

Date-12.04.2023

To,
MahaRERA,

FORMAT -A
(Circular No.:- 28/2021)

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad (hereinafter referred as the said Land)

I have investigated the title of the said plot on the request of **M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya** and following documents i.e. :-

1) **DESCRIPTION OF THE PROPERTY.**

Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.

BOUNDARIES OF THE PROPERTY :-

East : 24 Mtrs. Wide Road
West : Land of Shri. Anil Agrawal and Shri. Ganesh Somwanshi
South : Land Out of Gut No.718 of Tatwadnyan Vidyapith
North : Land out of Gut No.717 of Narayan, Bhaginath and Nishigandha and others

2) **THE DOCUMENTS OF ALLOTMENT OF PLOT:**

Sr. No.	Date	Particulars	Remarks
1.	28.01.2016	Copy of 7/12 extract since 1988.	Photocopy
2.	-	Copy of Fer No.8247.	Photocopy
3.	-	Copy of Fer No.12606.	Photocopy
4.	16.06.2021	Copy of Registered Deed of partition bearing daybook No.4331/2021 executed by Narayan Kundlik Korde infavour of Dinesh Narayan Korde, Bhausaheb Narayan Korde and Ajay Narayan Korde in respect to property bearing Land Gut No.718, admeasuring 13R, situated at Chikalthana, Aurangabad.	Original
5.	16.06.2021	Copy of Registered Deed of partition bearing daybook No.4334/2021 executed by Nishigandha Chandrbhan Korde infavour of Indu Mukundrao Bhawle, Vandana Bhaginath Rithe and Jyoti Vishnu Rithe in respect to property bearing Land Gut No.718, admeasuring 13R, situated at Chikalthana, Aurangabad.	Original
6.	16.06.2021	Copy of Registered Deed of partition bearing daybook	



		No.4333/2021 executed by Bhaginath Kundlik Korde infavour of Santosh Bhaginath Korde and Kishor Bhaginath Korde in respect to property bearing Land Gut No.718, admeasuring 13R, situated at Chikalthana, Aurangabad.	Original
7.	-	Copy of Mutation Entry No.16833.	Photocopy
8.	-	Copy of Mutation Entry No.16834.	Photocopy
9.	-	Copy of Mutation Entry No. 16835.	Photocopy
10.	10.03.2022	Copy of 7/12 extract in the names of Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausaheb Narayan Korde and Ajay Narayan Korde.	Photocopy
11.	03.10.2022	That, Commencement Certificate has been issued by Aurangabad Municipal Corporation, Aurangabad on 03.10.2022 in the names of Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausaheb Narayan Korde and Ajay Narayan Korde in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.	Original
12.	03.10.2022	That, Construction Plan Sanctioned by Aurangabad Municipal Corporation, Aurangabad on 03.10.2022 in the names of Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausaheb Narayan Korde and Ajay Narayan Korde in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.	Original
13.	06.04.2023	That, Registered Development Agreement has been executed on 06.04.2023 bearing daybook No.AGG-3-3494-2023 by Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausaheb Narayan Korde and Ajay Narayan Korde infavour of M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.	Original
14.	06.04.2023	That, Registered Irrevocable GPA has been executed on 06.04.2023 bearing daybook No.AGG-3-3495-2023 by Santosh	Original



		Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde infavour of M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.	
15.	06.04.2023	That, Registered Deed of Declaration U/s2-A of Maharashtra Apartment Ownership Act, 1970 has been executed on 06.04.2023 bearing daybook No.AGG-3-3497-2023 by Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde and M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.	Original

- 3) 7/12 extract digitally issued by Talathi, Chikalthana dated 12.04.2023.
- 4) Search Report for 30 Years from 12.04.1993 to 11.04.2023.
- 5) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya is clear, marketable and without any encumbrances.

Owners of the Land -

1. Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde, Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.
- 6) The report reflecting the flow of the title of the M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya on the said land is enclosed herewith as annexure.

Encl. Annexure

PLACE : AURANGABAD
DATE : 12.04.2023



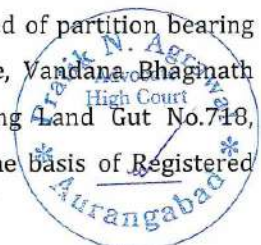
(Signature)
(PRATIK N. AGRAWAL)
ADVOCATE

FLOW OF THE TILE OF THE SAID LAND

1. 7/12 extract as on date of Application for Registration is in the name of M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya.
2. Mutation Entry No. 2109 & 2499 is in the name of M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya.
4. Search Report for 30- Years from 1993 to 2023 is taken from Sub-Registrar office at Aurangabad.

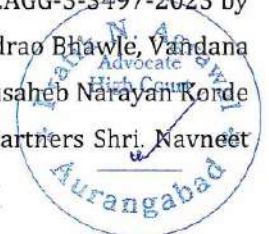
5. **FLOW OF TITLE**

1. From the documents and records produced before me it seems and reveals that, originally the above said property was belonging to Shri. Chandrabhan Kundlik Korde since 1988. Further Shri. Chandrabhan Kundlik Korde have made partition of the above said Land and the area admeasuring 30R was given in the share of Narayan Kundlik Korde, the area admeasuring 30R was given in the share of Bhaginath Kundlik Korde and the area admeasuring 30R was kept with himself Shri. Chandrabhan Kundlik Korde. Further accordingly the mutation entry No.8247 was passed for the same and the respective shares were mutated in 7/12 extract.
2. Thereafter, one of the owner Shri. Chandrabhan Kundlik Korde got expired and accordingly the names of his legal heirs Nishigandha Chandrabhan Korde, Indus Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe are also mutated in 7/12 extract through Ferfar No. 12606.
3. On the basis of above all documents Narayan Kundlik Korde, Nishigandha Chandrabhan Korde, Indus Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe and Bhaginath Kundlik Korde are the owners and possessors of the above said Property.
4. Thereafter, Narayan Kundlik Korde executed Registered Deed of partition bearing daybook No.4331/2021 infavour of Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde in respect to property bearing Land Gut No.718, admeasuring 13R, situated at Chikalthana, Aurangabad. On the basis of Registered Deed of partition Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde are become the owners and possessors of the above said Land.
5. That, Nishigandha Chandrbhan Korde executed Registered Deed of partition bearing daybook No.4334/2021 infavour of Indu Mukundrao Bhawle, Vandana Bhaginath Rithe and Jyoti Vishnu Rithe in respect to property bearing Land Gut No.718, admeasuring 13R, situated at Chikalthana, Aurangabad. On the basis of Registered



Deed of partition Indu Mukundrao Bhawle, Vandana Bhaginath Rithe and Jyoti Vishnu Rithe are become the owners and possessors of the above said Land.

6. That, Bhaginath Kundlik Korde executed Registered Deed of partition bearing daybook No.4333/2021 infavour of Santosh Bhaginath Korde and Kishor Bhaginath Korde in respect to property bearing Land Gut No.718, admeasuring 13R, situated at Chikalthana, Aurangabad. On the basis of Registered Deed of partition Santosh Bhaginath Korde and Kishor Bhaginath Korde are become the owners and possessors of the above said Land.
7. That, Commencement Certificate has been issued by Aurangabad Municipal Corporation, Aurangabad on 03.10.2022 in the names of Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.
8. That, Construction Plan Sanctioned by Aurangabad Municipal Corporation, Aurangabad on 03.10.2022 in the names of Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.
9. That, Registered Development Agreement has been executed on 06.04.2023 bearing daybook No.AGG-3-3494-2023 by Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde infavour of M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.
10. That, Registered Irrevocable GPA has been executed on 06.04.2023 bearing daybook No.AGG-3-3495-2023 by Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde infavour of M/s. Shlok Realities through its Partners Shri. Navneet Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.
11. That, Registered Deed of Declaration U/s2-A of Maharashtra Apartment Ownership Act, 1970 has been executed on 06.04.2023 bearing daybook No.AGG-3-3497-2023 by Santosh Bhaginath Korde, Kishor Bhaginath Korde, Indu Mukundrao Bhawle, Vandana Bhaginath Rithe, Jyoti Vishnu Rithe, Dinesh Narayan Korde, Bhausahab Narayan Korde and Ajay Narayan Korde and M/s. Shlok Realities through its Partners Shri. Navneet



[3]

Manmohan Bhartiya and Shri. Manmohan Babulal Bhartiya in respect of Property bearing Gut No.718, admeasuring 39R, situated at Village Chikalthana, Tal and Dist. Aurangabad.

PLACE : AURANGABAD
DATE : 12.04.2023




(PRATIK N. AGRAWAL)
ADVOCATE

GRN	MH000532003202324E	BARCODE											Date	12/04/2023-17:19:16				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 PND1_JT DISTT REGISTRAR PUNE URBAN												Full Name				PRATIK NARAYAN AGRAWAL																			
Location PUNE																																			
Year 2023-2024 One Time												Flat/Block No.																							
Account Head Details										Amount In Rs.		Premises/Building																							
0030072201 SEARCH FEE										750.00		Road/Street																							
												Area/Locality																							
												Town/City/District																							
												PIN																							
												Remarks (If Any)																							
												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.		00040572023041292374				IK0CETESB3															
Cheque/DD No.												Bank Date		RBI Date		12/04/2023-17:24:19				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 : 888430602
NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 સહકર સંલગ્ન 'લેટર ઑફ પેમેન્ટ' રાશી નમુદ કાર્યાવાસીદ લાગુ આરે. ફવર કાર્યાવાસી કિવા નોદણી ન કલવાયઝા દલ્લાસાલી લાગુ નાહી.

MH000532003202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Apr 2023	Receipt	Receipt no.: 1112873951
	Name of the Applicant :	PRATIK NARAYAN AGRAWAL
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Chikalathana S.No/CTS No/G.No. : 718
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH000532003202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frnSearchChallanWithOutReg.php'.		