



Swapnil P. Chaudhari
ADVOCATE

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FORMAT - A

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

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 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 Shila Devidas Awchar, Smita Panditrao Kshirsagar, Arun Bhaskarrao Gaikwad, Suresh Bhaskar Gaikwad, Shobha Arun Gaikwad, Jyoti Rajendra Jagtap, Nirmala Bhagchand Shinde and Ujwala Vivek Bhosale **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. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 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 **North-** Land Survey No. 47, **South-** 9.00 Meter Wide Road, **East-** 6 Meter Road, **West-** 6 Meter 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, Situated at Village Garkheda Tal and Dist Aurangabad
4. Registered Sale Deed bearing daybook No. AGG-1739-2001 Dated 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
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





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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 Shila Devidas Awachar and Smita Panditrao Kshirsagar in respect of Plot No. 17 [Pocket-A]
24. Plot Ownership Certificate dated 09.03.2010 issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Arun Bhaskarrao Gaikwad and Suresh Bhaskarrao Gaikwad in respect of Plot No. 18 [Pocket-A],
25. Plot Ownership Certificate issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Shobha Arunrao Gaikwad and Jyoti Rajendra Jagtap in respect of Plot No. 19 [Pocket-A]
26. Plot Ownership Certificate issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Nirmala Bhagchand Shinde in respect of Half Part of Plot No. 20 [Pocket-A]
27. Plot Ownership Certificate issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Ujjwala Vivek Bhosale in respect of Half Part of Plot No. 20 [Pocket-A],
28. Registered Possession Deed bearing daybook No. AGG-5-3471-2010 Dated 23.04.2010
29. Registered Possession Deed bearing daybook No. AGG-5-3472-2010 Dated 23.04.2010
30. 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
31. 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
32. Gunthevari Layout Order bearing No. Gunthevari Kaksha-Ja.Kra. / Manpa / Gunthe/ 2015/204 Dated 05.08.2015
33. Gunthevari Demarcated Layout Approval Plan bearing No. Gunthevari Kaksha-Ja.Kra. / Manpa / Gunthe/ 2015/204 Dated 05.08.2015
34. 7/12 extract issued by Concern Revenue Authority in the name of Shobha Arunrao Gaikwad and Jyoti Rajendra Jagtap in respect of Plot No. 19-A3,
35. 7/12 extract issued by Concern Revenue Authority in the name of Shila Devidas Awachar and Smita Panditrao Kshirsagar in respect of Plot No. 17,,
36. 7/12 extract issued by Concern Revenue Authority in the name of Arun Bhaskarrao Gaikwad and Suresh Bhaskarrao Gaikwad in respect of Plot No 18
37. 7/12 extract issued by Concern Revenue Authority in the name of Ujjwala Vivek Bhosale in respect of Part of Plot No. 20,
38. 7/12 extract issued by Concern Revenue Authority in the name of Nirmala Bhagchand Shinde in respect of Part of Plot No. 20
39. 7/12 extract issued by Concern Revenue Authority in the name of Revati Vijay Deshmukh, Vasant Govindrao Jadhav, Vijay Vasantrao Deshmukh in respect of Plot No. 34
40. Registered GPA bearing daybook No. Satara-5140-2021 Dated 12.11.2021
41. Plot Amalgamation Order bearing No. Ja.Kra. /Manpa/ Narvi/ USNR-2022-22 Dated 07.03.2022
42. Approved Plot Amalgamation Plan bearing No. Ja.Kra. /Manpa/ Narvi/ USNR-2022-22 Dated 07.03.2022
43. Commencement Certificate bearing No. Parvana No. 786-2021-2022 in file no. 447/17/2021-22 Dated 07.03.2022

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44. Revised Commencement Certificate No. Parvana No. 15/2023-24 in file No. 447/17/2021-22 Dated 04.05.2023
45. Privisional NOC from Fire Brigade Municipal Corporation dated 21.03.2023
46. Revised Approved Building Construction Plan No. Parvana No. 15/2023-24 in file No. 447/17/2021-22 Dated 04.05.2023
47. NA Sanad bearing No. Ja.Kra. 2023/Akrishi/ Pari-B/ CR- 761 Dated 29.08.2023
48. Registered Development Agreement bearing daybook No. AGG-3-10225-2023 Dated 15.10.2023
49. Registered Irrevocable Power of Attorney bearing daybook No. AGG-3-10226-2023 Dated 15.10.2023.

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. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 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 Shila Devidas Awchar, Smita Panditrao Kshirsagar, Arun Bhaskarrao Gaikwad, Suresh Bhaskar Gaikwad, Shobha Arun Gaikwad, Jyoti Rajendra Jagtap, Nirmala Bhagchand Shinde and Ujwala Vivek Bhosale **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) Shila Devidas Awchar, Smita Panditrao Kshirsagar, Arun Bhaskarrao Gaikwad, Suresh Bhaskar Gaikwad, Shobha Arun Gaikwad, Jyoti Rajendra Jagtap, Nirmala Bhagchand Shinde and Ujwala Vivek Bhosale **as a Owner** in respect of Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 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 (Shila Devidas Awchar, Smita Panditrao Kshirsagar, Arun Bhaskarrao Gaikwad, Suresh Bhaskar Gaikwad, Shobha Arun Gaikwad, Jyoti Rajendra Jagtap, Nirmala Bhagchand Shinde and Ujwala Vivek Bhosale **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



S.P.C.
Advocate. *S. P. Chaudhari*
(Stamp)



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(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. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 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, previously 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, Situated at Village Garkheda Tal and Dist Aurangabad as per Mutation entry No. 242
- iv. That, Registered Sale Deed bearing daybook No. AGG-1739-2001 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Siddique 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 Shila Devidas Awachar and Smita Panditrao Kshirsagar in respect of Plot No. 17 [Pocket-A] Area Adm. 6030 Sq Feet, out of Land Survey No. 48/part, Situated at Village Garkheda Tal and Dist. Aurangabad
- xxiv. That, **Plot Ownership Certificate** dated 09.03.2010 issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Arun Bhaskarrao Gaikwad and Suresh Bhaskarrao Gaikwad in respect of Plot No. 18 [Pocket-A] Area Adm. 560.59 Sq Meters, out of Land Survey No. 48/part, Situated at Village Garkheda 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 Shobha Arunrao Gaikwad and Jyoti Rajendra Jagtap in respect of Plot No. 19 [Pocket-A] Area Adm. 560.59 Sq Meters, out of Land Survey No. 48/part, Situated 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 Nirmala Bhagchand Shinde in respect of Half Part of Plot No. 20 [Pocket-A] Area Adm. 285.14 Sq Meters, out of Land Survey No. 48/part, Situated at Village Garkheda Tal and Dist. Aurangabad
- xxvii. That, **Plot Ownership Certificate** issued by Shri. Moreshwar Sahakari Gruhnirman Sanstha Maryadit, Garkheda Tal and Dist. Aurangabad in the name of Ujjwala Vivek Bhosale in respect of Half Part of Plot No. 20 [Pocket-A], Area Adm. 285.14 Sq Meters, out of Land Survey No. 48/part, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangbad Tal and Dist. Aurangabad
- xxviii. 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 verious Persons
- xxix. 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





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Purchased is paid to that body and in which shows that, the said Plots are allotment to verious Persons

- xxx. 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 in respect of Land Survey No. 48/part, Situated at Garkheda Tal and Dist. Aurangabad
- xxxi. 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, Situated at Garkheda Tal and Dist. Aurangabad
- xxxii. 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, Situated 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 Amenity/ Proposed Education Purpose
- xxxiii. 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, Situated 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 Amenity/ Proposed Education Purpose
- xxxiv. That, 7/12 extract issued by Concern Revenue Authority in the name of **Shobha Arunrao Gaikwad and Jyoti Rajendra Jagtap** in respect of Plot No. 19-A, out of Land Survey No. 48/part, Situated at Village Garkheda Shahari Tal and Dist. Aurangabad as per **Mutation entry No. 2689**
- xxxv. That, 7/12 extract issued by Concern Revenue Authority in the name of **Shila Devidas Awachar and Smita Panditrao Kshirsagar** in respect of Plot No. 17, out of Land Survey No. 48/part, Situated at Village Garkheda Shahari Tal and Dist. Aurangabad as per **Mutation entry No. 4811**
- xxxvi. That, 7/12 extract issued by Concern Revenue Authority in the name of **Arun Bhaskarrao Gaikwad and Suresh Bhaskarrao Gaikwad** in respect of Plot No 18 out of Land Survey No. 48/part, Situated at Village Garkheda Tal and Dist. Aurangabad as per **Mutation entry No. 4811**





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- xxxvii. That, 7/12 extract issued by Concern Revenue Authority in the name of Ujjawala Vivek Bhosale in respect of Part of Plot No. 20 out of Land Survey No. 48/part, Situated at Village Garkheda Tal. And Dist. Aurangabad as per **Mutation entry No. 4847**
- xxxviii. That, 7/12 extract issued by Concern Revenue Authority in the name of Nirmala Bhagchand Shinde in respect of Part of Plot No. 20 out of Land Survey No. 48/part, Situated at Village Garkheda Tal. And Dist. Aurangabad as per **Mutation entry No. 3041**
- xxxix. That, 7/12 extract issued by Concern Revenue Authority in the name of **Revati Vijay Deshmukh, Vasant Govindrao Jadhav, Vijay Vasantrao Deshmukh** in respect of Plot No. 34, Area Adm. 457.67 Sq Meters, out of Land Survey No. 48/part, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad Tal and Dist. Aurangabad As per Sanction **Mutation entry No. 4823**
- xl. That, Registered GPA bearing daybook No. Satara-5140-2021 Dated 12.11.2021 executed by Ujjawala Vivek Bhosale in the name of Shri. Sambhaji Nilkanthrao Jadhav in respect of Plot No. 20, Area Adm. 285.14 Sq Meters, out of Land Survey No. 48/part, Situated at Village Garkheda Tal and Dist. Aurangabad for execution of Regd. Documents
- xli. That, Plot Amalgamation Order bearing No. Ja.Kra. /Manpa/ Narvi/ USNR-2022-22 Dated 07.03.2022 issued by Town Planning Authority, Aurangabad Municipal Corporation, Aurangabad in the name of Member Shri. Shrikant Subhash Patil and others in respect of Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad
- xlii. That, Approved Plot Amalgamation Plan bearing No. Ja.Kra. /Manpa/ Narvi/ USNR-2022-22 Dated 07.03.2022 issued by Town Planning Authority, Aurangabad Municipal Corporation, Aurangabad in the name of Member Shri. Shrikant Subhash Patil and others in respect of Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad
- xliii. That, Commencement Certificate bearing No. Parvana No. 786-2021-2022 in file no. 447/17/2021-22 Dated 07.03.2022 issued by Aurangabad Municipal Corporation, Aurangabad in respect of Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad.
- xliv. That, Revised Commencement Certificate No. Parvana No. 15/2023-24 in file No. 447/17/2021-22 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 Shila Devidas Awchar, Smita Panditrao Kshirsagar, Arun Bhaskarrao Gaikwad, Suresh Bhaskar Gaikwad, Shobha Arun Gaikwad, Jyoti Rajendra Jagtap, Nirmala Bhagchand Shinde and Ujjwala Vivek Bhosale in respect of Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area





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Adm. 2251.48 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

- xliv. That, Privisional 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 Shila Devidas Awchar and others in respect of Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad
- xlvi. That, Revised Approved Building Construction Plan No. Parvana No. 15/2023-24 in file No. 447/17/2021-22 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 Shila Devidas Awchar, Smita Panditrao Kshirsagar, Arun Bhaskarrao Gaikwad, Suresh Bhaskar Gaikwad, Shobha Arun Gaikwad, Jyoti Rajendra Jagtap, Nirmala Bhagchand Shinde and Ujwala Vivek Bhosale in respect of Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad
- xlvi. That, NA Sanad bearing No. Ja.Kra. 2023/Akrishi/ Pari-B/ CR- 761 Dated 29.08.2023 issued by Appar Tahsil Office, Aurangabad in the name of Smt. Shila Devidas Awchar and others in respect of Plot No. 17 [Pocket-A], Plot No. 18 [Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2235.00 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad
- xlvi. That, Registered Development Agreement bearing daybook No. AGG-3-10225-2023 Dated 15.10.2023 executed by Shila Devidas Awchar, Smita Panditrao Kshirsagar, Arun Bhaskarrao Gaikwad, Suresh Bhaskar Gaikwad, Shobha Arun Gaikwad, Jyoti Rajendra Jagtap, Nirmala Bhagchand Shinde and Ujwala Vivek Bhosale 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 Secretary Mr. Prashant Gulabrao Shelke and Mr. Sanay Hasanrao Deshmukh in respect of Plot No. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 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
- xlvi. That, Registered Irrevocable Power of Attorney bearing daybook No. AGG-3-10226-2023 Dated 15.10.2023 executed by Shila Devidas Awchar, Smita Panditrao Kshirsagar, Arun Bhaskarrao Gaikwad, Suresh Bhaskar Gaikwad, Shobha Arun Gaikwad, Jyoti





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Rajendra Jagtap, Nirmala Bhagchand Shinde and Ujwala Vivek Bhosale 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. 17 [Pocket-A], Plot No. 18[Pocket-A], Plot No. 19 [Pocket-A] and Plot No. 20 [Pocket-A] Total Area Adm. 2251.48 Sq Meters, out of Land Survey No. 48/p, Situated at Moreshwar Sahakari Gruh Nirman Sanstha Maryadit, Garkheda Shahari, Aurangabad

Date:05.01.2024



S.P.C.
Advocate. *S. P. Chaudhari*
(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					
Search Fee				TAX ID / TAN (If Any)					
Type of Payment Other Items				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.					
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			750.00		Road/Street		Aurangabad		
					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 Seven Hundred Fifty Rupees Only				
Total			750.00		Words				
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 :

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

Mobile No. : 9767616197

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.