Dr. Pravin Rajendra Surywanshi executed Developemnt Agreement with M/S 4 stone Developers through its partners Sattar Kha sardar Kha Pathan, Yash Sunil Agrawal, Santosh Babarao Tathe & Moin pasha Shaikh Altafsami Shaikh in respect of said property.

Schedule of Property:

Plot bearing No.19 total admeasuring about 500 Sq. mtr out of Alankar Co-operative Housing Society Ltd Garkheda, Aurangabad situated at CTS No.15298/195 at Mauje Garkheda, Taluka and Dist Aurangabad.

Boundaries(As per regd sale deed):

East	-	Plot No. 16 & 17
West	-	55.50 ft W Road
South	-	Road
North	-	Plot No. 20

After perusing the above mentioned documents it is found that above property is marketable and free from all encumbrances.

Documents Must Have:

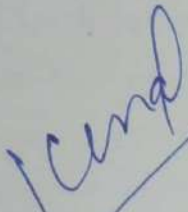
1. Certified copy of P.R. Card of CTS No. 15298/195 of Garkheda Aurangabad.
2. Original Registered Sale Deed No. 109/2006 dated 6/1/2006.
3. Original Development Agreement
4. Original Partnership Deed
5. Original NOC from Society dated 23/02/2021.
6. Original Commencement Certificate vide permission No. 360/20-21 File No. 407/17/20-21 dated 09/03/2021.
7. Copy of N.A. Order dated 12/08/1981.



This is to certify that after going through the above documents available records in the Sub Registrar Office Aurangabad Tq & Dist Aurangabad and I have taken Search in the Sub Registrar Office Aurangabad Tq & Dist Aurangabad for last 30 yrs (1991 to 2021) by depositing Search Fees of Rs. 750/- Vide receipts No.

Hence this search report is submitting for further proper action.

Thanking You



Adv. Kunal A. Joshi

CHALLAN
MTR Form Number-6



MH003218699202122E		BARCODE		Date 05/07/2021-13:27:24		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No. (If Applicable)			
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name		ADV KUNAL JOSHI	
Location AURANGABAD				Flat/Block No.			
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					SEARCH 30 YRS FOR PLOT NO. 19 CTS NO. 15298/195 OF VILLAGE		
					GARKHEDA AURANGABAD DIST 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.	00040572021070596549	IK0BDWOKR7
Cheque/DD No.				Bank Date	RBI Date	05/07/2021-13:24:29	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 :
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 केल्याच्या दस्तांसाठी लागू नाही.

