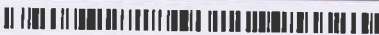


CHALLAN
MTR Form Number-6

GRN	MH010509997202324E	BARCODE			Date	02/11/2023-19:18:55		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				ARB6_AURANGABAD NO 6 SUB REGISTRAR		Full Name		Adv Smita S Rajvaidya	
Location				AURANGABAD					
Year				2023-2024 One Time		Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			325.00		Road/Street				
					Area/Locality		Aurangabad		
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Search Fees-2011-2023 -13 yrs - Survey No 12 Shahanoorwadi				
					Aurangabad				
					Amount In		Three Hundred Twenty Five Rupees Only		
Total			325.00		Words				
Payment Details				STATE BANK OF INDIA					
				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		00040572023110230755 IK0CMZXOD4	
Cheque/DD No.				Bank Date		RBI Date		02/11/2023-19:24:20 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. : 9822842479
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 नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

Date : 6/11/2023

To,

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to of Land/plot area form the land survey no. 12 to the extent of admg. 1046.20 sq. meter situated at shahanoorwadi , Aurangabad (hereinafter referred as the said plot" ").

I have investigated the title of the said plot on the request of Param casa developers and following documents i.e'

1) Description of the property.

All part piece and parcel of the Land/plot area form the land survey no. 12 to the extent of admg. 1046.20 sq. meter situated at shahanoorwadi , Aurangabad bounded as under:

East: Survey no. 12/ part

West : 7.5 meter road

Sount h : 9 meter road

North : part of survey no. 12

2) The documents :

Serial No.	Document	Date	Remark
1	N.A order	21/11/2016	Photo copy

Mob. : 9822842479
E-mail : smita.rajvaidya@gmail.com

SMITA S. RAJVAIDYA
ADVOCATE

2	Sale deed	No. 6198 dt 5/12/2001	Photo copy
3	Ferfar	No. 3220	Photo copy
4	7/12	26/2/2020	Photo copy
5	Sale deed	No.67 dt 4/1/2020	Photo copy
6	N.A order	14/3/2000	Photo copy
7	Construction permission	29/5/2023	Photo copy
8	Construction plan	29/5/2023	Photo copy
9	Land record order	21/11/2016	Photo copy
10	transfer deed	17/6/2021 no. 4399	Photo copy

3) Search report for 30 years from the year 1993 to 2023.

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 Param casa developers is clear, marketable and without any encumbrances.

Owners of the land : 1. Param developers through Mr. Parmeshwar Santaram Rajbinde 2. Mr. Avtarsing Indrasing Sodhi 3. Rohit Vivek Deshpande (now AOP formed Param Casa Developers)

The report reflecting the flow of the title of the **Param casa developers** on the said property is enclosed herewith as annexure.

Encl : Annexure.

Adv. Smita S. Rajvaidya

Date: 6/11/2023

Udyog Drishti Apartment, Flat No.B-3, Ulka Nagari, Aurangabad.



Format A

Circular No.28/2021

Title Flow:

- 1) The civil court has executed registered sale deed on behalf of MR. Jaysing Bhimsing Pardeshi 2) Mr. Vijaysing Bhimsing Pardeshi 3) Bhagatsing Bhimsing Pardeshi 4) Smt. Ushabai Bhimsing Pardeshi 5) ,Jayshree Bhimsing Pardeshi in favour of Mr. Suresh Mahadev Parkar in respect of the land admg 2 Acre 10 Gunthe Survey no.12 Shahanoorwadi, Aurangabad vide sale deed sr. no. 4916/98 as per order of CJSD in special darkhast no. 15/1998 of special Civil suit no. 75/1986
- 2)That, Mr. Suresh Mahadev Parkar sold land survey no. 12 the plot admg. 11257 sq. ft. (1046.20 sq. meter) to Dr. Mrs. Manju Percy Jilla by no. 6198 dt. 5/12/2001. Suresh Parkar has obtained the permission of collector for sale of land under Hyderabad Tenancy Act.
- 3) That, Dr.Manju Jilla had filed one application for measurement before the land record office Aurangabad
- 4)That, 1. Param developers through Mr. Parmeshwar Santaram Rajbinde 2. Mr. Avtarsing Indrasing Sodhi 3. Rohit Vivek Deshpande purchased survey no. 12 Plot to the extent of admg.1046.20 sq. meter situated at Shanoorwadi, Aurangabad by no. AGG-3/67/2020 dt. 4/1/2020 from Dr. Mrs. Manju Percy Jilla
- 5) That, the name of , 1. Param developers through Mr. Parmeshwar Santaram Rajbinde 2. Mr. Avtarsing Indrasing Sodhi 3. Rohit Vivek Deshpande recorded into 7/12 extract by mutation entry No. 3220 which is approved by the circle officer on 25/2/2020.

6) That, 1) Param Developers a partnership firm & 2) Mr. Avtarsing Indrasing Sodhi & 3) Rohit Vivek Deshpande formed an AOP named Param Casa Developers.

7) That, M/s. Param Developers purchased the TDR admg. 1099.86 sq.mtr (Certificate No folio No. 3/41, AMC/TP/DRC/38/2020 DATE 16/12/2020 from Raichand Khemchand Harne through GPA M/s. Square Associates by transfer deed no. 4399 dated 17/6/2021.

N.A permission

8) That the collector of Aurangabad has issued N.A order u/s.44 of M.L.R code on 14/2/000 vide letter No.2000 / masha /jamin /1/ akrushi/ 1/320/2000. This N.A order is common for the land of Mr. Suresh Parkar , Mr. Avtarsing Indrasing Sodhi and Arun Vasantryao Deshpande for the land admg. 9108 sq.mtr.

Construction permission

9) That, municipal Corporation of Aurangabad has issued construction permission on 29/3/2023 vide permission No. 28 in file No. 333 /17/2021-22.

10) That, the TDR admg. 418.48 sq.mtr (Certificate No folio No. 3/41, AMC/TP/DRC/38/2020 DATE 16/12/2020 is loaded in this construction permission.

Housing project

11) That Param casa Developers constructed housing project on this plot.

12) That, I have gone through the court order dated 21/11/2016 issued by land record office & found that one case bearing RD No. 68/16 is pending before the Civil Court related with the land of Survey No. 12,



Shahanoorwadi, Aurangabad. In this case Param casa Developers is not the party & stay order / injunction order is not passed by the Civil Court in RD No. 68/16 against Param casa Developers. The previous owner Dr. Manju Jilla has appeared in the case RD No. 68/16 as the intervener to bring on record that the land under search sold by her is not the subject matter of RD no. 68/16. Therefore pendency of RD No. 68/16 is not affected on the title of M/s. Param casa Developers.

13) That, I have also gone through the case No.RCS No.261/ 2023 filed by Akruti Construction versus Param Developers. This case is filed against Param Developers for temporary injunction in respect of the land admg. 10.33 R in Survey No.12 Shahanoorwadi, Aurangabad. But the interim order of Injunction is not passed against Param Developers.

14) That, the title of the property is subject to the order of pending RD No.68/16 and RCS No.261/2023.

15) That, Param Casa Developers is an AOP consisting) Param Developers a partnership firm & 2) Mr. Avtarsing Indrasing Sodhi & 3) Rohit Vivek Deshpande

Encl: search receipt for 30 yrs search : MH010509997202324E dt 2/11/2023 and MH010675495202324E dt 6/11/2023.

Adv. Smita S. Rajvaidya

Date: 6/11/2023

