ADVOCATE

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FORMAT - A

(Circular No.:-'@'/2021)

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav as a Owner and M/s APA Combine LLP through its Authorized Partners Mr. Pratik Rajkumar Agrawal and Mr. Ajay Devanand Kotgire as a Developers and following documents i.e. :-

Description of the property:- Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad and it is bounded as **East-** 6.00 Meter Road and Plot No. 20 **West-** 6 .00 Meter Road, **North-** Land Survey No. 47 **South-** 9.00 Meter Wide Road

1) **The documents of Plot**.:_

1. Society Registration Certificate No. AGD/AGD/TO- 305/ 1980-85 Dated 15.04.1985
2. Society Registration Certificate No. AGD/AGD/TO- 1081/ 2001 Dated 29.05.2001
3. 7/12 extract issued by Concern Revenue Authority in the name of Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf in respect of Land Survey No. 48 which is total 29 Acer 28 Guntha, Sitauted at Village Garkheda Tal and Dist Aurangabad
4. Registered Sale Deed bearing daybook No. AGG-1739-2001Dated 04.04.2001
5. Registered Sale Deed bearing daybook No. AGG-1740-2001 Dated 04.04.2001
6. Registered Sale Deed bearing daybook No. AGG-1779-2001 Dated 09.04.2001
7. Registered Sale Deed bearing daybook No. AGG-1780-2001 Dated 09.04.2001
8. Registered Sale Deed bearing daybook No. AGG-2480-2001 Dated 19.05.2001
9. Registered Sale Deed bearing daybook No. AGG-2481-2001 Dated 19.05.2001
10. Registered Sale Deed bearing daybook No. AGG-2528-2001 Dated 22.05.2001
11. Registered Sale Deed bearing daybook No. AGG-2529-2001 Dated 22.05.2001
12. Registered Sale Deed bearing daybook No. AGG-2605-2001 Dated 28.05.2001
13. Registered Sale Deed bearing daybook No. AGG-2606-2001 Dated 28.05.2001
14. Registered Sale Deed bearing daybook No. AGG-1-4423-2001
15. Registered Sale Deed bearing daybook No. AGG-1-4424-2001

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16. Registered Sale Deed bearing daybook No. AGG-1-4482-2001 Dated 31.08.2001
17. Registered Sale Deed bearing daybook No. AGG-1-4483-2001 Dated 31.08.2001
18. Registered Sale Deed bearing daybook No. AGG-1-4660-2001 Dated 12.09.2001
19. Registered Sale Deed bearing daybook No. AGG-2-425-2002 Dated 14.02.2002
20. Registered Sale Deed bearing daybook No. AGG-2-426-2002 Dated 14.02.2002
21. Registered Sale Deed bearing daybook No. AGG-2-435-2002 Dated 15.02.2002
22. Registered Sale Deed bearing daybook No. AGG-2-436-2002 Dated 15.02.2002
23. Plot Ownership Certificate issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of in the name of Pratibha Kakashaeb Deshmukh, Manoj Ashok Dalvi and Suresh Sampatrao Deshmukh
24. Plot Ownership Certificate issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of in the name of Gargi Subhash Deshmukh and Pruthivraj Ravindra Chavan,
25. Plot Ownership Certificate issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Mayuri Kashinath Darak i.e. Mayuri w/o Rahul Lathi
26. Plot Ownership Certificate issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Shobha Smabhajirao Jadhav
27. Registered Possession Deed bearing daybook No. AGG-5-3471-2010 Dated 23.04.2010
28. Registered Possession Deed bearing daybook No. AGG-5-3472-2010 Dated 23.04.2010
29. Gunthevari Certificate /Regularized Order bearing No. Gunthevari /Ja.Kra. Manpa/ Gu.Kra. 439-2009 Dated 31.10.2009 issued by Aurangabad Municipal Corporation, Aurangabad in the name of President of Moreshwar and Rajmata Sahakari Gruhnirman Society
30. Approved Gunthevari Plan /Regularized map bearing No. Gunthevari /Ja.Kra. Manpa/ Gu.Kra. 439-2009 Dated 31.10.2009 issued by Aurangabad Municipal Corporation, Aurangabad
31. Gunthevari Layout Order bearing No. Gunthevari Kaksha-Ja.Kra. / Manpa / Gunthe/ 2015/204 Dated 05.08.2015
32. Gunthevari Demarcated Layout Approval Plan bearing No. Gunthevari Kaksha-Ja.Kra. / Manpa / Gunthe/ 2015/204 Dated 05.08.2015
33. 7/12 extract issued by Concern Revenue Authority in the name of Pratibha Kakashaeb Deshmukh, Manoj Ashok Dalvi and Suresh Sampatrao Deshmukh in respect of Plot No. 13,
34. 7/12 extract issued by Concern Revenue Authority in the name of Gargi Subhash Deshmukh and Pruthivraj Ravindra Chavan, Plot No. 14,
35. 7/12 extract issued by Concern Revenue Authority in the name of Mayuri Kashinath Darak i.e. Mayuri w/o Rahul Lathi in respect of Plot No. 15
36. 7/12 extract issued by Concern Revenue Authority in the name of Shobha Smabhajirao Jadhav in respect of Plot No. 16-A,
37. Plot Amalgamation Order bearing No. Ja.Kra. /Manpa/ Narvi/ USNR-2022-24 Dated 07.03.2022
38. Approved Plot Amalgamation Plan bearing No. Ja.Kra. /Manpa/ Narvi/ USNR-2022-24 Dated 07.03.2022
39. Commencement Certificate bearing No. Parvana No. 791-2021-2022 in file no. 446/17/2021-22 Dated 07.03.2022
40. Revised Commencement Certificate No. Parvana No. 16/2023-24 in file No. 834/17/2021-22 Dated 04.05.2023
41. Privsional NOC from Fire Brigade Municipal Corporation dated 21.03.2023
42. Revised Approved Building Construction Plan No. Parvana No. 16/2023-24 in file No. 834/17/2021-22 Dated 04.05.2023

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43. NA Sanad bearing No. Ja.Kra. 2023/Akrishi/ Pari-B/ CR- 762 Dated 29.08.2023
44. Registered Development Agreement bearing daybook No. AGG-3-10780-2023 Dated 23.12.2023
45. Registered Irrevocable Power of Attorney bearing daybook No. AGG-3-10781-2023 Dated 23.12.2023.

3) search taken before Sub-registrar Office at **Aurangabad**, Tal. & Dist: **Aurangabad** by vide Receipt No. MH013545052202324P Dtd. **05.01.2024** for year **1994 to 2023 (30 years)**

4] On perusal of the above mentioned documents and all other relevant documents relating to title of the Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad. I am of the opinion that the title of Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav **as a Owner** and M/s APA Combine LLP through its Authorized Partners Mr. Pratik Rajkumar Agrawal and Mr. Ajay Devanand Kotgire **as a Developers** is clear, marketable and without any encumbrances.

(If any encumbrances please mention in separate sheet)

Owners of the land

(1) Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav as a Owner in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

(2) Qualifying comments/remarks if any.....:_ ----No----

(3) The report reflecting the flow of the title of the (Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav **as a Owner** and M/s APA Combine LLP through its Authorized Partners Mr. Pratik Rajkumar Agrawal and Mr. Ajay Devanand Kotgire **as a Developers**) on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date: 05.01.2024

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Advocate.
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FORMAT – A

(Circular No.:- 2'b/2021)

FLOW OF THE TITLE OF THE SAID LAND.

That, from perusal of documents placed before me as above referred, I hereby opinion to the title flow of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad is as under:

i. That, prevously Society Registration Certificate No. AGD/AGD/TO- 305/ 1980-85 Dated 15.04.1985 issued by Society Registrar, Aurangabad in the name of Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Aurangabad

ii. That, Society Registration Certificate No. AGD/AGD/TO- 1081/ 2001 Dated 29.05.2001 issued by Society Registrar, Aurangabad in the name of Rajmata Jijau Sahakari Gruhnirman Sanstha Maryadit, Aurangabad

iii. That, 7/12 extract issued by Concern Revenue Authority in the name of Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf in respect of Land Survey No. 48 which is total 29 Acer 28 Guntha, Sitauted at Village Garkheda Tal and Dist Aurangabad as per Mutation entry No. 242

iv. That, Registered Sale Deed bearing daybook No. AGG-1739-2001Dated 04.04.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

v. That, Registered Sale Deed bearing daybook No. AGG-1740-2001 Dated 04.04.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

vi. That, Registered Sale Deed bearing daybook No. AGG-1779-2001 Dated 09.04.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

vii. That, Registered Sale Deed bearing daybook No. AGG-1780-2001 Dated 09.04.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

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viii. That, Registered Sale Deed bearing daybook No. AGG-2480-2001 Dated 19.05.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

ix. That, Registered Sale Deed bearing daybook No. AGG-2481-2001 Dated 19.05.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

x. That, Registered Sale Deed bearing daybook No. AGG-2528-2001 Dated 22.05.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xi. That, Registered Sale Deed bearing daybook No. AGG-2529-2001 Dated 22.05.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xii. That, Registered Sale Deed bearing daybook No. AGG-2605-2001 Dated 28.05.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xiii. That, Registered Sale Deed bearing daybook No. AGG-2606-2001 Dated 28.05.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xiv. That, Registered Sale Deed bearing daybook No. AGG-1-4423-2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

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xv. That, Registered Sale Deed bearing daybook No. AGG-1-4424-2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Rajmata Jijau** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Gulabrao Kishanrao Shelke in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xvi. That, Registered Sale Deed bearing daybook No. AGG-1-4482-2001 Dated 31.08.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Rajmata Jijau** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Gulabrao Kishanrao Shelke in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xvii. That, Registered Sale Deed bearing daybook No. AGG-1-4483-2001 Dated 31.08.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Rajmata Jijau** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Gulabrao Kishanrao Shelke in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xviii. That, Registered Sale Deed bearing daybook No. AGG-1-4660-2001 Dated 12.09.2001 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Rajmata Jijau** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Gulabrao Kishanrao Shelke in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xix. That, Registered Sale Deed bearing daybook No. AGG-2-425-2002 Dated 14.02.2002 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xx. That, Registered Sale Deed bearing daybook No. AGG-2-426-2002 Dated 14.02.2002 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xxi. That, Registered Sale Deed bearing daybook No. AGG-2-435-2002 Dated 15.02.2002 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

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xxii. That, Registered Sale Deed bearing daybook No. AGG-2-436-2002 Dated 15.02.2002 executed by Mohammad Noor Mohammad Zahoor, Mohammad Ruaf Mohammad Zahoor, Mohammad Yunus Mohammad Yusuf through its GPA Galeb Siddique Ahemad Sirajoddin Siddiqe in the name of **Moreshwar** Co-Operative Gruhmirman Sanstha Maryadit through its Chairman Shri. Vasantrao Govindrao Jadhav in respect of Land Survey No. 48 to the extent of 00 H 20 R, Situated at Garkheda Tal and Dist. Aurangabad

xxiii. That, **Plot Ownership Certificate** issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of in the name of **Pratibha Kakashaeb Deshmukh, Manoj Ashok Dalvi and Suresh Sampatrao Deshmukh** in respect of Plot No. 13, Area Adm. 596.00 Sq Meters, out of Land Survey No. 48/part, Sitauted at Village Garkheda Tal and Dist. Aurangabad

xxiv. That, **Plot Ownership Certificate** issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of in the name of **Gargi Subhash Deshmukh and Pruthivraj Ravindra Chavan,** Plot No. 14, Area Adm. 560.00 Sq Meters out of Land Survye No. 48/part, Situated at Village Garkheda Shahari Tal and Dist. Aurangabad

xxv. That, **Plot Ownership Certificate** issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of **Mayuri Kashinath Darak i.e. Mayuri w/o Rahul Lathi** in respect of Plot No. 15, Area Adm. 560.00 Sq Meters, Out of Land Survey No. 48/part, Sitauted at Village Garkheda Tal and Dist. Aurangabad

xxvi. That, **Plot Ownership Certificate** issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Shobha Smabhajirao Jadhav in respect of Plot No. 16-A, Area Adm. 560.00 Sq Meters, Out of Land Survey No. 48/part, Sitauted at Village Garkheda Tal and Dist. Aurangabad

xxvii. That, Registered Possession Deed bearing daybook No. AGG-5-3471-2010 Dated 23.04.2010 executed by Rajmata Jijau Sahakari Gruh Nirman Society Ltd Garkheda through its Chairman Prashant Gulabrao Shelke in the name of Moreshwar Gruh Nirman Sahakari Society Ltd, Garkheda through its Chairman Shri. Vasant Govindrao Jadhav in respect of Possession Deed for Transfer of Plot of its Allotment in the joint drawing of the Land Purchased is paid to that body and in which shows that, the said Plots are allotment to veriouse Persons

xxviii. That, Registered Possession Deed bearing daybook No. AGG-5-3472-2010 Dated 23.04.2010 executed by Moreshwar Gruh Nirman Sahakari Society Ltd, Garkheda through its Chairman Shri. Vasant Govindrao Jadhav in the name of Rajmata Jijau Sahakari Gruh Nirman Society Ltd Garkheda through its Chairman Prashant Gulabrao Shelke in respect of Possession Deed for Transfer of Plot of its Allotment in the joint drawing of the Land Purchased is paid to that body and in which shows that, the said Plots are allotment to veriouse Persons

xxix. That, Gunthevari Certificate /Regularized Order bearing No. Gunthevari /Ja.Kra. Manpa/ Gu.Kra. 439-2009 Dated 31.10.2009 issued by Aurangabad Municipal Corporation, Aurangabad in the name of President of Moreshwar and Rajmata Sahakari Gruhnirman

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Society in respect of Land Survey No. 48/part, Sitauted at Garkheda Tal and Dist. Aurangabad.

xxx. That, Approved Gunthevari Plan /Regularized map bearing No. Gunthevari /Ja.Kra. Manpa/ Gu.Kra. 439-2009 Dated 31.10.2009 issued by Aurangabad Municipal Corporation, Aurangabad in the name of President of Moreshwar and Rajmata Sahakari Gruhnirman Society in respect of Land Survey No. 48/part, Sitauted at Garkheda Tal and Dist. Aurangabad.

xxxi. That, Gunthevari Layout Order bearing No. Gunthevari Kaksha-Ja.Kra. / Manpa / Gunthe/ 2015/204 Dated 05.08.2015 issued by Deputy Director of Town Planning, [Gunthevari Department] Aurangabad Municipal Corporation, Aurangabad in the name of President of Moreshwar Sahakari Gruhnirman Sanstha Maryadit, and Rajmata Jijau Sahakari Gruhnirman Sanstha Maryadit, Garkheda in respect of Land Survey No. 48/part, Sitauted at Garkheda Tal and Dist. Aurangabad and in which Phase-A and Phase-B Final Approval under Gunthevari Layout as per Gunthevari /Ja.Kra. Manpa/ Gu.Kra. 439-2009 Dated 31.10.2009 and in this Order Plot No. 21, 22, 23 and 24 Amalgamated area adm. 2802.00 Sq Meters for Aminity/ Proposed Education Purpose

xxxii. That, Gunthevari Demarcated Layout Approval Plan bearing No. Gunthevari Kaksha-Ja.Kra. / Manpa / Gunthe/ 2015/204 Dated 05.08.2015 issued by Deputy Director of Town Planning, [Gunthevari Department] Aurangabad Municipal Corporation, Aurangabad in the name of President of Moreshwar Sahakari Gruhnirman Sanstha Maryadit, and Rajmata Jijau Sahakari Gruhnirman Sanstha Maryadit, Garkheda in respect of Land Survey No. 48/part, Sitauted at Garkheda Tal and Dist. Aurangabad and in which Phase-A and Phase-B Final Approval under Gunthevari Layout as per Gunthevari /Ja.Kra. Manpa/ Gu.Kra. 439-2009 Dated 31.10.2009 and in this Order Plot No. 21, 22, 23 and 24 Amalgamated area adm. 2802.00 Sq Meters for Aminity/ Proposed Education Purpose

xxxiii. That, 7/12 extract issued by Concern Revenue Authority in the name of **Pratibha Kakashaeb Deshmukh, Manoj Ashok Dalvi and Suresh Sampatrao Deshmukh** in respect of Plot No. 13, Area Adm. 596.00 Sq Meters, out of Land Survey No. 48/part, Sitauted at Village Garkheda Tal and Dist. Aurangabad as per **Mutation entry No. 4811**

xxxiv. That, 7/12 extract issued by Concern Revenue Authority in the name of **Gargi Subhash Deshmukh and Pruthivraj Ravindra Chavan,** Plot No. 14, Area Adm. 560.00 Sq Meters out of Land Survye No. 48/part, Situated at Village Garkheda Shahari Tal and Dist. Aurangabad as per **Mutation entry No. 4811**

xxxv. That, 7/12 extract issued by Concern Revenue Authority in the name of **Mayuri Kashinath Darak i.e. Mayuri w/o Rahul Lathi** in respect of Plot No. 15, Area Adm. 560.00 Sq Meters, Out of Land Survey No. 48/part, Sitauted at Village Garkheda Tal and Dist. Aurangabad as per **Mutation entry No. 4811**

xxxvi. That, 7/12 extract issued by Concern Revenue Authority in the name of Shobha Smabhajirao Jadhav in respect of Plot No. 16-A, Area Adm. 560.00 Sq Meters, Out of Land Survey No. 48/part, Sitauted at Village Garkheda Tal and Dist. Aurangabad as per **Mutation entryNo. 2689**

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xxxvii. That, Plot Amalgamation Order bearing No. Ja.Kra. /Manpa/ Narvi/ USNR-2022-24 Dated 07.03.2022 issued by Town Planning Authority, Aurangabad Municipal Corporation, Aurangabadint he name of Member Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

xxxviii. That, Approved Plot Amalgamation Plan bearing No. Ja.Kra. /Manpa/ Narvi/ USNR-2022-24 Dated 07.03.2022 issued by Town Planning Authority, Aurangabad Municipal Corporation, Aurangabad in the name of Member Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

xxxix. That, Commencement Certificate bearing No. Parvana No. 791-2021-2022 in file no. 446/17/2021-22 Dated 07.03.2022 issued by Aurangabad Municipal Corporation, Aurangabad in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

xl. That, Revised Commencement Certificate No. Parvana No. 16/2023-24 in file No. 834/17/2021-22 Dated 04.05.2023 issued by Aurangabad Municipal Corporation, Aurangabad in the name of Member of Shri.Moreshwar Shakari Gruh Nirman Sanstha and Rajmata Jijau Sahakari Gruh Nirman Sanstha Maryadit through its Member Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

xli. That, Privsional NOC from Fire Brigade Municipal Corporation dated 21.03.2023 issued by Fire Brigade Department in the name of Moreshwar /Rajmata Co-Operative Housing Society Member Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

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xlii. That, Revised Approved Building Construction Plan No. Parvana No. 16/2023-24 in file No. 834/17/2021-22 Dated 04.05.2023 issued by Aurangabad Municipal Corporation, Aurangabad in the name of Member of Shri.Moreshwar Shakari Gruh Nirman Sanstha and Rajmata Jijau Sahakari Gruh Nirman Sanstha Maryadit through its Member Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

xliii. That, NA Sanad bearing No. Ja.Kra. 2023/Akrishi/ Pari-B/ CR- 762 Dated 29.08.2023 issued by Appar Tahsil Office, Aurangabad in the name of Pratibha Kakasaheb Deshmukh and others in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad.

xliv. That, Registered Development Agreement bearing daybook No. AGG-3-10780-2023 Dated 23.12.2023 executed by Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav as a Owner and M/s APA Combine LLP through its Authorized Partners Mr. Pratik Rajkumar Agrawal and Mr. Ajay Devanand Kotgire as a Developers and Moreshwar Shakari Gruh Nirman Sanstha Maryadit through its Chairman Mr.Vasant Govindrao Jadhav, and Mr. Trimbak Deorao Deshmukh and Rajmata Jijau Shakari Gruh Nirman Sanstha Maryadit, Aurangabad through its Chairman and Secretory Mr. Prashant Gulabrao Shelke and Mr. Sanay Hasanrao Deshmukh in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad and in which Construted area retained by Plot Owner 42 % and Cosntructed Area Retain by Developers 58% and in Schedule B is clearly shown his allotment of Unit by muatual understanding.

xlv. That, Registered Irrevocable Power of Attorney bearing daybook No. AGG-3-10781-2023 Dated 23.12.2023 executed by executed by Pratibha Kakasaheb Deshmukh, Manoj Ashok Dalvi, Suresh Sampatrao Deshmukh, Prithviraj Ravindra Chavan, Gargee Subhash Deshmukh, Mayuri Rahul Lathi before Marriage Known as Mayuri Kashinath Darak and Shobha Sambhaji Jadhav as a Owner and M/s APA Combine LLP through its Authorized Partners Mr. Pratik Rajkumar Agrawal and Mr. Ajay Devanand Kotgire as a Developers in respect of Plot No. 13 [Pocket-A], Plot No. 14[Pocket-A], Plot No. 15[Pocket-A] and Plot No. 16 [Pocket-A] Total Area Adm. 2276.71 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

Date:05.01.2024

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Advocate S.P. Chaudhari Adv.
(Stamp)

CHALLAN

MTR Form Number-6

GRN	MH013545052202324P	BARCODE		Date	05/01/2024-20:56:11	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	AGD_JT DIST REGISTRAR AURANGABAD	**Full Name**	Adv Swapnil Prakash Chaudhari
Location	AURANGABAD		
Year	2023-2024 From 05/01/1994 To 05/01/2024	**Flat/Block No.**	
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Aurangabad
0030072201 SEARCH FEE	750.00	**Area/Locality**	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	LAND SURVEY NO 48 SITUATED AT GARKHEDA TAL AND DIST AURANGABAD
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024010508620	2994907181029
Cheque/DD No.		Bank Date	RBI Date	05/01/2024-20:56:52	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9767616197

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 कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदणी न करावयाच्या दस्तासाठी लागु नाही.

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