

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

"Vishnuvardhan"
Plot No. 2, Mayanagar,
Sector N-2, CIDCO,
AURANGABAD.

PHONE NO. 0240-2488395

MOBILE NO. 98232-70026/ 98600-10271

FORMAT - A
(Circular No.28 / 2021)

To,

MahaRERA, Mumbai,
Government of Maharashtra.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Land admeasuring 5000.00 sq.mtrs. situated at Survey No.27, Village Shahnoorwadi, Within the limits of Aurangabad Municipal Corporation, Aurangabad, presently owned by Shri. Triloksing Tarasing Jabinda (hereinafter referred to as the "said property").

I have investigated the title of the said plot of land on request of (1) Shri. Triloksing Tarasing Jabinda and (2) M/s. Nabhraj Builders and Developers Pvt. Ltd., (CIN No.U70200MH2021PTC360567) and following documents i.e.

1. Certified copy of Registered Gift Deed No.AGG-6-5940 dated 15.11.2018 executed by Smt. Arjunkaur Tarasing Jabinda in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 1 Acre 36 Gunthas or 76 R situated at Survey No.26 and land admeasuring 1 Acre 10 Gunthas situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.
2. Original Registered Development Agreement No.AGG-6-7223 dated 12.11.2021 executed by Shri. Triloksing Tarasing Jabinda in favour of M/s. Nabhraj Builders and Developers Pvt. Ltd., (CIN No.U70200MH2021PTC360567) through its Authorized Director Shri. Rajesh Balabax Butole in respect of land admeasuring 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.
3. Original Registered General Power of Attorney No.AGG-6-7224 dated 12.11.2021 executed by Shri. Triloksing Tarasing Jabinda in favour of M/s. Nabhraj Builders and Developers Pvt. Ltd., (CIN No.U70200MH2021PTC360567) through its Authorized Director Shri. Rajesh Balabax Butole in respect of land admeasuring 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.
2. Search Report for 30 years from 1992 till 2021.



2. 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, **Shri. Triloksing Tarasing Jabinda** is the absolute owner and **M/s. Nabhraj Builders and Developers Pvt. Ltd.,** (CIN No.U70200MH2021PTC360567) is the Developer and GPA Holder of land admeasuring 5000.00 sq.mtrs., situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad. Their is clear, marketable and without any encumbrances.

Owners of the Plot : **Shri. Triloksing Tarasing Jabinda.**

(I) Land admeasuring 5000.00 sq.mtrs., situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

3. The report reflecting the flow of the title of **M/s. Nabhraj Builders and Developers Pvt. Ltd.,** (CIN No.U70200MH2021PTC360567) on the said land is enclosed herewith as annexure.

Encl : Annexure
Place : Aurangabad.
Date : 23.11.2021



P.B. Paithankar
P.B. Paithankar.
Advocate.

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

"Vishnuvardhan"
 Plot No. 2, Mayanagar,
 Sector N-2, CIDCO,
 AURANGABAD.

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

A	Name of the owner	Shri. Triloksing Tarasing Jabinda.
Sr. No	Description of Document Verified	Nature of document
1	Xerox copy of 7/12 Extract issued by the Concerned Talathi in respect of land situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad showing the name of Shri. Triloksing Tarasing Jabinda in ownership column.	Xerox copy.
2	Xerox copy of mutation entry No.287 dated 28.02.1991, approved by the competent authority on 21.03.1991, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Ranjeetsing Tehalsing Jabinda, (2) Shri. Tarasing Tehalsing Jabinda, (3) Smt. Kartarkaur Amarsing, (4) Smt. Avtarkaur Kisarsing and (5) Smt. Pratapkaur Hirasing in respect of land totally admeasuring 9 Hectare 33 R situated at Survey No.14, 26 & 27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on account of death of previous owner Shri. Tehalsing Virasing Jabinda and Notarized Will Deed dated 12.07.1990 executed by Shri. Tehalsing Virasing Jabinda in their favour.	Xerox copy.
3	Xerox copy of mutation entry No.658 dated 31.03.1998, approved by the competent authority on 16.04.1998, taken in record of rights by the Concerned Talathi in favour of Maharashtra Housing and Area Development Authority (MHADA) in respect of land admeasuring 1.59075 Hectare situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on the basis of Order No.97/ JAMA-1 A/ KAVI/ 1723 dated 27.03.1998 issued by the Tahsildar, Aurangabad in its favour.	Xerox copy.
4	Xerox copy of Registered Lease Deed No.AGG-1-980 dated 18.02.2000 executed by Shri. Tarasing Tehalsing Jabinda in favour of M/s. Jawandha Constructions Pvt. Ltd., through its Directors (1) Shri. Rajendrasing Tarasing Jabinda and (2) Shri. Narendrasing Tarasing Jabinda in respect of land totally admeasuring 1 Hectare 87 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Xerox copy.



5	Xerox copy of mutation entry No.788 dated 24.04.2000, approved by the competent authority on 20.05.2000, taken in record of rights by the Concerned Talathi in favour of M/s. Jawandha Constructions Pvt. Ltd., through its Directors (1) Shri. Rajendrasing Tarasing Jabinda and (2) Shri. Narendrasing Tarasing Jabinda in respect of land totally admeasuring 1 Hectare 87 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on the basis of Registered Lease Deed No.AGG-1-980 dated 18.02.2000 executed by Shri. Tarasing Tehalsing Jabinda in its favour.	Xerox copy.																												
6	Xerox copy of mutation entry No.1243 dated 24.11.2006, approved by the competent authority on 11.12.2006, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Triloksing Tarasing Jabinda, (2) Shri. Rajendrasing Tarasing Jabinda and (3) Shri. Narendrasing Tarasing Jabinda in respect of land situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on account of death of previous owner Shri. Tarasing Tehalsing Jabinda.	Xerox copy.																												
7	<p>Xerox copy of mutation entry No.1244 dated 11.12.2006, approved by the competent authority on 30.12.2006, taken in record of rights by the Concerned Talathi in respect of land situated at Village Shahnoorwadi, Taluka and District Aurangabad, the break-up of which is as under :</p> <table><tr><th>Sr. No.</th><th>Name of the Owner</th><th>Survey No.</th><th>Area (H=R)</th></tr><tr><td rowspan="3">1</td><td rowspan="3">Smt. Arjunkaur Tarasing Jabinda</td><td>14</td><td>1 = 23</td></tr><tr><td>26</td><td>0 = 76</td></tr><tr><td>27</td><td>2 = 01</td></tr><tr><td rowspan="3">2</td><td rowspan="3">Smt. Karvindarkaur Dalbirsing Jabinda</td><td>14</td><td>0 = 61</td></tr><tr><td>26</td><td>0 = 38</td></tr><tr><td>27</td><td>0 = 84</td></tr><tr><td rowspan="3">3</td><td rowspan="3">(a) Smt. Jogindarkaur Sarjitsing Jabinda, (b) Shri. Gurupratapsing Sarjitsing Jabinda and (c) Shri. Rajpalsing Sarjitsing Jabinda</td><td>14</td><td>0 = 61</td></tr><tr><td>26</td><td>0 = 38</td></tr><tr><td>27</td><td>0 = 88</td></tr></table> <p>Taken on the basis of Partition of Land executed by and between them.</p>	Sr. No.	Name of the Owner	Survey No.	Area (H=R)	1	Smt. Arjunkaur Tarasing Jabinda	14	1 = 23	26	0 = 76	27	2 = 01	2	Smt. Karvindarkaur Dalbirsing Jabinda	14	0 = 61	26	0 = 38	27	0 = 84	3	(a) Smt. Jogindarkaur Sarjitsing Jabinda, (b) Shri. Gurupratapsing Sarjitsing Jabinda and (c) Shri. Rajpalsing Sarjitsing Jabinda	14	0 = 61	26	0 = 38	27	0 = 88	Xerox copy.
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		26	0 = 38																											
		27	0 = 88																											
8	Xerox copy of Registered Deed of Cancellation of Lease Deed No.AGG-5-1014 dated 06.02.2010 executed by Smt. Arjunkaur Tarasing Jabinda M/s. Jawandha Constructions Pvt. Ltd., through its Directors (1) Shri. Rajendrasing Tarasing Jabinda and (2) Shri. Narendrasing Tarasing Jabinda in respect of land admeasuring 1 acre 16 gunthas out of land leased out admeasuring 1 Hectare 87 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad vide registered lease deed No.980 dated 18.02.2000.	Xerox copy.																												



9	Xerox copy of Registered Deed of Cancellation of Lease Deed No.AGG-5-1015 dated 06.02.2010 executed by Smt. Arjunkaur Tarasing Jabinda M/s. Jawandha Constructions Pvt. Ltd., through its Directors (1) Shri. Rajendrasing Tarasing Jabinda and (2) Shri. Narendrasing Tarasing Jabinda in respect of land totally admeasuring 1 Acre 35 Gunthas situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Xerox copy.
10	Certified copy of Registered Gift Deed No.AGG-6-5940 dated 15.11.2018 executed by Smt. Arjunkaur Tarasing Jabinda in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 1 Acre 36 Gunthas or 76 R situated at Survey No.26 and land admeasuring 1 Acre 10 Gunthas situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Certified copy.
11	Xerox copy of Order No.2021/ JAMA 2/ ROR/ CR 5/ dated 19.03.2021 issued by the Upper Tahsildar, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 1 Acre 10 Gunthas or 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, thereby directing the Concerned Talathi and Mandal Officer, to mutate the name of Shri. Triloksing Tarasing Jabinda as an owner and possessor of the demised land.	Xerox copy.
12	Xerox copy of Certificate of Incorporation of Private Limited Company No.U70200MH2021PTC360567 dated 17.05.2021 issued by the Deputy Registrar of Companies, Government of India in favour of M/s. Nabhray Builders and Developers Pvt. Ltd.	Xerox copy.
13	Xerox copy of mutation entry No.3331 dated 11.06.2021, approved by the competent authority on 25.06.2021, taken in record of rights by the Concerned Talathi in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 1 Acre 10 Gunthas or 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on the basis of Order No.2021/ JAMA 2/ ROR/ CR 5/ dated 19.03.2021 issued by the Upper Tahsildar, Aurangabad and Registered Gift Deed No.5940 dated 15.11.2018 executed by Smt. Arjunkaur Tarasing Jabinda in his favour.	Xerox copy.
14	Xerox copy of Stamped Memorandum of Understanding dated NIL executed by and between (1) Shri. Triloksing Tarasing Jabinda and (2) M/s. Nabhray Builders and Developers Pvt. Ltd., through its Directors (a) Shri. Rajesh Balabax Butole and (b) Shri. Akash Rajesh Butole in respect of land admeasuring 1 Acre 10 Gunthas or 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Xerox copy.
15	Xerox copy of Authority Letter issued by M/s. Nabhray Builders and Developers Pvt. Ltd., through its Directors (a) Shri. Rajesh Balabax Butole and (b) Shri. Akash Rajesh Butole, thereby authorizing Shri. Rajesh Balabax Butole for execution of Development Agreement and General Power of Attorney (GPA) with Shri. Triloksing Tarasing Jabinda in respect of in respect of land admeasuring 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Xerox copy.



16	Original Measurement Order No.3193 dated 23.08.2021 issued by the Deputy Superintendent of Land Records, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Original.
17	Original Map attached to the Measurement Order No.3193 dated 23.08.2021 issued by the Deputy Superintendent of Land Records, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Original.
18	Original "Commencement Certificate" No.501/ 2021-22 in File No.385/ 17/ 2021-22 dated 01.10.2021 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 5000.00 sq.mtrs. situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Original.
19	Original Approved Map attached to the "Commencement Certificate" No.501/ 2021-22 in File No.385/ 17/ 2021-22 dated 01.10.2021 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 5000.00 sq.mtrs. situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Original.
20	Original "Sanad" i.e. N.A. Order No.JA KRA 2021/ NAP-34/ AKRUSHIK/ MAUJE SHAHNOORWADI TQ. DIST. AURANGABAD/ PRA KRA 80 dated 20.10.2021 u/s. 42-A of MLR Code 1966 issued by the Sub-Divisional Officer, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 5000.00 sq.mtrs. situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Original.
21	Original Registered Development Agreement No.AGG-6-7223 dated 12.11.2021 executed by Shri. Triloksing Tarasing Jabinda in favour of M/s. Nabhranj Builders and Developers Pvt. Ltd., (CIN No.U70200MH2021PTC360567) through its Authorized Director Shri. Rajesh Balabax Butole in respect of land admeasuring 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Original.
22	Original Registered General Power of Attorney No.AGG-6-7224 dated 12.11.2021 executed by Shri. Triloksing Tarasing Jabinda in favour of M/s. Nabhranj Builders and Developers Pvt. Ltd., (CIN No.U70200MH2021PTC360567) through its Authorized Director Shri. Rajesh Balabax Butole in respect of land admeasuring 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.	Original.
C	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	A Land admeasuring 5000.00 sq.mtrs., situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.
i	Survey No.	Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.
ii	Door no. (in case of house property)	N.A.
iii	Extent/Areas including plinth/built up	5000.00 sq.mtrs.



	area in case of house property	
iv	Locations like name of the place, village, city, registration, sub-district etc.	Village Shahnoorwadi, Taluka and District Aurangabad.
v	BOUNDARIES OF PROJECT LAND (As mentioned in the MOU) ON OR TOWARDS EAST : SURVEY NO.27 (PART) OWNED BY KASHVINDERKAUR DALBIRSINGH JABINDA. ON OR TOWARDS WEST : SURVEY NO.27 (PART) LEASEHOLD LAND OF M/S. JAWANDHA CONSTRUCTIONS PVT. LTD. ON OR TOWARDS NORTH : ROAD. ON OR TOWARDS SOUTH : SURVEY NO.27 (PART)-MHADA.	

FLOW OF TITLE

That, 7/12 Extract issued by the Concerned Talathi in respect of land situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad show the name of Shri. Triloksing Tarasing Jabinda in ownership column.

That, mutation entry No.287 dated 28.02.1991, approved by the competent authority on 21.03.1991, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Ranjeetsing Tehalsing Jabinda, (2) Shri. Tarasing Tehalsing Jabinda, (3) Smt. Kartarkaur Amarsing, (4) Smt. Avtarkaur Kisansing and (5) Smt. Pratapkaur Hirasig in respect of land totally admeasuring 9 Hectare 33 R situated at Survey No.14, 26 & 27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on account of death of previous owner Shri. Tehalsing Virasing Jabinda and Notarized Will Deed dated 12.07.1990 executed by Shri. Tehalsing Virasing Jabinda in their favour.

That, mutation entry No.658 dated 31.03.1998, approved by the competent authority on 16.04.1998, has been taken in record of rights by the Concerned Talathi in favour of Maharashtra Housing and Area Development Authority (MHADA) in respect of land admeasuring 1.59075 Hectare situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on the basis of Order No.97/ JAMA-1 A/ KAVI/ 1723 dated 27.03.1998 issued by the Tahsildar, Aurangabad in its favour.

That, Registered Lease Deed No.AGG-1-980 dated 18.02.2000 has been executed by Shri. Tarasing Tehalsing Jabinda in favour of M/s. Jawandha Constructions Pvt. Ltd., through its Directors (1) Shri. Rajendrasing Tarasing Jabinda and (2) Shri. Narendrasing Tarasing Jabinda in respect of land totally admeasuring 1 Hectare 87 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, mutation entry No.788 dated 24.04.2000, approved by the competent authority on 20.05.2000, has been taken in record of rights by the Concerned Talathi in favour of M/s. Jawandha Constructions Pvt. Ltd., through its Directors (1) Shri. Rajendrasing Tarasing Jabinda and (2) Shri. Narendrasing Tarasing Jabinda in respect of land totally admeasuring 1 Hectare 87 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on the basis of Registered Lease Deed No.980 dated 18.02.2000 executed by Shri. Tarasing Tehalsing Jabinda in their favour.

That, mutation entry No.1243 dated 24.11.2006, approved by the competent authority on 11.12.2006, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Triloksing Tarasing Jabinda, (2) Shri. Rajendrasing Tarasing Jabinda and (3) Shri. Narendrasing Tarasing Jabinda in respect of land situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on account of death of previous owner Shri. Tarasing Tehalsing Jabinda.



That, mutation entry No.1244 dated 11.12.2006, approved by the competent authority on 30.12.2006, has been taken in record of rights by the Concerned Talathi in respect of land situated at Village Shahnoorwadi, Taluka and District Aurangabad, the break-up of which is as under :

Sr. No.	Name of the Owner	Survey No.	Area (H=R)
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		26	0 = 76
		27	2 = 01
2	Smt. Karvindarkaur Dalbirsing Jabinda	14	0 = 61
		26	0 = 38
		27	0 = 84
3	(a) Smt. Jogindarkaur Sarjitsing Jabinda, (b) Shri. Gurupratapsing Sarjitsing Jabinda and (c) Shri. Rajpalsing Sarjitsing Jabinda	14	0 = 61
		26	0 = 38
		27	0 = 88

Taken on the basis of Partition of Land executed by and between them.

That, Registered Deed of Cancellation of Lease Deed No.AGG-5-1014 dated 06.02.2010 has been executed by & between Smt. Arjunkaur Tarasing Jabinda and M/s. Jawandha Constructions Pvt. Ltd., through its Directors (1) Shri. Rajendrasing Tarasing Jabinda and (2) Shri. Narendrasing Tarasing Jabinda in respect of land admeasuring 1 acre 16 gunthas out of land leased out admeasuring 1 Hectare 87 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad vide registered lease deed No.980 dated 18.02.2000.

That, Registered Deed of Cancellation of Lease Deed No.AGG-5-1015 dated 06.02.2010 has been executed by & between Smt. Arjunkaur Tarasing Jabinda and M/s. Jawandha Constructions Pvt. Ltd., through its Directors (1) Shri. Rajendrasing Tarasing Jabinda and (2) Shri. Narendrasing Tarasing Jabinda in respect of land totally admeasuring 1 Acre 35 Gunthas situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, Registered Gift Deed No.AGG-6-5940 dated 15.11.2018 has been executed by Smt. Arjunkaur Tarasing Jabinda in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 1 Acre 36 Gunthas or 76 R situated at Survey No.26 and land admeasuring 1 Acre 10 Gunthas situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, Order No.2021/ JAMA 2/ ROR/ CR 5/ dated 19.03.2021 has been issued by the Upper Tahsildar, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 1 Acre 10 Gunthas or 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, thereby directing the Concerned Talathi and Mandal Officer, to mutate the name of Shri. Triloksing Tarasing Jabinda as an owner and possessor of the demised land.

That, Certificate of Incorporation of Private Limited Company No.U70200MH2021PTC360567 dated 17.05.2021 has been issued by the Deputy Registrar of Companies, Government of India in favour of M/s. Nabhranj Builders and Developers Pvt. Ltd.

That, mutation entry No.3331 dated 11.06.2021, approved by the competent authority on 25.06.2021, has been taken in record of rights by the Concerned Talathi in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 1 Acre 10 Gunthas or 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad, taken on the basis of Order No.2021/ JAMA 2/ ROR/ CR 5/ dated



19.03.2021 issued by the Upper Tahsildar, Aurangabad and Registered Gift Deed No.5940 dated 15.11.2018 executed by Smt. Arjunkaur Tarasing Jabinda in his favour.

That, Stamped Memorandum of Understanding dated NIL has been executed by and between (1) Shri. Triloksing Tarasing Jabinda and (2) M/s. Nabhranj Builders and Developers Pvt. Ltd., through its Directors (a) Shri. Rajesh Balabax Butole and (b) Shri. Akash Rajesh Butole in respect of land admeasuring 1 Acre 10 Gunthas or 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, Authority Letter has been issued by M/s. Nabhranj Builders and Developers Pvt. Ltd., through its Directors (a) Shri. Rajesh Balabax Butole and (b) Shri. Akash Rajesh Butole, thereby authorizing Shri. Rajesh Balabax Butole for execution of Development Agreement and General Power of Attorney (GPA) with Shri. Triloksing Tarasing Jabinda in respect of in respect of land admeasuring 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, Measurement Order No.3193 dated 23.08.2021 has been issued by the Deputy Superintendent of Land Records, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, Map attached to the Measurement Order No.3193 dated 23.08.2021 has been issued by the Deputy Superintendent of Land Records, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, "Commencement Certificate" No.501/ 2021-22 in File No.385/ 17/ 2021-22 dated 01.10.2021 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 5000.00 sq.mtrs. situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, Approved Map attached to the "Commencement Certificate" No.501/ 2021-22 in File No.385/ 17/ 2021-22 dated 01.10.2021 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 5000.00 sq.mtrs. situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

That, "Sanad" No.JA KRA 2021/ NAP-34/ AKRUSHIK/ MAUJE SHAHNOORWADI TQ. DIST. AURANGABAD/ PRA KRA 80 dated 20.10.2021 has been issued by the Sub-Divisional Officer, Aurangabad in favour of Shri. Triloksing Tarasing Jabinda in respect of land admeasuring 5000.00 sq.mtrs. situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

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That, Registered General Power of Attorney No.AGG-6-7224 dated 12.11.2021 has been executed by Shri. Triloksing Tarasing Jabinda in favour of M/s. Nabhranj Builders and Developers Pvt. Ltd., (CIN No.U70200MH2021PTC360567) through its Authorized Director Shri. Rajesh Balabax Butole in respect of land admeasuring 50 R situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad.

On perusal of the aforesaid documents, revenue record I am of the opinion that, Shri. Triloksing Tarasing Jabinda is the absolute owner and M/s. Nabhranj Builders and Developers Pvt. Ltd., (CIN No.U70200MH2021PTC360567) is the Developer and GPA Holder of land admeasuring 5000.00 sq.mtrs.,



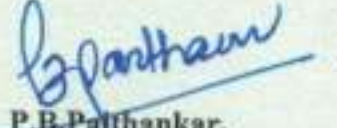
situated at Survey No.27, Village Shahnoorwadi, Taluka and District Aurangabad. Their title is perfect, clear, marketable and free from all encumbrances.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 30 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH009119826202122E dated 23.11.2021 which is annexed hereto.

Place : Aurangabad.

Date : 23.11.2021




P.B. Palthankar.
Advocate.



CHALLAN
MTR Form Number-6



GRN	MH009119826202122E	BARCODE	Date		23/11/2021-18:40:56	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) ACAPP3995M				
Office Name		Full Name				
ARBE_AURANGABAD NO 6 SUB REGISTRAR		Adv Prakash B Patilkar				
Location		AURANGABAD				
Year		Flat/Block No.				
2021-2022 One Time		Premises/Building				
Account Head Details		Amount in Rs.				
0030072201 SEARCH FEE		750.00				
		Road/Street				
		Area/Locality				
		Aurangabad				
		Town/City/District				
		PIN				
		4 3 1 0 0 3				
		Remarks (If Any)				
		For 30 Years Gat No.27 Village Shahnoorwadi Taluka and District				
		Aurangabad				
		Amount in				
		Seven hundred Fifty Rupees Only				
Total		Words				
750.00						
Payment Details		FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA						
Cheque/DD Details		Bank CIN				
		Ref. No.				
		00040572021112325587				
		IK08JUGLP7				
Cheque/DD No.		Bank Date				
		RBI Date				
		23/11/2021-18:24:41				
		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. : 9860010271

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' नुसार नसुद्ध कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तावादी लागू नाही.