



CHALLAN
MTR Form Number-6



GRN	MH013245444202122E	BARCODE			Date	17/02/2022-11:06:41		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					Full Name				
PND1_JT DISTT REGISTRAR PUNE URBAN					DHANANJAY RATNESHWAR KORE				
Location					Flat/Block No.				
PUNE									
Year					Premises/Building				
2021-2022 One Time									
Account Head Details				Amount In Rs.	Road/Street				
0030072201 SEARCH FEE				750.00					
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Amount In				
					Seven Hundred Fifty Rupees Only				
Total				750.00	Words				
Payment Details					FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA									
Cheque-DD Details					Bank CIN				
					Ref. No.				
					00040572022021701459				
Cheque/DD No.					Bank Date				
					RBI Date				
					17/02/2022-11:07:25				
					18/02/2022				
Name of Bank					Bank-Branch				
					STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date				
					49 , 18/02/2022				

Department ID : 443064483
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चटान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : 9822395321

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.03.03
12:28:34 IST
Reason: Secure
Document
Location: India

Dhananjay R. Kore

B.S.L. D.L.L., LW., D.T.L.

LL.M. (International Business Law), England

LL.M. (Commercial Law) India.

NOTARY & ADVOCATE High Court, Aurangabad.

Off: Plot No. 218/1, N-3, CIDCO,

Near Ajaydeep Complex,

Aurangabad – 431 001.

☎ : 9822395321

Dt. 17/02/2022.

FORMAT -A

(Circular No. 28/2021)

To,
Maha RERA,**LEGAL TITLE REPORT.**

Sub :- Title clearance certificate with respect to Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad **(hereinafter referred as the said plot.)**

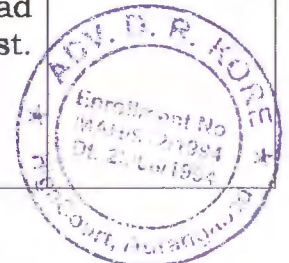
I have investigated the title of the said plot on the request of (Name of owner/Promoters/developer/Company) and following documents i. e. :-

1) **Description of the property** :- Housing project known as "**SHRINIVAS**" constructed on Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad & said property bounded as under;

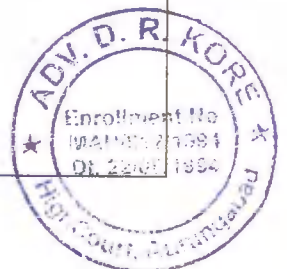
East - 15 Mtrs. Wide Road,
West - Open space & 7.5 Mtrs., wide Road,
South - 7.5 Mtrs., wide Road,
North - Plot No. 14.

2) The documents of allotment of plot.

1	Society Registration Certificate bearing No. AGD/HSG/252/82, issued by Dy. Registrar, Co. Operative Society, Tq. & Dist. Aurangabad, in the name of "Kalpataru Sahakari Housing Society Ltd. Aurangabad."	20/08/1982
2.	Regd. Sale deed bearing daybook No 3462/1981 executed by Niyaj Ahemad khan S/o Mohammad Akil khan in favour of "Kalpataru Sahakari Housing Society Ltd. Aurangabad, through its Prop. Mr. Ramrao Keshavrao Thombre, in respect of Land Survey No. 17/1/A, to the extent of 04 Acres, (16,200.00 Sq. Mtrs.), situated at Garkheda, within the limits of Aurangabad Municipal Corporation, Aurangabad, Tq. & Dist. Aurangabad.	24/06/1981



3.	N. A. Order U/Sec. 44 issued by Collector, Aurangabad by vide Order No. RB/Dekarsan-2/LND-1/CR-222, in respect of Land Survey No. 17/1/A, to the extent of 04 Acres, (16,200.00 Sq. Mtrs.), situated at Garkheda, within the limits of Aurangabad Municipal Corporation, Aurangabad, Tq. & Dist. Aurangabad, in favour of "Kalpataru Sahakari Gruha Nirman Sanstha, Garkheda, through its Chief Pramoter Mr. Ramrao Keshavrao for "Residential Project".	03/01/1984
4.	Sanction Layout permission No. AMC/NRV/Rekhankan/1977/88, issued by Municipal Corporation, Aurangabad in respect of Land Survey No. 17/1/A, to the extent of 04 Acres, (16,200.00 Sq.Mtrs.), situated at Garkheda, within the limits of Aurangabad Municipal Corporation, Aurangabad, Tq. & Dist. Aurangabad in favour of "Kalpataru Sahakari Housing Society Ltd. Aurangabad.	19/08/1988
5.	Share Certificate issued by Secretary, Kalpataru Co-operative Housing Society Ltd., Aurangabad in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad in the name of Mr. Vijay Bhimrao Pathrikar.	31/10/1990
6.	Certificate of Plot Allotment issued by "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, vide its No. AGD/HSG/252/82, in the name of Mr. Vijay Bhimrao Pathrikar, in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad.	15/10/1988
7.	Regd. Development Agreement No. 8397/2021 executed by owner; Mr. Vijay Bhimrao Pathrikar in favour of Builder/Developer; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge, in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad. Note:- That, the consideration for Development Agreement was agreed between Developer & owner that, residential & commercial building 50% construction area share of Developer & 50% share of Owner in 1 to 4 th Floor & 40% construction area share of Developer & 60% share of Owner in ground floor which is mentioned in Regd. Development Agreement on Page No. 9 & Units retained by Owner & Developer mentioned in Regd. Deed of Declaration on page No. 05.	26/11/2021
8.	Regd. Irrevocable General Power of Attorney bearing Daybook No. 8398/2021 executed by executed by owner; Mr. Vijay Bhimrao Pathrikar, in favour of Builder/Developer; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge, in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the	26/11/2021



	limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad.	
9.	Building Commencement Permission No. 649/2021-22 in file no. 647/17/2021-22 issued by Administrator, Municipal Corporation, Aurangabad for residential + commercial project known as " Shrinivas " to be constructed on Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad in favour of owner; Mr. Vijay Bhimrao Patharikar, through GPA Holder; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge.	24/12/2021
10.	Regd. Deed of Declaration bearing No. 838/2022 executed by Mr. Vijay Bhimrao Patharikar, through GPA Holder; Builder/Developer; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge for residential + commercial project known as " Shrinivas " to be constructed on Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad.	04/02/2022

3) 7/12 extract or property card issue by Talathi Sajja Garkheda, Aurangabad, dated 06.12/2021, mutation entry No. **2165**.

4) Search report for 30 years from **1992-2022** .

5) 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, Title of the said housing project is **CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES**.

Owner of the Land :- **Mr. Vijay Bhimrao Patharihar.**
Name of Builder/Developer :- **M/s. SHRINIVAS INFRA,**
Through its Proprietor;
Mr. Darshan Amarnath Vatge.

6) The report reflecting the flow of the title of the owner and Developer on the said property is enclosed herewith as Annexure.

Place: Aurangabad.

Date: 17/02/2022.



D. R. KORE,

Advocate, High Court.

D.R. KORE

ADVOCATE & NOTARY

GOVT. OF INDIA

PLOT NO. 218/1, N-3, CIDCO, AURANGABAD

Dhananjay R. Kore

B.S.L. D.L.L., LW., D.T.L.

LL.M. (International Business Law), England

LL.M. (Commercial Law) India.

NOTARY & ADVOCATE High Court, Aurangabad.

Off: Plot No. 218/1, N-3, CIDCO,

Near Ajaydeep Complex,

Aurangabad – 431 001.

☎ : 9822395321

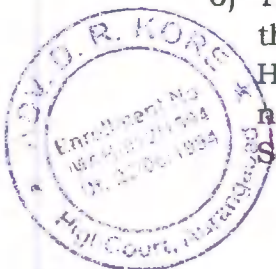
Dt.17/02/2022.

ANNEXURE.

THE FLOW OF THE TITLE OF THE PROPERTY.

That, on the basis above title deeds I hereby opinion Title Verification Report as under;

- 1) That, on perusal of Society Registration Certificate bearing No. AGD/HSG/252/82, it appears that, Group of Members had formed a Housing Society and same has been registered by Dy. Registrar, Co. Operative Society, Tq. & Dist. Aurangabad, in the name of "Kalpataru Sahakari Housing Society Ltd. Aurangabad."
- 2) That, on perusal of Regd. Sale deed bearing daybook No 3462/1981 dt. 24/06/1981 it appears that, Regd. Sale deed was executed by Niyaj Ahemad khan S/o Mohammad Akil khan in favour of "Kalpataru Sahakari Housing Society Ltd. Aurangabad, through its Prop. Mr. Ramrao Keshavrao Thombre, in respect of Land Survey No. 17/1/A, to the extent of 04 Acres, (16,200.00 Sq. Mtrs.), situated at Garkheda, within the limits of Aurangabad Municipal Corporation, Aurangabad, Tq. & Dist. Aurangabad.
- 3) That, on perusal of N. A. Order U/Sec. 44 dt. 03/01/1984, it appears that, N. A. Order U/S. 44 dt. 03/01/1984 was obtained from Collector, Aurangabad by vide Order No. RB/Dekarsan-2/LND-1/CR-222, in respect of Land Survey No. 17/1/A, to the extent of 04 Acres, (16,200.00 Sq. Mtrs.), situated at Garkheda, within the limits of Aurangabad Municipal Corporation, Aurangabad, Tq. & Dist. Aurangabad, in favour of "Kalpataru Sahakari Gruha Nirman Sanstha, Garkheda, through its Chief Pramoter Mr. Ramrao Keshavrao for "Residential Project".
- 4) That, on perusal of Sanction Layout permission No. AMC/NRV/Rekhankan/1977/88, dt. 19/08/1988 it appears that, Sanction Layout permission was obtained from Municipal Corporation, Aurangabad in respect of Land Survey No. 17/1/A, to the extent of 04 Acres, (16,200.00 Sq.Mtrs.), situated at Garkheda, within the limits of Aurangabad Municipal Corporation, Aurangabad, Tq. & Dist. Aurangabad in favour of "Kalpataru Sahakari Housing Society Ltd. Aurangabad.
- 5) That, on perusal of Share Certificate dt. 31/10/1990, it appears that, Share Certificate was obtained from Secretary, Kalpataru Co-operative Housing Society Ltd., Aurangabad in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad in the name of Mr. Vijay Bhimrao Pathrikar.
- 6) That, on perusal of Certificate of Plot Allotment dt. 15/10/1988 it appears that, Certificate of Plot Allotment was obtained from "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, vide its No. AGD/HSG/252/82, in the name of Mr. Vijay Bhimrao Pathrikar. in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru



Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad.

- 7) That, on perusal of Regd. Development Agreement No. 8397/2021, dt. 26/11/2021 it appears that, Regd. Development Agreement was executed by owner; Mr. Vijay Bhimrao Pathrikar in favour of Builder/Developer; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge, in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad. **Note:-** That, the consideration for Development Agreement was agreed between Developer & owner that, residential & commercial building 50% construction area share of Developer & 50% share of Owner in 1 to 4th Floor & 40% construction area share of Developer & 60% share of Owner in ground floor which is mentioned in Regd. Development Agreement on Page No. 9 & Units retained by Owner & Developer mentioned in Regd. Deed of Declaration on page No. 05.
- 8) That, on perusal of Regd. Irrevocable General Power of Attorney bearing Daybook No. 8398/2021 dt. 26/11/2021 it appears that, Regd. Irrevocable General Power of Attorney was executed by executed by owner; Mr. Vijay Bhimrao Pathrikar, in favour of Builder/Developer; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge, in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad. .
- 9) That, on perusal of Certificate of Plot Allotment dt. 15/10/1988 it appears that, Certificate of Plot Allotment was obtained from "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, vide its No. AGD/HSG/252/82, in the name of Mr. Vijay Bhimrao Pathrikar. in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad.
- 10) That, on perusal of Regd. Development Agreement No. 8397/2021, dt. 26/11/2021 it appears that, Regd. Development Agreement was executed by owner; Mr. Vijay Bhimrao Pathrikar in favour of Builder/Developer; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge, in respect of Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad. **Note:-** That, the consideration for Development Agreement was agreed between Developer & owner that, residential & commercial building 50% construction area share of Developer & 50% share of Owner in 1 to 4th Floor & 40% construction area share of Developer & 60% share of Owner in ground floor which is mentioned in Regd. Development Agreement on Page No. 9 & Units retained by Owner & Developer mentioned in Regd. Deed of Declaration on page No. 05.
- 11) That, on perusal of Building Commencement Permission No. 649/2021-22 in file no. 647/17/2021-22 dt. 24/12/2021 it appears that, Building Commencement Permission was obtained from Administrator, Municipal Corporation, Aurangabad for residential + commercial project known as "Shrinivas" to be constructed on Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad in favour of owner; Mr. Vijay



Bhimrao Patharikar, through GPA Holder; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge.

12) That, on perusal of Regd. Deed of Declaration bearing No. 838/2022 dt. 04/02/2022, it appears that, Regd. Deed of Declaration was executed by Mr. Vijay Bhimrao Pathrikar, through GPA Holder; Builder/Developer; M/s. Shrinivas Infra, through its Prop. Mr. Darshan Amarnath Vatge for residential + commercial project known as "**Shrinivas**" to be constructed on Plot No. 15, Adm. 413.20 Sq. Mtrs., forming part of Land Survey No. 17/1/A, situated at "Kalpataru Co. Operative Housing Society Ltd. Aurangabad, Garkheda, within the limits of Aurangabad Municipal Corporation, Tq. & Dist. Aurangabad.

CONCLUSION;

In view of the above discussion and documents referred by me, I come to the conclusion that; on basis of above documents, owner; **Mr. Vijay Bhimrao Pathrikar, through GPA Holder; Builder/ Developer; M/s. Shrinivas Infra, Through its Proprietor; Mr. Darshan Amarnath Vatge** has got absolute right over the property to construct and sale **Shops/Offices/Flats/Units** to prospective purchaser, subject to Development Agreement consideration clause.

13) 7/12 extract as on date of Application for Registration.

14) Mutation Entry No. **2165**.

15) That I have examined the record of the office of **Sub- Registrar, Aurangabad**, for the past 30 years from year 1992-2022 bearing Receipt No. **MH013245444202122E**, dt. 17/02/2022 and found that the property is free from all sorts of encumbrances.

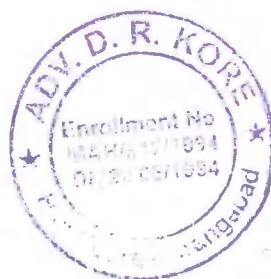
- a) That the property stands in the name of owner; **Mr. Vijay Bhimrao Pathrikar**, in the revenue village Garkheda, Aurangabad.
- b) That there are no claims of minors in the property.
- c) That the property has not been acquired under land acquisition Act, and no notification giving the intention of the acquisition of the said property has been issued.

4. Any other relevant title :- Nil.

5. Litigation if any. :- Nil.

Place: Aurangabad.

Date: 17/02/2022.



D. R. KORE,
Advocate, High Court.

D.R. KORE
ADVOCATE & NOTARY
GOVT. OF INDIA

NOT 12, 218/1/93 COO, AURANGABAD