PRATIK N. AGRAWAL
(B. Sc. LL. B.)
ADVOCATE HIGH COURT

93, BHUMI, Gandhi Nagar,
Near Bansilal Nagar, Station Road,
Aurangabad.
Mb.-9922966379.

Date-01.05.2023

FORMAT -A

To,
MahaRERA,

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to Plot No. 02, Gut No. 82 & Gut No. 03, total admeasuring 20547 Sq. Mtrs., situated at village Georai & Georai Tanda, Tq. & Dist. Aurangabad and Property bearing Amenity Plot, admeasuring 1076.24 Sq. Mtrs., Gut No. 03, situated at village Georai, Tq. & Dist. Aurangabad (hereinafter referred as the said Land)

I have investigated the title of the said plot on the request of M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal and following documents i.e. :-

1) **DESCRIPTION OF THE PROPERTY.**

Plot No. 02, Gut No. 82 & Gut No. 03, total admeasuring 20547 Sq. Mtrs., situated at village Georai & Georai Tanda, Tq. & Dist. Aurangabad.

BOUNDARIES OF THE PROPERTY :-

East : Open Space, Amenity Plot & 12.0 M Wide Internal Road
West : Land From Gat No.83, Villege-Georal Tanda & Gat No.3 Village - Georal.
South : 30.0 M Wide Road.
North : Land From Gat No.81 & 74, Village Georai Tanda

2) THE DOCUMENTS OF ALLOTMENT OF PLOT:

Sr. No.	Date	Particulars	Remarks
1.	1991-2021	That 7/12 extract issued by the Talathi of Sajja Georai in respect of land Gut No. 03, village Georai, Tq. & Dist. Aurangabad in the name of Mr. Shaikh Saeed Shaikh Munir in ownership column since year 1991, the name of M/s. Kalash Builders and Developers through its partners Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary since year 2000 vide Mutation Entry No. 970, the name of Shri. Kamalkishor Shankarlal Tayal & Shri. Sunil Pusalal Tayal since year 2007 vide Mutation Entry No. 2372, the names of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain since year 2011 vide Mutation Entry No. 2615, the names of Dr. Anand Amrutrao Deshpande (HUF), Dr. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil, Shri. Manoj Kachrulal Chopda and Shri. Gopal Bhika Mahajan since year 2012 vide Mutation Entry No. 2668 and	Photocopy

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		the name of M/s. Shantama Build Tec since year 2021 vide Mutation Entry No. 3112.	
2.	1991-2021	That 7/12 extract issued by the Talathi of Sajja Georai in respect of land Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad in the name of Mr. Abdul Ajij Shaikh Munir Chaudhari in ownership column since year 1991, the name of M/s. Kalash Builders and Developers through its partners Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary since year 2000 vide Mutation Entry No. 154, the name of Shri. Kamalkishor Shankarlal Tayal & Shri. Sunil Pusalal Tayal since year 2007 vide Mutation Entry No. 574, the names of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain since year 2011 vide Mutation Entry No. 883, the names of Dr. Anand Amrutrao Deshpande (HUF), Dr. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil, Shri. Manoj Kachrulal Chopda and Shri. Gopal Bhika Mahajan since year 2012 vide Mutation Entry No. 1030 and the name of M/s. Shantama Build Tec since year 2021 vide Mutation Entry No. 1733.	Photocopy
3.	20.06.1997	That Registered Sale Deed bearing daybook No. 1407/1997 has been executed by Mr. Shaikh Saeed Shaikh Munir infavour of Mr. Shaikh Khalil Ahmed Shaikh Mannu Chaudhary & Shri. Parasmal Kankamal Surana in respect to land Gut No. 03, admeasuring 1 Acre 40R, situated at village Georai Tanda, Tq. & Dist. Aurangabad.	Verified with Certified
4.	26.05.2000	That Registered Sale Deed bearing daybook No. 1342/2000 executed on 26.05.2000 by Mr. Shaikh Saeed Shaikh Muneer infavour M/s. Kalash Builders an Developers through Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary in respect of land admeasuring 4.00 Acre, situated at Gut No. 03, village Georai, Tq. & Dist. Aurangabad.	Verified with Certified
5.	15.05.2000	That Mutation entry No. 970 dated 15.05.2000 approved by the Competent Authority on 19.06.2000 taken in record of rights by the Talathi Sajja Georai infavour of M/s. Kalash Builders & Developers through Shri. Paras Kankamal Surana & Mr. Shaikh Khalil Mannu Chaudhary in respect of land admeasuring 4.00 Acre, situated at Gut No. 03, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed bearing daybook No. 1342/2000 executed on	Photocopy

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		14.05.2000 by Mr. Shaikh Saeed Shaikh Munir in their favour.	
6.	26.05.2000	That Registered Sale Deed bearing daybook No. 2616/2000 executed on 26.05.2000 by Mr. Abdul Ajij Shaikh Muneer Chaudhary infavour of M/s. Kalash Builders and Developers through Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary in respect of land admeasuring 1 H 18 R, situated at Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad.	Verified with Certified
7.	02.06.2000	That Mutation entry No. 154 dated approved by the Competent Authority on 19.06.2000 taken in record of rights by the Talathi Sajja Georai infavour of M/s. Kalash Builders & Developers through Shri. Paras Kankamal Surana & Mr. Shaikh Khalil Mannu Chaudhary in respect of land Gut No. 82, situated at village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed bearing daybook No. 2616/2000 executed on 24.05.2000 by Mr. Abdul Ajij Shaikh Muneer Chaudhary in their favour.	Photocopy
8.	26.11.2007	That Registered Sale Deed bearing daybook No. 6174/2007 executed on 26.11.2007 by M/s. Kalash Builders and Developers through its partners Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary infavour of Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in respect of land admeasuring 1 H 58 R, situated at Gut No. 3, village Georai and land admeasuring 1 H 18 R, situated at land Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad.	Verified with Certified
9.	01.12.2007	That Mutation Entry No. 2372 approved by the Competent Authority on 25.12.2007 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in respect of land admeasuring 1 H 58 R, situated at land Gut No. 3, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-1-6174 dated 26.11.2007 executed by M/s. Kalash Builders and Developers in their favour.	Photocopy
10.	01.12.2007	That Mutation Entry No. 574 approved by the Competent Authority on 25.12.2007 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in respect of land admeasuring 1 H 18 R, situated at land Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad taken on the basis of	Photocopy

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		Registered Sale Deed No. AGG-1-6174 dated 26.11.2007 executed by M/s. Kalash Builders and Developers in their favour.	
11.	06.07.2011	That Registered Sale Deed bearing daybook No. AGG-2-3843 executed on 06.07.2011 by Shri. Sunil Pusalalji Tayal infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in respect of land admeasuring 1 H 22 R, situated at Gut no. 3, village Georai and land admeasuring 1 H 18 R (excluding the land allotted to Grampanchayat Georai) situated at land Gut No. 82, village Georai Tanda (i.e. land totally admeasuring 2 H 40 R), Tq. & Dist. Aurangabad.	Verified with Certified
12.	06.07.2011	That Registered Sale Deed bearing daybook No. 3844/2011 executed on 06.07.2011 has been executed by Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal infavour of Shri. Rajesh Jethamalji Parmar & Shri. Manoj Pannalalji Jain in respect to Property Bearing land Gut No. 04, admeasuring 0H 11R, situated at village Georai Tanda, Tq. & Dist. Aurangabad.	Photocopy
13.	28.07.2011	That Mutation Entry No. 2615 approved by the Competent Authority on 18.08.2011 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in respect of land admeasuring 1 H 22 R, situated at Gut No. 3, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-2-3843 dated 06.07.2011 executed by Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in their favour.	Photocopy
14.	28.07.2011	That Mutation Entry No. 883 approved by the Competent Authority on 12.08.2011 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in respect of land admeasuring 1 H 15.72 R, situated at Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-2-3843 dated 06.07.2011 executed by Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in their favour.	Photocopy
15.	07.01.2012	That Registered General Power of Attorney bearing daybook No. AGG-1-128 executed on 07.01.2012 by Shri. Shantaram Narayan Patil infavour of Shri. Gopal Bhika Mahajan.	Photocopy

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16	17.01.2012	That Registered Sale Deed bearing daybook No. AGG-6-145 executed on 17.01.2012 by Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain infavour of Dr. Anand Amrutrao Deshpande (HUF)- 30% share, Dr. Sanjay Raghunath Veer – 7.50% share, Shri. Vivek Raghunath Veer – 7.50% share, Shri. Shantaram Narayan Patil – 7.50% share, (through his GPA holder Shri. Gopal Bhika Mahajan), Shri. Gopal Bhika Mahajan – 7.50% share, Shri. Mohan Vishwanath Aher-17.50% share, Shri. Avinash Tatyarao Patil – 17.50% share, and Shri. Manoj Kachrulal Chopda – 5.00% share, in respect of land admeasuring 1 H 22 R, situated at Gut No. 3, village Georai and land admeasuring 1 H 15.72 R, situated at Gut No. 82, village Georai Tanda (i.e. Land totally admeasuring 2 H 37.72 R), Tq. & Dist. Aurangabad.	Verified with Original
17	13.02.2012	That Mutation Entry No. 2668 approved by the Competent Authority on 02.03.2012 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain infavour of Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kacharulal Chopda in respect of land admeasuring 1 H 22 R, situated at Gut No. 3, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-6-145 dated 17.01.2012 executed by Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in their favour.	Photocopy
18	02.03.2012	That Mutation Entry No. 1030 approved by the Competent Authority on 21.03.2012 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain infavour of Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kacharulal Chopda in respect of land admeasuring 1 H 15.72 R, situated at Gut No. 82, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-6-145 dated 17.01.2012 executed by Shri. Rajesh Jethmalji Parmar and Shri. Manoj	Photocopy

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		Pannalalji Jain in their favour.	
19	02.03.2012	That Stamped Partnership Deed executed on 02.03.2012 by and between Shri. Anil Ratanlal Agrawal, Shri. Ankit Anil Agrawal and Shri. Neeraj Anil Agrawal in respect of a Firm known as "M/s. SHANTAMA BUILD TEC" having its place of Business at Office No. B-9, "NARAYAN PLAZA", 1st Floor, Cannaught Place, Tq. & Dist. Aurangabad.	Photocopy
20	12.04.2012	That Registered Development Agreement bearing daybook No. AGG-5-2690 executed on 12.04.2012 by Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kacharulal Chopda infavour of M/s. Shantama Build Tec through its Partner Shri. Anil Ratanlal Agrawal in respect of land admeasuring 1 H 7.60 R, situated at Gut No. 3 and land admeasuring 97.87 R, situated at Gut No. 82, village Georai Tanda (i.e. land totally admeasuring 2 H 05.47 R), Tq. & Dist. Aurangabad. That, as per the Development Agreement, the owners have 26% share in the future construction & the developer has 74% share in future construction on the land.	Photocopy
21	13.04.2012	That Registered General Power of Attorney bearing daybook No. 2704/2012 executed on 13.04.2012 by Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through GPA Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil & Shri. Manoj Kachrulal Chopada infavour of M/s. Shantaram Build Tec through its partner Shri. Anil Ratanlal Agrawal in respect to land admeasuring 1H 7.60R, situated at Gut No. 3 & land admeasuring 97.87R, situated at Gut No. 82, situated at village Georai Tanda(i.e. land totally admeasuring 2 H 05.47 R), Tq. & Dist. Aurangabad.	Photocopy
22	01.10.2014	That, N.A. Permission issued by Collector, Aurangabad on 01.10.2014 bearing No. JA.KRA.2000/MASHAKA/JAMIN-I/NAP-34/MAUJE GEORAI TANDA, TA. AURANGABAD/PRA.KRA.52 in the name of Shri. Anand Amrutrao Deshpande & M/s. Kalash Builders & Developers & others in respect to land admeasuring 28000.00 Sq. Mtrs.,	Photocopy

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		situated at Gut No. 3 & Gut No. 4, village Georai Tanda, Tq. & Dist. Aurangabad.	
23	27.03.2019	That, Registered Mortgage Deed bearing daybook No. 1606/2019 executed on 27.03.2019 by Shri. Rajesh Jethmalji Parmar, Shri. Manoj Pannalalji Jain infavour of Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kacharulal Chopa through their GPA holder M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal and M/s. Shantama Build Tec through its partners Shri. Ankit Ratanlal Agrawal and Shri. Neeraj Anil Agrawal infavour of the Malkapur Urban Co-Op. Bank Ltd., Malkapur, Aurangabad Branch in respect of land admeasuring 1 H 7.60 R, situated at Gut No. 3, village Georai and land admeasuring 97.87 R, situated at Gut No. 82, village Georai Tanda, (i.e. land totally admeasuring 2 H 05.47 R), Tq. & Dist. Aurangabad.	Photocopy
24	18.01.2021	That Registered Sale Deed bearing daybook No. AGG-3-120 executed on 18.01.2021 by Dr. Anand Amrutrao Deshpande (HUF) through its Karta Dr. Anand Amrutrao Deshpande, Dr. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer and Shri. Manoj Kachrulal Chopda infavour of M/s. Shantama Build Tec through its partners Shri. Anil Ratanlal Agrawal in respect of their entire 50% share in land given for development vide Registered Development Agreement No. AGG-6-145 dated 17.01.2012 i.e. land admeasuring 5380.00 Sq. Mtrs, in Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad. The Sale Deed is signed by Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher and Shri. Avinash Tatyarao Patil as "Consenting Party". By virtue of this Sale Deed, M/s. Shantama Build Tec has become the owner of 50% land to the extent of 10273.00 Sq. Mtrs, under development an Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher and Shri. Avinash Tatyarao Patil and Shri. Gopal Bhika Mahajan have become the owners of remaining 50% land to the extent of 10274.00 Sq. Mtrs.	Verified with Original
25	06.04.2021	That Mutation Entry No. 3112 approved by the Competent Authority on 23.04.2021 taken in record of rights by the	Photocopy

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		Talathi of Sajja Georai infavour of M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal in respect of land admeasuring 5380.00 Sq. Mtrs, situated at land Gut No. 3, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed bearing daybook No. AGG-3-120 executed on 18.01.2021 by Dr. Anand Amrutrao Deshpande (HUF) in their favour.	
26	07.04.2021	That Mutation Entry No. 1733 approved by the Competent Authority on 07.06.2021 taken in record of rights by the Talathi of Sajja Georai infavour of M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal in respect of land admeasuring 4893.00 Sq. Mtrs, situated at land Gut No. 82, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed bearing daybook No. AGG-3-120 executed on 18.01.2021 by Dr. Anand Amrutrao Deshpande (HUF) in their favour.	Photocopy
27	19.01.2021	That Registered Correction Deed to the Registered Development Agreement bearing daybook No. AGG-3-127 executed on 19.01.2021 by Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal infavour of M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal The Correction Deed has been signed by Dr. Anand Amrutrao Deshpande (HUF) through its karta Dr. Anand Amrutrao Deshpande, Dr. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer and Shri. Manoj Kachrulal Chopda as "Consenting Party". As per the Correction Deed, Shri. Shantaram Narayan Patil, Shri. Mhan Vishwanath Aher, Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Gopal Bhika Patil will get 14.50 % share in future construction and M/s. Shantama Build Tec will get 74% + 11.50%=85.50% share in future construction.	Verified with Original
28	21.05.2021	That Final Layout Permission No. CIDCO/TPO/AFA(FLP)/2021/55 issued by the CIDCO infavour of Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kachrulal Chopda	Verified with Original



		through their GPA holder M/s. Shantama Build Tec in respect of land totally admeasuring 24980.00 Sq. Mtrs, situated at Gut No. 3/P, & 4/P, village Georai and Gut No. 82/P, village Georai Tanda, Tq. & Dist. Aurangabad.	
29	03.11.2021	That Registration Certificate of Project has been issued by Maharashtra Real Estate Regulatory Authority on 03.11.2021 in respect to project "HAPPY CITY", out of Gut No. 03 & land Gut No. 82, situated at village Georai Tanda, Tq. & Dist. Aurangabad bearing Registration No. P51500031654 which is valid for the period commencing from 03.11.2021 to 31.12.2029.	Verified with Original
30	08.12.2021	That Building Permission for Group Housing Scheme has been issued by CIDCO on 08.12.2021 bearing No. CIDCO/TPO/AFA(BP)/2021/133 in the name of M/s. Shantama Build Tec & others in respect of Property Bearing Plot No. 02, Gut No. 82(P), situated at village Georai Tanda, & Gut No. 03, situated at village Georai, Tq. & Dist. Aurangabad.	Verified with Original
31	27.12.2021	That List of Deposit of Original Documents has been issued by the Malkapur Urban Co-Op Bank Ltd. on 27.12.2021 in the name of M/s. Shantama Build Tec in respect to deposit of Original Development Agreement & Original Irrevocable General Power of Attorney with the bank against the permission loan obtained by M/s. Shantama Build Tec.	Verified with Original
32	13.01.2022	That Registered Deed of Declaration U/s. 2-A of Maharashtra Apartment Ownership Act, 1970 bearing daybook No. AGG-6-282/2022 has been executed on 13.01.2022 by Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil, Shri. Gopal Bhika Mahajan through GPA & M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal in respect of Project known as "HAPPY CITY" to be constructed on Plot No. 02, Gut No. 82 & Gut No. 03, total admeasuring 20547 Sq. Mtrs., situated at village Georai & Georai Tanda, Tq. & Dist. Aurangabad.	Verified with Original
33	18.01.2022	That Registered Special Power of Attorney bearing daybook No. 400/2022 has been executed by M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal infavour of Shri. Ankit Anil Agrawal, Shri. Neeraj Anil Agrawal & Shri. Nandkishor Balasaheb Wagh in respect to execution of documents of project "HAPPY CITY", to be constructed out of land Gut No. 03, situated at Georai & Gut No. 82, situated at	Verified with Original

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		Georai Tanda, Tq. & Dist. Aurangabad.	
34	18.01.2022	Copy of 7/12 extract in the name of M/s. Shantama Build Tec through its partners Shri. Anil Ratanlal Agrawal in respect to land Gut No. 03, situated at village Georai, Tq. & Dist. Aurangabad.	Photocopy
35	19.01.2022	Copy of 7/12 extract in the name of M/s. Shantama Build Tec through its partners Shri. Anil Ratanlal Agrawal, Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil, Shri. Gopal Bhika Mahajan in respect to land Gut No. 82, situated at village Georai Tanda, Tq. & Dist. Aurangabad.	Photocopy
36	10.02.2023	That Building Permission for Amenity Plot has been sanctioned by CIDCO on 10.02.2023 bearing No. CIDCO/TPO/AFA(BP)/2023/32 in the name of M/s. Shantama Build Tec & others in respect of Property Bearing Amenity Plot, Gut No. 03(P), situated at village Georai, Tq. & Dist. Aurangabad.	Verified with Original
37	31.03.2023	That Revised Building Permission for Group Housing Scheme has been issued by CIDCO on 08.12.2021 bearing No. CIDCO/TPO/AFA(BP)/2023/78 in the name of M/s. Shantama Build Tec & others in respect of Property Bearing Plot No. 02, Gut No. 82(P), situated at village Georai Tanda, & Gut No. 03, situated at village Georai, Tq. & Dist. Aurangabad.	Verified with Original

3) 7/12 extract digitally issued by Talathi, Georai and Georai Tanda dated 19.01.2022.

4) Search Report for 30 Years from 01.05.1993 to 30.04.2023.

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. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal is clear, marketable and without any encumbrances except the charge of Malkapur Urban Co-Op Bank Ltd.

Owners of the Land –

1. Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal, Plot No. 02, Gut No. 82 & Gut No. 03, total admeasuring 20547 Sq. Mtrs., situated at village Georai & Georai Tanda, Tq. & Dist. Aurangabad and Amenity Plot, Gut No. 03(P), situated at village Georai, Tq. & Dist. Aurangabad.

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6) The report reflecting the flow of the title of the M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal on the said land is enclosed herewith as annexure.

Encl. Annexure

PLACE : AURANGABAD
DATE : 01.05.2023

Pratik N. Agrawal Advocate High Court Aurangabad

(PRATIK N. AGRAWAL)
ADVOCATE

PRATIK N AGRAWAL
(B. SL. LL. B.)
ADVOCATE HIGH COURT

93, BHUMI, Gandhi Nagar,
Near Bansilal Nagar, Station Road,
Aurangabad.
Mb.-9922966379

Date-10.05.2023

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. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal.

2. Mutation Entry No. 2668, 1030, 3112 & 1733 is in the name of Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal.

4. Search Report for 30- Years from 1993 to 2023 is taken from Sub-Registrar office at Aurangabad.

5. **FLOW OF TITLE**

1. That 7/12 extract issued by the Talathi of Sajja Georai in respect of land Gut No. 03, village Georai, Tq. & Dist. Aurangabad in the name of Mr. Shaikh Saeed Shaikh Munir in ownership column since year 1991, the name of M/s. Kalash Builders and Developers through its partners Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary since year 2000 vide Mutation Entry No. 970, the name of Shri. Kamalkishor Shankarlal Tayal & Shri. Sunil Pusalal Tayal since year 2007 vide Mutation Entry No. 2372, the names of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain since year 2011 vide Mutation Entry No. 2615, the names of Dr. Anand Amrutrao Deshpande (HUF), Dr. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil, Shri. Manoj Kachrulal Chopda and Shri. Gopal Bhika Mahajan since year 2012 vide Mutation Entry No. 2668 and the name of M/s. Shantama Build Tec since year 2021 vide Mutation Entry No. 3112.

2. That 7/12 extract issued by the Talathi of Sajja Georai in respect of land Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad in the name of Mr. Abdul Ajij Shaikh Munir Chaudhari in ownership column since year 1991, the name of M/s. Kalash Builders and Developers through its partners Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary since year 2000 vide Mutation Entry No. 154, the name of Shri. Kamalkishor Shankarlal Tayal & Shri. Sunil Pusalal Tayal since year 2007 vide Mutation Entry No. 574, the names of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain since year 2011 vide Mutation Entry No. 883, the names of Dr. Anand Amrutrao Deshpande (HUF), Dr. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil, Shri. Manoj Kachrulal Chopda and Shri. Gopal Bhika Mahajan since year 2012 vide Mutation Entry No. 1030 and the name of M/s. Shantama Build Tec since year 2021 vide Mutation Entry No. 1733.



3. That Registered Sale Deed bearing daybook No. 1407/1997 has been executed by Mr. Shaikh Saeed Shaikh Munir infavour of Mr. Shaikh Khalil Ahmed Shaikh Mannu Chaudhary & Shri. Parasmal Kankamal Surana in respect to land Gut No. 03, admeasuring 1 Acre 40R, situated at village Georai Tanda, Tq. & Dist. Aurangabad.

4. That Registered Sale Deed bearing daybook No. 1342/2000 executed on 26.05.2000 by Mr. Shaikh Saeed Shaikh Muneer infavour M/s. Kalash Builders an Developers through Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary in respect of land admeasuring 4.00 Acre, situated at Gut No. 03, village Georai, Tq. & Dist. Aurangabad.

5. That Mutation entry No. 970 dated 15.05.2000 approved by the Competent Authority on 19.06.2000 taken in record of rights by the Talathi Sajja Georai infavour of M/s. Kalash Builders & Developers through Shri. Paras Kankamal Surana & Mr. Shaikh Khalil Mannu Chaudhary in respect of land admeasuring 4.00 Acre, situated at Gut No. 03, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed bearing daybook No. 1342/2000 executed on 14.05.2000 by Mr. Shaikh Saeed Shaikh Munir in their favour.

6. That Registered Sale Deed bearing daybook No. 2616/2000 executed on 26.05.2000 by Mr. Abdul Ajij Shaikh Muneer Chaudhary infavour of M/s. Kalash Builders and Developers through Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary in respect of land admeasuring 1 H 18 R, situated at Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad.

7. That Mutation entry No. 154 dated approved by the Competent Authority on 19.06.2000 taken in record of rights by the Talathi Sajja Georai infavour of M/s. Kalash Builders & Developers through Shri. Paras Kankamal Surana & Mr. Shaikh Khalil Mannu Chaudhary in respect of land Gut No. 82, situated at village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed bearing daybook No. 2616/2000 executed on 24.05.2000 by Mr. Abdul Ajij Shaikh Muneer Chaudhary in their favour.

8. That Registered Sale Deed bearing daybook No. 6174/2007 executed on 26.11.2007 by M/s. Kalash Builders and Developers through its partners Shri. Paras Kankamal Surana and Mr. Shaikh Khaleel Mannu Chaudhary infavour of Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in respect of land admeasuring 1 H 58 R, situated at Gut No. 3, village Georai and land admeasuring 1 H 18 R, situated at land Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad.

9. That Mutation Entry No. 2372 approved by the Competent Authority on 25.12.2007 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in respect of land admeasuring 1 H 58 R, situated at land Gut No. 3, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-1-6174 dated 26.11.2007 executed by M/s. Kalash Builders and Developers in their favour.

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10. That Mutation Entry No. 574 approved by the Competent Authority on 25.12.2007 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in respect of land admeasuring 1 H 18 R, situated at land Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-1-6174 dated 26.11.2007 executed by M/s. Kalash Builders and Developers in their favour.

11. That Registered Sale Deed bearing daybook No. AGG-2-3843 executed on 06.07.2011 by Shri. Sunil Pusalalji Tayal infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in respect of land admeasuring 1 H 22 R, situated at Gut no. 3, village Georai and land admeasuring 1 H 18 R (excluding the land allotted to Grampanchayat Georai) situated at land Gut No. 82, village Georai Tanda (i.e. land totally admeasuring 2 H 40 R), Tq. & Dist. Aurangabad.

12. That Registered Sale Deed bearing daybook No. 3844/2011 executed on 06.07.2011 has been executed by Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal infavour of Shri. Rajesh Jethamalji Parmar & Shri. Manoj Pannalalji Jain in respect to Property Bearing land Gut No. 04, admeasuring 0H 11R, situated at village Georai Tanda, Tq. & Dist. Aurangabad.

13. That Mutation Entry No. 2615 approved by the Competent Authority on 18.08.2011 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in respect of land admeasuring 1 H 22 R, situated at Gut No. 3, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-2-3843 dated 06.07.2011 executed by Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in their favour.

14. That Mutation Entry No. 883 approved by the Competent Authority on 12.08.2011 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in respect of land admeasuring 1 H 15.72 R, situated at Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-2-3843 dated 06.07.2011 executed by Shri. Kamalkishor Shankarlalji Tayal and Shri. Sunil Pusalalji Tayal in their favour.

15. That Registered General Power of Attorney bearing daybook No. AGG-1-128 executed on 07.01.2012 by Shri. Shantaram Narayan Patil infavour of Shri. Gopal Bhika Mahajan.

16. That Registered Sale Deed bearing daybook No. AGG-6-145 executed on 17.01.2012 by Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain infavour of Dr. Anand Amrutrao Deshpande (HUF)- 30% share, Dr. Sanjay Raghunath Veer – 7.50% share, Shri. Vivek Raghunath Veer – 7.50% share, Shri. Shantaram Narayan Patil – 7.50% share, (through his GPA holder Shri. Gopal Bhika Mahajan), Shri. Gopal Bhika Mahajan – 7.50% share, Shri. Mohan Vishwanath Aher-17.50% share, Shri. Avinash Tatyarao Patil – 17.50% share, and Shri. Manoj Kachrulal Chopda – 5.00% share, in respect of land admeasuring 1 H 22 R, situated at Gut No. 3, village Georai and land admeasuring

1 H 15.72 R, situated at Gut No. 82, village Georai Tanda (i.e. Land totally admeasuring 2 H 37.72 R), Tq. & Dist. Aurangabad.

17. That Mutation Entry No. 2668 approved by the Competent Authority on 02.03.2012 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain infavour of Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kacharulal Chopda in respect of land admeasuring 1 H 22 R, situated at Gut No. 3, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-6-145 dated 17.01.2012 executed by Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in their favour.

18. That Mutation Entry No. 1030 approved by the Competent Authority on 21.03.2012 taken in record of rights by the Talathi of Sajja Georai infavour of Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain infavour of Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kacharulal Chopda in respect of land admeasuring 1 H 15.72 R, situated at Gut No. 82, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed No. AGG-6-145 dated 17.01.2012 executed by Shri. Rajesh Jethmalji Parmar and Shri. Manoj Pannalalji Jain in their favour.

19. That Stamped Partnership Deed executed on 02.03.2012 by and between Shri. Anil Ratanlal Agrawal, Shri. Ankit Anil Agrawal and Shri. Neeraj Anil Agrawal in respect of a Firm known as "M/s. SHANTAMA BUILD TEC" having its place of Business at Office No. B-9, "NARAYAN PLAZA", 1st Floor, Cannaught Place, Tq. & Dist. Aurangabad.

20. That Registered Development Agreement bearing daybook No. AGG-5-2690 executed on 12.04.2012 by Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kacharulal Chopda infavour of M/s. Shantama Build Tec through its Partner Shri. Anil Ratanlal Agrawal in respect of land admeasuring 1 H 7.60 R, situated at Gut No. 3 and land admeasuring 97.87 R, situated at Gut No. 82, village Georai Tanda (i.e. land totally admeasuring 2 H 05.47 R), Tq. & Dist. Aurangabad. That, as per the Development Agreement, the owners have 26% share in the future construction & the developer has 74% share in future construction on the land.

21. That Registered General Power of Attorney bearing daybook No. 2704/2012 executed on 13.04.2012 by Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through GPA Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri.-

Avinash Tatyarao Patil & Shri. Manoj Kachrulal Chopada Infavour of M/s. Shantaram Build Tec through its partner Shri. Anil Ratanlal Agrawal in respect to land admeasuring 1H 7.60R, situated at Gut No. 3 & land admeasuring 97.87R, situated at Gut No. 82, situated at village Georai Tanda(i.e. land totally admeasuring 2 H 05.47 R), Tq. & Dist. Aurangabad.

22. That, N.A. Permission issued by Collector, Aurangabad on 01.10.2014 bearing No. JA.KRA.2000/MASIIAKA/JAMIN-I/NAP-34/MAUJE GEORAI TANDA, TA. AURANGABAD/PRA.KRA.52 in the name of Shri. Anand Amrutrao Deshpande & M/s. Kalash Builders & Developers & others in respect to land admeasuring 28000.00 Sq. Mtrs., situated at Gut No. 3 & Gut No. 4, village Georai Tanda, Tq. & Dist. Aurangabad.

23. That, Registered Mortgage Deed bearing daybook No. 1606/2019 executed on 27.03.2019 by Shri. Rajesh Jethmalji Parmar, Shri. Manoj Pannalalji Jain infavour of Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kacharulal Chopa through their GPA holder M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal and M/s. Shantama Build Tec through its partners Shri. Ankit Ratanlal Agrawal and Shri. Neeraj Anil Agrawal infavour of the Malkapur Urban Co-Op. Bank Ltd., Malkapur, Aurangabad Branch in respect of land admeasuring 1 H 7.60 R, situated at Gut No. 3, village Georai and land admeasuring 97.87 R, situated at Gut No. 82, village Georai Tanda, (i.e. land totally admeasuring 2 H 05.47 R), Tq. & Dist. Aurangabad.

24. That Registered Sale Deed bearing daybook No. AGG-3-120 executed on 18.01.2021 by Dr. Anand Amrutrao Deshpande (HUF) through its Karta Dr. Anand Amrutrao Deshpande, Dr. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer and Shri. Manoj Kachrulal Chopda infavour of M/s. Shantama Build Tec through its partners Shri. Anil Ratanlal Agrawal in respect of their entire 50% share in land given for development vide Registered Development Agreement No. AGG-6-145 dated 17.01.2012 i.e. land admeasuring 5380.00 Sq. Mtrs, in Gut No. 82, village Georai Tanda, Tq. & Dist. Aurangabad. The Sale Deed is signed by Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher and Shri. Avinash Tatyarao Patil as "Consenting Party". By virtue of this Sale Deed, M/s. Shantama Build Tec has become the owner of 50% land to the extent of 10273.00 Sq. Mtrs, under development an Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher and Shri. Avinash Tatyarao Patil and Shri. Gopal Bhika Mahajan have become the owners of remaining 50% land to the extent of 10274.00 Sq. Mtrs.

25. That Mutation Entry No. 3112 approved by the Competent Authority on 23.04.2021 taken in record of rights by the Talathi of Sajja Georai infavour of M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal in respect of land admeasuring 5380.00 Sq. Mtrs, situated at land Gut No. 3, village Georai, Tq. & Dist. Aurangabad

taken on the basis of Registered Sale Deed bearing daybook No. AGG-3-120 executed on 18.01.2021 by Dr. Anand Amrutrao Deshpande (HUF) in their favour.

26. That Mutation Entry No. 1733 approved by the Competent Authority on 07.06.2021 taken in record of rights by the Talathi of Sajja Georai infavour of M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal in respect of land admeasuring 4893.00 Sq. Mtrs, situated at land Gut No. 82, village Georai, Tq. & Dist. Aurangabad taken on the basis of Registered Sale Deed bearing daybook No. AGG-3-120 executed on 18.01.2021 by Dr. Anand Amrutrao Deshpande (HUF) in their favour.

27. That Registered Correction Deed to the Registered Development Agreement bearing daybook No. AGG-3-127 executed on 19.01.2021 by Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal infavour of M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal The Correction Deed has been signed by Dr. Anand Amrutrao Deshpande (HUF) through its karta Dr. Anand Amrutrao Deshpande, Dr. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer and Shri. Manoj Kachrulal Chopda as "Consenting Party". As per the Correction Deed, Shri. Shantaram Narayan Patil, Shri. Mhan Vishwanath Aher, Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Gopal Bhika Patil will get 14.50 % share in future construction and M/s. Shantama Build Tec will get 74% + 11.50%=85.50% share in future construction.

28. That Final Layout Permission No. CIDCO/TPO/AFA(FLP)/2021/55 issued by the CIDCO infavour of Shri. Anand Amrutrao Deshpande, Shri. Sanjay Raghunath Veer, Shri. Vivek Raghunath Veer, Shri. Shantaram Narayan Patil through his GPA holder Shri. Gopal Bhika Mahajan, Shri. Gopal Bhika Mahajan, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil and Shri. Manoj Kachrulal Chopda through their GPA holder M/s. Shantama Build Tec in respect of land totally admeasuring 24980.00 Sq. Mtrs, situated at Gut No. 3/P, & 4/P, village Georai and Gut No. 82/P, village Georai Tanda, Tq. & Dist. Aurangabad.

29. That Registration Certificate of Project has been issued by Maharashtra Real Estate Regulatory Authority on 03.11.2021 in respect to project "HAPPY CITY", out of Gut No. 03 & land Gut No. 82, situated at village Georai Tanda, Tq. & Dist. Aurangabad bearing Registration No. P51500031654 which is valid for the period commencing from 03.11.2021 to 31.12.2029.

30. That Building Permission for Group Housing Scheme has been issued by CIDCO on 08.12.2021 bearing No. CIDCO/TPO/AFA(BP)/2021/133 in the name of M/s. Shantama Build Tec & others in respect of Property Bearing Plot No. 02, Gut No. 82(P), situated at village Georai Tanda, & Gut No. 03, situated at village Georai, Tq. & Dist. Aurangabad.

31. That List of Deposit of Original Documents has been issued by the Malkapur Urban Co-Op Bank Ltd. on 27.12.2021 in the name of M/s. Shantama Build Tec in respect to

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deposit of Original Development Agreement & Original Irrevocable General Power of Attorney with the bank against the permission loan obtained by M/s. Shantama Build Tec.

32. That Registered Deed of Declaration U/s. 2-A of Maharashtra Apartment Ownership Act, 1970 bearing daybook No. AGG-6-282/2022 has been executed on 13.01.2022 by Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil, Shri. Gopal Bhika Mahajan through GPA & M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal in respect of Project known as "HAPPY CITY" to be constructed on Plot No. 02, Gut No. 82 & Gut No. 03, total admeasuring 20547 Sq. Mtrs., situated at village Georai & Georai Tanda, Tq. & Dist. Aurangabad.

33. That Registered Special Power of Attorney bearing daybook No. 400/2022 has been executed by M/s. Shantama Build Tec through its partner Shri. Anil Ratanlal Agrawal infavour of Shri. Ankit Anil Agrawal, Shri. Neeraj Anil Agrawal & Shri. Nandkishor Balasaheb Wagh in respect to execution of documents of project "HAPPY CITY", to be constructed out of land Gut No. 03, situated at Georai & Gut No. 82, situated at Georai Tanda, Tq. & Dist. Aurangabad.

34. Copy of 7/12 extract in the name of M/s. Shantama Build Tec through its partners Shri. Anil Ratanlal Agrawal in respect to land Gut No. 03, situated at village Georai, Tq. & Dist. Aurangabad.

35. Copy of 7/12 extract in the name of M/s. Shantama Build Tec through its partners Shri. Anil Ratanlal Agrawal, Shri. Shantaram Narayan Patil, Shri. Mohan Vishwanath Aher, Shri. Avinash Tatyarao Patil, Shri. Gopal Bhika Mahajan in respect to land Gut No. 82, situated at village Georai Tanda, Tq. & Dist. Aurangabad.

36. That Building Permission for Amenity Plot has been sanctioned by CIDCO on 10.02.2023 bearing No. CIDCO/TPO/AFA(BP)/2023/32 in the name of M/s. Shantama Build Tec & others in respect of Property Bearing Amenity Plot, Gut No. 03(P), situated at village Georai, Tq. & Dist. Aurangabad.

37. That Revised Building Permission for Group Housing Scheme has been issued by CIDCO on 08.12.2021 bearing No. CIDCO/TPO/AFA(BP)/2023/78 in the name of M/s. Shantama Build Tec & others in respect of Property Bearing Plot No. 02, Gut No. 82(P), situated at village Georai Tanda, & Gut No. 03, situated at village Georai, Tq. & Dist. Aurangabad.

38. Presently the above said property is Mortgaged with Malkapur Urban Co-op. Bank Ltd. Malkapur, branch at Aurangabad.

PLACE : AURANGABAD
DATE : 10.05.2023

Pratik N. Agrawal Advocate High Court Aurangabad

(PRATIK N. AGRAWAL)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH001870415202324E	BARCODE		Date	10/05/2023-19:14:19	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		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)	
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023051099553	IK0CFWWJR8
Cheque/DD No.		Bank Date	RBI Date	10/05/2023-19:24:14	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 : 22632290 Mobile No. : 9922956379

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

वरील चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न कराव्याच्या दस्तांसाठी लागू नाही.

Print Date 10-05-2023 07:15:03

MH001870415202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 May 2023	Receipt	Receipt no.: 1112908400
	Name of the Applicant :	PRATIK NARAYAN AGRAWAL
	Details of property of which document has to be searched :	Dist :Aurangabad Village :Gevarai S.No/CTS No/G.No. : 82
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH001870415202324E		
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/frmSearchChallanWithOutReg.php'.		