

PRAKASH B. PAITHANKAR
ADVOCATE

"Vishnuvardhan"
Plot No. 2, Mayanagar,
Sector N-2, CIDCO,
AURANGABAD.

PHONE NO. 2488395

MOBILE NO. 98232-70026

Date : 20.07.2017

TO WHOMSOEVER IT MAY CONCERN

TITLE INVESTIGATION REPORT

A	Name of the unit/concern/company/person offering the property (ies) as security	M/s. Sara Properties, Aurangabad Through its Authorized Partner: Shri. Nilesh s/o. Sitaram Agrawal	CERTIFIED COPY PERUSED BY ME
B	Particulars of the documents scrutinized-serially and chronologically	Nature of documents verified and as to whether they are originals, certified copies, Xerox copies or registration extracts duly certified.	CERTIFIED COPY PERUSED BY ME
1	Certified copy of 7/12 extract for the years 2004 to 2017 in respect of land at Gat No.234/2, village Sawangi, Taluka & Aurangabad show the name of Shri. Bhavsing Sitaram Gunjale in ownership and cultivation since year 2004 mutated vide mutation entry No.846.		CERTIFIED COPY PERUSED BY ME
2	Certified copy of Order No.JA.KRA.96/INAM/WASHI/42 dated 20.01.1997 passed by the Tehsildar, Aurangabad in favour of directing the Talathi, village Sawangi, District Aurangabad to mutate the name of Shri. Bhavsing Sitaram Gunjale in ownership column u/s. 6 (1) & (2) of the Hyderabad Abolition of Inams and Cash Grants Act 1954.		CERTIFIED COPY PERUSED BY ME
3	Certified copy of mutation entry No.846 dated 28.08.1997 taken in record of rights by the talathi of sajja Harsul in favour of Shri. Bhavsing Sitaram Gunjale in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad u/s. 6(1) & (2) of the Hyderabad Abolition of Inams and Cash Grants Act 1954.		CERTIFIED COPY PERUSED BY ME
4	Xerox copy of Order No.JA.KRA.2008/BHUSUDHAR/INAM MADATMAS/ PRA. KRA.12 dated 23.01.2009 issued by the Deputy Collector (GAD), Aurangabad, thereby granting permission for sale of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad u/s. 6(3) of the Hyderabad Abolition of Inams and Cash Grants Act 1954 in favour of Shri. Mujtaba Rafik Abdul Wahab.		XEROX COPY PERUSED BY ME
5	Xerox copy of registered sale deed No.AGG-1-272 dated 30.01.2009 executed by Shri. Bhavsing Sitaram Gunjale in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The sale deed has been signed by (1) Shri. Gangadhar Bhavsing Gunjale, (2) Shri. Ramdas Bhavsing Gunjale (3) Shri. Sanjay Kaduba Gunjale as "Consenting Party".		XEROX COPY PERUSED BY ME



6	Certified copy of mutation entry No.2285 dated 31.01.2009 approved by the competent authority on 17.02.2009 taken in record of rights by the talathi of sajja Harsul in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad on the basis of registered sale deed No.AGG-1-272 dated 30.01.2009 executed by Shri. Bhavsing Sitaram Gunjale in his favour.	CERTIFIED COPY PERUSED BY ME
7	Xerox copy of tentative Layout Permission No.CIDCO/TPO/AFA/AUR/2011/01 dated 12.12.2011 issued by CIDCO, Aurangabad in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
8	Xerox copy of N.A. Order No.JA.KRA.2011/ MASHAKA/ JAMIN-1/ NAP-34/MOUJE SAWANGI, TQ.AURANGABAD/PRA.KRA.96 dated 06.06.2012 issued by the Collector, Aurangabad, in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
9	Xerox copy of registered Agreement to Sale No.AGG-5-7468 dated 01.10.2011 executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
10	Xerox copy of registered General Power of Attorney No.AGG-5-7469 dated 01.10.2011 executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
11	Xerox copy of registered Sale Deed No.AGG-5-2698 dated 13.04.2012 executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Abhijeet Bhaskarrao Deshmukh, in respect of plot No.1 and 2 totally admeasuring 640.79 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
12	Xerox copy of registered Sale Deed No.AGG-5-2699 dated 13.04.2012 executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Vikram Jawaharlal Bohara, in respect of land admeasuring 2348.36 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
13	Xerox copy of registered Sale Deed No.AGG-5-2700 dated 13.04.2012 executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of M/s. Datta Associates, through its partners, in respect of plot No.3 to 11, 14 to 50, 63 to 67 and amenity plot "A" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME



14	Certified copy of mutation entry No.3103 dated 21.04.2012 approved by the competent authority on 11.05.2012 taken in record of rights by the talathi of sajja Harsul in favour of M/s. Datta Associates, through its partners, in respect of plot No.3 to 11, 14 to 50, 63 to 67 and amenity plot "A" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-5-2700 dated 13.04.2012 executed by Shaikh Mujtaba Rafik s/o, Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd in its favour.	CERTIFIED COPY PERUSED BY ME
15	Xerox copy of registered Sale Deed No.AGG-2-4974 dated 04.08.2012 executed by M/s. Datta Associates, through its partners, in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
16	Xerox copy of registered Sale Deed No.AGG-2-4975 dated 04.08.2012 executed by M/s. Shri Datta Associates, through its partners in favour of M/s. Sara Infrastructures, through its partner Shri. Rupesh Sitaram Agrawal, in respect of plot No.63 admeasuring 3997.80 sq.mtrs., and plot No.64 admeasuring 4158.92 sq.mtrs., i.e. totally admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
17	Certified copy of mutation entry No.3217 dated 27.08.2012 taken in record of rights by the talathi of sajja Harsul in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., and in favour of M/s. Sara Infrastructures, in respect of plot No.63 admeasuring 3997.80 sq.mtrs., and plot No.64 admeasuring 4158.92 sq.mtrs., i.e. totally admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-2-4974 dated 04.08.2012 & Sale Deed No.AGG-2-4975 dated 04.08.2012 executed by M/s. Datta Associates, through its partners in its favour.	CERTIFIED COPY PERUSED BY ME
18	Xerox copy of revised tentative Layout Permission No.CIDCO/TPO/AFA/2012 /84 dated 12.10.2012 issued by CIDCO, Aurangabad in favour of Shaikh Mujtaba Rafik s/o, Shaikh Abdul Wahab in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
19	Xerox copy of building Permission No.CIDCO/TPO/AFA-GH/2012/48 dated 05.11.2012 issued by the CIDCO in favour of (1) Shaikh Mujtaba Rafik s/o, Shaikh Abdul Wahab (2) M/s. Datta Associates, (3) M/s. Sara Infrastructures, (4) M/s. Sara Builders and Developers (5) Shri. Vinod Narayabn Patil, (6) Shri. Vikram Jawaharlal Bohara, (7) Shri. Abhijit Bhaskarrao Deshmukh and (8) M/s. Sakshi Heights Pvt. Ltd., in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
20	Xerox copy of registered Mortgage Deed No.AGG-1-5361 dated 18.10.2012 executed by (1) M/s. Sara Builders and Developers through its partners and (2) M/s. Sara Infrastructure through its partner in favour of the Janata Sahakari Bank Ltd., Pune, Branch Aurangabad in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., owned by M/s. Sara Builders and Developers and plot No.63 and 64 admeasuring 8156.72 sq.mtrs., owned by M/s. Sara Infrastructure, situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME



21	Xerox copy of registered Release Deed No.AGG-2-1513 dated 25.02.2014 executed by the Janata Sahakari Bank Ltd., Pune, Branch Aurangabad in favour of (1) M/s. Sara Builders and Developers through its partners and (2) M/s. Sarn Infrastructure through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., (i.e. Sector-C) and plot No.63 and 64 admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
22	Xerox copy of registered Correction Deed No.AGG-2-6844 dated 24.12.2012 executed by M/s. Datta Associates, through its partners, in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad in amalgamated group housing scheme approved by the CIDCO. The Correction Deed has been signed by (1) Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab (2) Shri. Vinod Narayan Patil, (3) M/s. Sakshi Heights Pvt.Ltd., (4) Shri. Abhijit Bhaskarrao Deshmukh, (5) Shri. Vikram Jawaharlal Bohara, and (6) M/s. Sara Infrastructures as "Consenting Party".	XEROX COPY PERUSED BY ME
23	Xerox copy of registered Correction Deed No.AGG-2-6845 dated 24.12.2012 executed by Shri. Shaikh Mujtaba Rafiq s/o. Shaikh Abdul Wahab, in favour of (1) Shri. Vinod Narayan Patil and (2) M/s. Sakshi Heights Pvt.Ltd., in respect of plot No.68 to 70 totally admeasuring 8521.99 sq.mtrs., & Amenity plot A admeasuring 1540.00 sq.mtrs., i.e. land totally admeasuring 10061.99 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad in amalgamated group housing scheme approved by the CIDCO. The Correction Deed has been signed by (1) M/s. Datta Associates, (2) Shri. Abhijit Bhaskarrao Deshmukh, (3) M/s. Sara Builders and Developers, (4) Shri. Vikram Jawaharlal Bohara and (5) M/s. Sara Infrastructures as "Consenting Party".	XEROX COPY PERUSED BY ME
24	Xerox copy of registered sale deed No.AGG-2-6849 dated 24.12.2012 executed by (1) M/s. Shri Datt Associates to the extent of 12422.22 sq.mtrs., (2) Shri. Abhijeet Bhaskarrao Deshmukh to the extent of 640.79 sq.mtrs., (3) Shri. Vikram Jawaharlal Bohara to the extent of 2348.36 sq.mtrs., (4) Shri. Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab to the extent of 4513.46 sq.mtrs., in favour of M/s. Sarn Builders and Developers in respect of land totally land admeasuring 19924.83 sq.mtrs., situated at Gat No.234/2 part, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
25	Xerox copy of registered Deed of Declaration No.AGG-2-271 dated 11.01.2013 executed by M/s. Sarn Builders and Developers through its partner Shri. Sitaram Ratanlal Agrawal in respect of housing scheme known as "SARA PARIVARTAN" being constructed at land demarcated as "Sector-C" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
26	Xerox copy of registered Sale Deed No.AGG-5-4068 dated 31.05.2013 executed by (1) Shri. Vinod Narayan Patil, (2) M/s. Sakshi Heights Pvt.Ltd., (3) Shri. Shaikh Mujtaba Rafik Shaikh Abdul Wahab, in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 27840.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad the sale deed is signed by (1) M/s. Sarn Builders & Developers and (2) M/s. Sara Infrastructure, as "consenting party".	XEROX COPY PERUSED BY ME



27	That, mutation entry No.3466 dated 15.06.2013 taken in record of rights by the talathi of sajja Harsul in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 27840.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-5-4068 dated 31.05.2013 executed by (1) Shri. Vinod Narayan Patil, (2) M/s. Sakshi Heights Pvt.Ltd., (3) Shri. Shaikh Mujtaba Rafik Shaikh Abdul Wahab, in its favour.	CERTIFIED COPY PERUSED BY ME
28	Xerox copy of N.A. Order No.JA.KRA.2011/ MASHAKA/ JAMIN-1/ NAP-34/MOUJE SAWANGI. TQ.AURANGABAD/PRA.KRA.96 dated 20.06.2012 issued by the Collector, Aurangabad, in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
29	Xerox copy of registered Sale Deed No.AGG-5-4670 dated 25.06.2013 executed by Shri. Shaikh Mujtaba Rafik Shaikh Abdul Wahab, in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Suwangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
30	Certified copy of mutation entry No.3474 dated 26.06.2013 taken in record of rights by the talathi of sajja Harsul in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-5-4670 dated 25.06.2013 executed by Shri. Shaikh Mujtaba Rafik Shaikh Abdul Wahab in its favour.	CERTIFIED COPY PERUSED BY ME
31	Xerox copy of revised Final Layout Permission for Group Housing No.CIDCO/TPO/AFA-FLP/2013/109 dated 26.10.2013 issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Infrastructure and (3) M/s. S.A.V. Ventures in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
32	Xerox copy of revised Building Permission (Amended) for Phase-I Group Housing No.CIDCO/TPO/AFA-BP/2014/148 dated 07.03.2014 issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Infrastructure and (3) M/s. S.A.V. Ventures in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
33	Xerox copy of registered Sale Deed No.AGG-5-6486 dated 30.09.2015 executed by M/s. S.A.V. Ventures, in favour of M/s. Sara Builders and Developers in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
34	Certified copy of mutation entry No.4032 dated 19.10.2015 taken in record of rights by the talathi of sajja Harsul in favour of M/s. Sara Builders and Developers in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-5-6486 dated 30.09.2015 executed by M/s. S.A.V. Ventures in its favour.	CERTIFIED COPY PERUSED BY ME
35	Xerox copy of registered Sale Deed No.AGG-2-2303 dated 06.04.2016 executed by M/s. S.A.V. Ventures, in favour of M/s. Sara Properties through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 27840.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME



36	Xerox copy of registered Sale Deed No.AGG-1-2967 dated 30.05.2016 executed by M/s. Sara Infrastructure in favour of M/s. Sara Properties through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
37	Original revised Building Permission (Amended) for Group Housing No.CIDCO/TPO/AFA-GH/2016/28 dated 23.12.2016 issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers and (2) M/s. Sara Properties in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The Building Permission dated 23.12.2016 pertains to "Sector-B, C, D and E" in group housing scheme SARA PARIVARTAN.	ORIGINAL
38	<u>Xerox copy of registered Mortgage Deed No.AGG-1-5293 dated 15.12.2016 executed by M/s. Sara Properties, Aurangabad in favour of the Dombivli Nagari Sahakari Bank Ltd., Aurangabad in respect of land admeasuring 27840.00 sq.mtrs., out of total land admeasuring 80100.00 sq.mtrs., i.e. the piece of land on which project SARA PARIVARTAN SECTOR-B situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.</u>	XEROX COPY PERUSED BY ME.
C	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	GROUP HOUSING SCHEME LAND ADMEASURING 35996.72 SQ.MTRS., SITUATED GAT NO.234/2, VILLAGE SAWANGI, TALUKA & AURANGABAD WITHIN A LAYOUT OF LAND TOTALLY ADMEASURING 80100.00 SQ.MTRS.
i	Survey No.	GAT NO.234/2, VILLAGE SAWANGI.
ii	Door no. (in case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	PLOT AREA 35996.72 SQ.MTRS.
iv	Locations like name of the place, village, city, registration, sub-district etc.	VILLAGE SAWANGI, TALUKA & DISTRICT AURANGABAD

Non-Agricultural and to the extent of 35996.72 sq.mtrs., within land totally admeasuring 80100.00 sq.mtrs., (out of which land admeasuring 44103.28 is owned by M/s. Sara Builders and Developers and land admeasuring 35996.72 sq.mtrs., is owned by M/s. Sara Properties) situated at Gat No.234/2, village Sawangi, Taluka & Aurangabad for housing project known as SARA PARIVARTAN boundaries of entire land admeasuring 80100.00 sq.mtrs., are as under :

On or towards East : Land from Gat No.261.
 On or towards West : 18.00 mtr. wide road & land from Gat No.234/2.
 On or towards North : Other's property from Gat No.234/1.
 On or towards South : Other's property from same Gat No.234/2.



FLOW OF TITLE

That, 7/12 extract for the years 2004 to 2017 in respect of land at Gat No.234/2, village Sawangi, Taluka & Aurangabad show the name of Shri. Bhavsing Sitaram Gunjale in ownership and cultivation since year 2004 mutated vide mutation entry No.846.

That, Order No.JA.KRA.96/INAM/WASHI/42 dated 20.01.1997 has been passed by the Tehsildar, Aurangabad in favour of directing the Talathi, village Sawangi, District Aurangabad to mutate the name of Shri. Bhavsing Sitaram Gunjale in ownership column u/s. 6 (1) & (2) of the Hyderabad Abolition of Inams and Cash Grants Act 1954.

That, mutation entry No.846 dated 28.08.1997 has been taken in record of rights by the talathi of sajja Harsul in favour of Shri. Bhavsing Sitaram Gunjale in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad u/s. 6(1) & (2) of the Hyderabad Abolition of Inams and Cash Grants Act 1954.

That, Order No.JA.KRA.2008/BHUSUDHAR/INAM MADATMAS/ PRA. KRA.12 dated 23.01.2009 has been issued by the Deputy Collector (GAD), Aurangabad, thereby granting permission for sale of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad u/s. 6(3) of the Hyderabad Abolition of Inams and Cash Grants Act 1954 in favour of Shri. Mujtaba Rafik Abdul Wahab.

That, registered sale deed No.AGG-1-272 dated 30.01.2009 has been executed by Shri. Bhavsing Sitaram Gunjale in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The sale deed has been signed by (1) Shri. Gangadhar Bhavsing Gunjale, (2) Shri. Ramdas Bhavsing Gunjale (3) Shri. Sanjay Kaduba Gunjale as "Consenting Party".

That, mutation entry No.2285 dated 31.01.2009 approved by the competent authority on 17.02.2009 has been taken in record of rights by the talathi of sajja Harsul in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad on the basis of registered sale deed No.AGG-1-272 dated 30.01.2009 executed by Shri. Bhavsing Sitaram Gunjale in his favour.

That, tentative Layout Permission No.CIDCO/TPO/AFA/AUR/ 2011/01 dated 12.12.2011 has been issued by CIDCO, Aurangabad in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.



That, N.A. Order No.JA.KRA.2011/ MASHAKA/ JAMIN-1/ NAP-34/MOUJE SAWANGI, TQ.AURANGABAD/PRA.KRA.96 dated 06.06.2012 has been issued by the Collector, Aurangabad, in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Agreement to Sale No.AGG-5-7468 dated 01.10.2011 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered General Power of Attorney No.AGG-5-7469 dated 01.10.2011 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-2698 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Abhijeet Bhaskarrao Deshmukh, in respect of plot No.1 and 2 totally admeasuring 640.79 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-2699 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Vikram Jawaharlal Bohara, in respect of land admeasuring 2348.36 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-2700 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of M/s. Datta Associates, through its partners, in respect of plot No.3 to 11, 14 to 50, 63 to 67 and amenity plot "A" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, mutation entry No.3103 dated 21.04.2012 approved by the competent authority on 11.05.2012 has been taken in record of rights by the talathi of sajja Harsul in favour of M/s. Datta Associates, through its partners, in respect of plot No.3 to 11, 14 to 50, 63 to 67 and amenity plot "A" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-5-2700 dated 13.04.2012 executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd in its favour.

That, registered Sale Deed No.AGG-2-4974 dated 04.08.2012 has been executed by M/s. Datta Associates, through its partners, in favour of M/s. Sara Builders and Developers through its partner in respect



of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-2-4975 dated 04.08.2012 has been executed by M/s. Shri Datta Associates, through its partners in favour of M/s. Sara Infrastructures, through its partner Shri. Rupesh Sitaram Agrawal, in respect of plot No.63 admeasuring 3997.80 sq.mtrs., and plot No.64 admeasuring 4158.92 sq.mtrs., i.e. totally admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, mutation entry No.3217 dated 27.08.2012 has been taken in record of rights by the talathi of sajja Harsul in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., and in favour of M/s. Sara Infrastructures, in respect of plot No.63 admeasuring 3997.80 sq.mtrs., and plot No.64 admeasuring 4158.92 sq.mtrs., i.e. totally admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-2-4974 dated 04.08.2012 & Sale Deed No.AGG-2-4975 dated 04.08.2012 executed by M/s. Datta Associates, through its partners in its favour.

That, revised tentative Layout Permission No.CIDCO/TPO/AFA/ 2012 /84 dated 12.10.2012 has been issued by CIDCO, Aurangabad in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, building Permission No.CIDCO/TPO/AFA-GH/2012/48 dated 05.11.2012 has been issued by the CIDCO in favour of (1) Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab (2) M/s. Datta Associates, (3) M/s. Sara Infrastructures, (4) M/s. Sara Builders and Developers (5) Shri. Vinod Narayabn Patil, (6) Shri. Vikram Jawaharlal Bohara, (7) Shri. Abhijit Bhaskarrao Deshmukh and (8) M/s. Sakshi Heights Pvt. Ltd., in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Mortgage Deed No.AGG-1-5361 dated 18.10.2012 has been executed by (1) M/s. Sara Builders and Developers through its partners and (2) M/s. Sara Infrastructure through its partner in favour of the Janata Sahakari Bank Ltd., Pune, Branch Aurangabad in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., owned by M/s. Sara Builders and Developers and plot No.63 and 64 admeasuring 8156.72 sq.mtrs., owned by M/s. Sara Infrastructure, situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Release Deed No.AGG-2-1513 dated 25.02.2014 has been executed by the Janata Sahakari Bank Ltd., Pune, Branch Aurangabad in favour of (1) M/s. Sara Builders and Developers through its partners and (2) M/s. Sara Infrastructure through its partner in respect of plot No.65 to 67 totally



admeasuring 11978.45 sq.mtrs., (i.e. Sector-C) and plot No.63 and 64 admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Correction Deed No.AGG-2-6844 dated 24.12.2012 has been executed by M/s. Datta Associates, through its partners, in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad in amalgamated group housing scheme approved by the CIDCO. The Correction Deed has been signed by (1) Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab (2) Shri. Vinod Narayan Patil, (3) M/s. Sakshi Heights Pvt.Ltd., (4) Shri. Abhijit Bhaskarrao Deshmukh, (5) Shri. Vikram Jawaharlal Bohara, and (6) M/s. Sara Infrastructures as "Consenting Party".

That, registered Correction Deed No.AGG-2-6845 dated 24.12.2012 has been executed by Shri. Shaikh Mujtaba Rafiq s/o. Shaikh Abdul Wahab, in favour of (1) Shri. Vinod Narayan Patil and (2) M/s. Sakshi Heights Pvt.Ltd., in respect of plot No.68 to 70 totally admeasuring 8521.99 sq.mtrs., & Amenity plot A admeasuring 1540.00 sq.mtrs., i.e. land totally admeasuring 10061.99 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad in amalgamated group housing scheme approved by the CIDCO. The Correction Deed has been signed by (1) M/s. Datta Associates, (2) Shri. Abhijit Bhaskarrao Deshmukh, (3) M/s. Sara Builders and Developers, (4) Shri. Vikram Jawaharlal Bohara and (5) M/s. Sara Infrastructures as "Consenting Party".

That, registered sale deed No.AGG-2-6849 dated 24.12.2012 has been executed by (1) M/s. Shri Datt Associates to the extent of 12422.22 sq.mtrs., (2) Shri. Abhijeet Bhaskarrao Deshmukh to the extent of 640.79 sq.mtrs., (3) Shri. Vikram Jawaharlal Bohara to the extent of 2348.36 sq.mtrs., (4) Shri. Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab to the extent of 4513.46 sq.mtrs., in favour of M/s. Sara Builders and Developers in respect of land totally admeasuring 19924.83 sq.mtrs., situated at Gat No.234/2 part, village Sawangi, Taluka and District Aurangabad.

That, registered Deed of Declaration No.AGG-2-271 dated 11.01.2013 has been executed by M/s. Sara Builders and Developers through its partner Shri. Sitaram Ratanlal Agrawal in respect of housing scheme known as "SARA PARIWARTAN" being constructed at land demarcated as "Sector-C" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-4068 dated 31.05.2013 has been executed by (1) Shri. Vinod Narayan Patil, (2) M/s. Sakshi Heights Pvt.Ltd., (3) Shri. Shaikh Mujtaba Rafik Shaikh Abdul Wahab, in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 27840.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad the sale deed is signed by (1) M/s. Sara Builders & Developers and (2) M/s. Sara Infrastructure, as "consenting party".

That, mutation entry No.3466 dated 15.06.2013 has been taken in record of rights by the talathi of sajja Harsul in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 27840.00 sq.mtrs., situated at



Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-5-4068 dated 31.05.2013 executed by (1) Shri. Vinod Narayan Patil, (2) M/s. Sakshi Heights Pvt.Ltd., (3) Shri. Shaikh Mujtaba Rafik Shaikh Abdul Wahab, in its favour.

That, N.A. Order No.JA.KRA.2011/ MASHAKA/ JAMIN-1/ NAP-34/MOUJE SAWANGI, TQ.AURANGABAD/PRA.KRA.96 dated 20.06.2012 has been issued by the Collector, Aurangabad, in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-4670 dated 25.06.2013 has been executed by Shri. Shaikh Mujtaba Rafik Shaikh Abdul Wahab, in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, mutation entry No.3474 dated 26.06.2013 has been taken in record of rights by the talathi of sajja Harsul in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-5-4670 dated 25.06.2013 executed by Shri. Shaikh Mujtaba Rafik Shaikh Abdul Wahab in its favour.

That, revised Final Layout Permission for Group Housing No.CIDCO/TPO/AFA-FLP/2013/109 dated 26.10.2013 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Infrastructure and (3) M/s. S.A.V. Ventures in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, revised Building Permission (Amended) for Phase-I Group Housing No.CIDCO/TPO/AFA-BP/2014/148 dated 07.03.2014 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Infrastructure and (3) M/s. S.A.V. Ventures in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-6486 dated 30.09.2015 has been executed by M/s. S.A.V. Ventures, in favour of M/s. Sara Builders and Developers in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, mutation entry No.4032 dated 19.10.2015 has been taken in record of rights by the talathi of sajja Harsul in favour of M/s. Sara Builders and Developers in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-5-6486 dated 30.09.2015 executed by M/s. S.A.V. Ventures in its favour.

That, registered Sale Deed No.AGG-2-2303 dated 06.04.2016 has been executed by M/s. S.A.V. Ventures, in favour of M/s. Sara Properties through its partner Shri. Nilesh Sitaram Aggarwal in respect of



land admeasuring 27840.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-1-2967 dated 30.05.2016 has been executed by M/s. Sara Infrastructure in favour of M/s. Sara Properties through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, revised Building Permission (Amended) for Group Housing No.CIDCO/TPO/AFA-GH/2016/28 dated 23.12.2016 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers and (2) M/s. Sara properties in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The Building Permission dated 23.12.2016 pertains to "Sector-B, C, D and E" in group housing scheme SARA PARIVARTAN.

That, registered Mortgage Deed No.AGG-1-5293 dated 15.12.2016 has been executed by M/s. Sara Properties, Aurangabad in favour of the Dombivli Nagari Sahakari Bank Ltd., Aurangabad in respect of land admeasuring 27840.00 sq.mtrs., out of total land admeasuring 80100.00 sq.mtrs., i.e. the piece of land on which project SARA PARIVARTAN SECTOR-B situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, accordingly, M/s. Sara Properties, Aurangabad has become the owner and possessor of land totally admeasuring 35996.72 sq.mtrs., vide 2 registered sale deeds as under :

Sr. No.	Sale Deed Number and Date	Area Purchased (Sq.mtrs.)
1	AGG-2-2303 dated 06.04.2016	27840.00
2	AGG-1-2967 dated 30.05.2016	8156.72
Total		35996.72

That, accordingly, M/s. Sara Builders and Developers has become the owner and possessor of land totally admeasuring 44,103.28 sq.mtrs., by virtue of 3 registered sale deeds as under :

Sr. No.	Sale Deed Number and Date	Area Purchased (Sq.mtrs.)
1	AGG-2-4974 dated 04.08.2012	11978.45
2	AGG-2-6849 dated 26.12.2012	19924.83
3	AGG-5-6486 dated 30.09.2015	12200.00
Total		44103.28

That, on amalgamation of individual plots into one land admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka & Aurangabad, as per the "Group Housing" layout approved by CIDCO, Aurangabad vide tentative Layout Permission No.CIDCO/TPO/AFA/ 2012 /84 dated 12.10.2012 and final building Permission No.CIDCO/TPO/AFA-GH/2012/48 dated 05.11.2012.



and M/s. Sara Builders and Developers have become owners of undivided share to the extent of 35996.72 sq.mtrs., and 44103.28 sq.mtrs., respectively in the aforesaid land.

On perusal of the aforesaid documents, revenue record I am of the opinion that, M/s. Sara Properties, Aurangabad is the absolute owner and possessor of undivided share of land totally admeasuring 35996.72 sq.mtrs., out of amalgamated land admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka & Aurangabad. Its title is perfect, clear, marketable and free from all encumbrances except existing mortgage charge of the Dombivli Nagari Sahakari Bank Ltd., Aurangabad on land admeasuring 27840.00 sq.mtrs., demarcated as SARA PARIVARTAN SECTOR-B and the same will pass on to the purchasers of flats/row houses on execution of registered Sale Deed in their favour by the present owners.

Out of land totally admeasuring 35996.72 sq.mtrs., a portion of land admeasuring 27840.00 sq.mtrs., which has been purchased by M/s. Sara Properties, Aurangabad vide registered Sale Deed AGG-2-2303 dated 06.04.2016 is demarcated as "Sector-B" in housing project known as SARA PARIVARTAN, presently mortgaged to the Dombivli Nagari Sahakari Bank Ltd., Aurangabad.

That, since M/s. Builders and Developers, Aurangabad is owner and possessor of land to the extent of 44103.28 sq.mtrs., out of entire admeasuring 80100.00 under group housing scheme, it is necessary to obtain signatures of M/s. Sara Builders and Developers as a "Consenting Party" on Agreement to Sale and Sale Deed or conveyance deed to be executed by M/s. Sara Properties and vice versa.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 13 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH003700886201718E dated 20.07.2017 which is annexed hereto.

Place : Aurangabad.
Date : 20.07.2017



P.B. Patil,
Advocate.





CHALLAN
MTR Form Number-6

GRN	MH023700866201718E	BARCODE			Date	20/07/2017-14:59:01		Form ID
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Search Fee		TAX ID (If Any)					
	Other Items		PAN No.(If Applicable)	ACAPP3095M				
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name	ADIV PRAKASH B PAITHANKAR				
Location	AURANGABAD		Flat/Block No.					
Year	2017-2018 One Time		Premises/Building					
0030072201 SEARCH FEE	Account Head Details		Road/Street					
	Amount In Rs.		Area/Locality	AURANGABAD				
	325.00		Town/City/District					
			PIN					
			Remarks (If Any)					
			FOR 2005 TO 2017. GAT NO.234/2 VILLAGE SAWANGI TALUKA AND					
			DISTRICT AURANGABAD.					
Total	Amount In		Three Hundred Twenty Five Rupees Only					
	Words		325.00					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD No.	Cheque/DD Details		Bank CIN	Ref. No.	00040572017072059189 JK00GDLH18			
			Bank Date	RBI Date	20/07/2017-14:59:42 Not Verified with RBI			
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. . Date	Not Verified with Scroll				

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 Note: कृपया "चेक सैंपल" को भी अप्रमाणित न करें और उसे अप्रमाणित नहीं मानें।