



CHALLAN
MTR Form Number-6



GRN MH016351804202223E	BARCODE	Date 06/03/2023-12:57:33	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 VISHAL A BAGDIYA	
Location AURANGABAD			
Year 2022-2023 One Time	Flat/Block No.	CTS no 16315 AT PRATAP NAGAR	
	Premises/Building	AURANGABAD	
Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	Road/Street	
		Area/Locality	9403816842
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	
		SEARCH FOR 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. 00040572023030641460 IK0CDDMKQ8
Cheque/DD No.		Bank Date	RBI Date 06/03/2023-12:24:58 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. : 9403816842
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Vishal

Date: 09/03/2023

FORMAT - A
(Circular No. 28/2021)

To,

MAHA RERA

Mumbai.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to property Survey No. 40, CTS No. 16315 adm. 12 acres 34 gunthas i.e. 52017 sq. mtrs. to the extent of 44530 sq. mtrs. situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad).

I have investigated the title of the said property on the request of M/s. Tarvindarsingh Dhillon & Company (**owner**) and M/s. Simar Pride Ventures LLP (**Developer**) and following documents.

1. Description of the property as under :

Property Survey No. 40, CTS No. 16315 adm. 12 acres 34 gunthas i.e. 52017 sq. mtrs. to the extent of 44530 sq. mtrs. situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad).

2. The documents of allotment of Land as under :

- 2.1 Property Card of the property bearing Survey no. 40, CTS No. 16315 situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad).
- 2.2 The Xerox copy of registered Sale Deed in respect of Survey no. 40, CTS No. 16315 situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad) by way of registered sale deed NO 4379/1978 dated 06/10/1978 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).
- 2.3 The Xerox copy of registered Sale Deed in respect of Survey no. 40, CTS No. 16315 situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad) by way of registered sale deed NO 4375/1978

Vishal

DATED 06/10/1978 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).

- 2.4 The Xerox copy of registered Sale Deed in respect of Survey no. 40, CTS No. 16315 situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad) by way of registered sale deed NO 2723/1979 dated 25/05/1979 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).
- 2.5 The Xerox copy of registered Sale Deed in respect of Survey no. 40, CTS No. 16315 situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad) by way of registered sale deed NO 2682/1979 dated 21/05/1979 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).
- 2.6 Non- Agriculture Order U/S. 44 OF MLR Code from Collector, Chhatrapati Sambhaji Nagar (Aurangabad) ON 06/11/1981 vide its order No. RB/DESK-II/LAND/21/196.
- 2.7 The Xerox copy of registered Sale Deed in respect of Survey no. 40, CTS No. 16315 situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad) by way of registered Sale Deed Bearing Day Book No 1527/2016 DATED 29/02/2016 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).
- 2.8 The Xerox copy of the Mutation entry no. 8550 .
- 2.9 M/s. Tarvindarsingh Dhillon & Company (**owner**) has executed development agreement and General power of attorney for the 11 acres land (44530 sq meter) in favour of M/s. Simar Pride Ventures LLP (**Developer**) on 16/07/2021 bearing day book no 5654/2021 and 5655 / 2021 respectively registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).

3. Property Card extract :

The Xerox copy of property card of CTS No. 16315.

4. **Search report for 30 years from 09/03/1994 to 08/03/2023 taken from the Sub registrar office at Chhatrapati Sambhaji Nagar (Aurangabad) the receipt attached herewith.**

Vishal

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 the title of M/s. Tarvindarsingh Dhillion & Company **(owner)** and M/s. Simar Pride Ventures LLP **(Developer)** is clear, marketable and without any encumbrances.

That, on perusal of the above mentioned documents it appears that the present applicant namely M/s. Tarvindarsingh Dhillion & Company **(owner)** and M/s. Simar Pride Ventures LLP **(Developer)** have not taken any loan on the said property.

Owner of the land :

M/s. Tarvindarsingh Dhillion & Company **(owner)**.

Land : Property Survey No. 40, CTS No. 16315 adm. 12 acres 34 gunthas i.e. 52017 sq. mtrs. to the extent of 44530 sq. mtrs. situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad).

The report reflecting the flow of the title of the M M/s. Tarvindarsingh Dhillion & Company **(owner)** and M/s. Simar Pride Ventures LLP **(Developer)** on the said land is enclosed herewith as annexure.

Encl : Annexure


(VISHAL A. BAGDIYA)

Advocate

विशाल अ. बागडीया
टी.एस.एस.एन.एन.सी./ए.डी.ए.
ऑफिसर
ऑफिस : पॉस्ट बॉक्स ६५६६, टी.एस.एन.एन.डी.सी.
रोड, बॉम्बे नगर, औरंगाबाद

Date: 09/03/2023

FORMAT - A

(Circular No. 28/2021)

To,

MAHA RERA

Mumbai.

FLOW OF THE TITLE OF THE SAID LAND

All that piece and parcel of property Survey No. 40, CTS No. 16315 adm. 12 acres 34 gunthas i.e. 52017 sq. mtrs. to the extent of 44530 sq. mtrs. situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad) which is bounded as under:

East	:	12 meter wide road
West	:	15 meter wide road
South:		Nala and land (1 acre 34 gunthas) kept by Guru Teg bahadur Education Society
North	:	Survey No. 39

Record placed in my hands indicates that,

1. That the property bearing survey no 40 to the extent of 12 acres 34 guntha was owned and possessed by Ratangopal Sincher and Premgopal Sincher.
2. That said Ratangopal Sincher and Premgopal Sincher sold the 6 acres land to Madhukar Mule vide registered sale deed no 4379/1978 dated 06/10/1978 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).

Vishal

3. That said Ratangopal Sincher and Premgopal Sincher sold the 6 A 34 R to Padmakar Mule vide registered sale deed bearing day book no 4375/1978 dated 06/10/1978 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).
4. That thereafter the said Madhukar Mule sold the 6 acres land to Guru Teg Bahadur Education Society vide registered sale deed no 2723/1979 dated 25/05/1979 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).
5. That thereafter the said Padmakar Mule sold the 6 A 34 R to Guru Teg Bahadur Education Society vide registered sale deed bearing day book no 2682/1979 dated 21/05/1979 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).
6. That after the implantation of city survey scheme in Chhatrapati Sambhaji Nagar (Aurangabad) the above said land bearing survey no. 40 has been allotted as CTS no. 16315.
7. That the said land bearing survey no. 40 is converted into non agriculture land by obtaining permission u/s. 44 of MLR Code from Collector, Chhatrapati Sambhaji Nagar (Aurangabad) on 06/11/1981 vide its order no. RB/desk-II/Land/21/196.
8. That thereafter the said Guru Teg Bahadur Education Society decided to purchase new property and also construct the building therefore in general body meeting dtd. 09.09.2007 it was decided to sale the property bearing survey no. 40 (CTS no. 16315). That by following the due procedure of law the Guru Teg Bahadur Education Society has decided to sale the property and also as per the order passed by the Hon'ble High Court of Bombay bench at Chhatrapati Sambhaji Nagar (Aurangabad) in view of the settlement terms dtd. 30.10.2015 in writ petition no. 9483/2010 the Guru Teg Bahadur Education Society is having power to execute the sale deed.
9. That thereafter the Guru Teg Bahadur Education Society sold the 11 acres land (44530 sq meter) to M/s. Tarvindarsingh Dhillion & Company (**owner**) vide registered sale deed bearing day book no 1527/2016 dated 29/02/2016 registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).

Vishal

10. That the name of M/s. Tarvindarsingh Dhillion & Company (**owner**) is mutated in the property card bearing CTS no. 16315 situated at Pratap Nagar, Chhatrapati Sambhaji Nagar (Aurangabad) for the extend of area 44530 sq. Mtr.
11. That thereafter M/s. Tarvindarsingh Dhillion & Company (**owner**) has executed development agreement and General power of attorney for the 11 acres land (44530 sq meter) in favour of M/s. Simar Pride Ventures LLP (**developer**) on 16/07/2021 bearing day book no 5654/2021 and 5655 / 2021 respectively registered at Sub Registrar Office Chhatrapati Sambhaji Nagar (Aurangabad).
12. That the Chhatrapati Sambhaji Nagar Municipal Corporation , Chhatrapati Sambhaji Nagar (Aurangabad) has granted the Building permission on 08.03.2023 bearing permission no. 358/2022-23 in file No. 791/17/2021-22.
13. That I had gone through the documents provided by the owner and the relevant records which were made available to me towards the various authorities and also I have taken search for last 30 years on the record made available to me during the course of the search. That I have gone through the relevant record therefore it can be said that the owner M/s. Tarvindarsingh Dhillion & Company (**owner**) and M/s. Simar Pride Ventures LLP (**Developer**) is having clear, good marketable and free from encumbrance title over the said property. Further the developer is having rights in the said property on the basis of said development agreement.

Hence this report.

Report Submitted by

Vishal

(Adv. Vishal A Bagdiya)

विशाल आ. बागडीया
बी.एस.एस.एस.एस.बी.एम.बी.ए.

ऑनलाइनवेब

ऑफिस : प्लॉट नं. १०, प्रॉडि टॉवर, एम.आय.डी. १
रोड, देवांस नगर, औरंगाबाद