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

1	Name of the unit/concern/company/person offering the property (ies) as security	**M/s. Sara Infrastructure** Through its partner : Shri. Sitaram Ratanlal Agrawal
2.	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.
A	Certified copy of 7/12 extract for the years 1988 to 2017 issued by the Talathi of Sajja Varud Kazi in respect of land situated at Gat No.93, village Gangapur Jahangir, Taluka & Aurangabad showing the name of Shri. Saluba Jayaji Bhavale in ownership column since year 1987 to 2012 and the name of M/s. Sai Gaurav Associates through its Partner Shri. Ashwin Nandkumar Tambi in ownership column since year 2012 to 2014 and the name of M/s. Sara Infrastructure in ownership column since year 2014.	CERTIFIED COPY PERUSED BY ME
B	Certified copy of 7/12 extract for the years 1987 to 2016 issued by the Talathi of Sajja Varud Kazi in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad showing the name of Shri. Apparao Ravan Bhavale in ownership column since year 1987 to 2012 and the name of M/s. Sai Gaurav Associates through its Partner Shri. Ashwin Nandkumar Tambi in ownership column since year 2012 to 2014 and the name of M/s. Sara Infrastructure in ownership column since year 2014.	CERTIFIED COPY PERUSED BY ME
C	Certified copy of 7/12 extract for the years 1987 to 2016 issued by the Talathi of Sajja Varud Kazi in respect of land situated at Gat No.101, village Gangapur Jahangir, Taluka & Aurangabad showing the name of Shri. Saluba Jayaji Bhavale in ownership column since year 1987 to 2012 and the name of M/s. Sai Gaurav Associates through its Partner Shri. Ashwin Nandkumar Tambi in ownership column since year 2012 to 2014 and the name of M/s. Sara Infrastructure in ownership column since year 2014.	CERTIFIED COPY PERUSED BY ME



D	Certified copy of mutation entry No.401 dated 09.08.1988 approved by the competent authority on 26.08.1988 taken in record of rights by the talathi of Sajja Varud Kazi in favour of (1) Shri. Apparao Ravan Bhavale in respect of land admeasuring 3 Hectare 11 R situated at Gat No.95 and land admeasuring 1 Hectare 77 R situated at Gat No.101, (2) Shri. Ashok Saluba Bhavale through his N/G Smt. Gangubai Jayaji Bhavale in respect of land admeasuring 1 Hectare 45 R situated at Gat No.193, (3) Smt. Bhimabai Apparao Bhavale in respect of land admeasuring 3 Hectare 25 R situated at Gat No.193 and common share of all in the water of well situated at Gat No.92 and 94, village Gangapur Jahangir, Taluka and District Aurangabad, on the basis of partition of land executed by Shri. Ravan Bapu Bhavale in their favour.	CERTIFIED COPY PERUSED BY ME
E	Certified copy of mutation entry No.402 dated 09.08.1988 approved by the competent authority on 26.08.1988 taken in record of rights by the talathi of Sajja Varud Kazi in favour of Shri. Saluba Jayaji Bhavale in respect of land admeasuring 3 Hectare 22 R situated at Gat No.93 and land admeasuring 1 Hectare 77 R situated at Gat No.101, village Gangapur Jahangir, Taluka and District Aurangabad, on the basis of partition of land executed by Shri. Jayaji Bapu Bhavale in their favour.	CERTIFIED COPY PERUSED BY ME
F	Certified copy of mutation entry No.700 dated 31.03.1997 approved by the competent authority on 31.03.1997 taken in record of rights by the talathi of Sajja Varud Kazi in favour of (1) Shri. Apparao Ravan Bhavale and (2) Shri. Saluba Jayaji Bhavale in respect of land situated at Gat No.93, 95 and 101 village Gangapur Jahangir, Taluka and District Aurangabad, thereby creating the mortgage charge of Bank of Maharashtra, Chikalthana Branch on the demised land.	CERTIFIED COPY PERUSED BY ME
G	Xerox copy of Payment Receipt No.250309 dated 16.01.2014 for Rs.16,880/- issued by the Shendraban Vividh Karyakari Seva Sahakari Society in favour of Shri. Apparao Ravan Bhavale in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
H	Xerox copy of No Dues Certificate dated 18.01.2014 issued by the Shendraban Vividh Karyakari Seva Sahakari Society in favour of Shri. Apparao Ravan Bhavale in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
I	Xerox copy of letter dated 20.01.2014 issued by the Bank of Maharashtra, Chikalthana Branch in favour of Shri. Apparao Ravan Bhavale in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad thereby advising the Talathi to vacate the charge of bank from the demised land.	XEROX COPY PERUSED BY ME
J	Xerox copy No Dues Certificate dated 16.01.2014 issued by the Allahbad Bank, Aurangabad Branch in favour of Shri. Apparao Ravan Bhavale in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
K	Xerox copy of N. A. Order No.JA KRA 2012/ MAHSAKA/ JAMIN-1/ NAP-34/ MAUJE GANGAPUR JAHANGIR TQ. AURANGABAD/ PRA KRA 148 dated 13.09.2012 issued by the Collector, Aurangabad in favour of Shri. Saluba Jayaji Bhavale in respect of land admeasuring 17295.84 sq.mtrs. situated at Gat No.93, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME

Advocate P. B Palshankar
MAH 2791/2001 Date:1-10-01
Aurangabad

L	Xerox copy of N. A. Order No.JA KRA 2012/ MAHSAKA/ JAMIN-1/ NAP-34/ MAUJE GANGAPUR JAHANGIR TQ. AURANGABAD/ PRA KRA 147 dated 16.11.2012 issued by the Collector, Aurangabad in favour of Shri. Apparao Ravan Bhavale in respect of land admeasuring 3947.44 sq.mtrs. situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
M	Xerox copy of registered Sale Deed No.AGG-2-2655 dated 26.04.2012 executed by (1) Shri. Saluba Jayaji Bhavale and (2) Shri. Apparao Ravan Bhavale in favour of M/s. Sai Gaurav Associates through its partner Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 81 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad. The sale deed has been signed by (1) Smt. Gangubai Jayaji Bhavale, (2) Smt. Vimalbai Saluba Bhavale, (3) Smt. Chandrakalabai Saluba Bhavale, (4) Shri. Ashok Saluba Bhavale, (5) Shri. Bhausaheb Saluba Bhavale, (6) Shri. Balu Saluba Bhavale, (7) Shri. Namdeo Saluba Bhavale, (8) Smt. Aruna Kantarao Bansode, (9) Smt. Alka Krushna Changulpaye, (10) Smt. Sunita Narayan Divate, (11) Smt. Sarsabai Bhanudas Bansode, (12) Smt. Kachrabai Kashinath Rithe, (13) Smt. Bhimabai Apparao Bhavale, (14) Shri. Mahesh Apparao Bhavale and (15) Smt. Archana Rameshwar More as a "consenting party".	XEROX COPY PERUSED BY ME
N	Certified copy of mutation entry No.1542 dated 01.06.2012 approved by the competent authority on 16.06.2012 taken in record of rights by the talathi of Sajja Varud Kazi in favour of M/s. Sai Gaurav Associates through its partner Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 81 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad, taken on the basis of registered Sale Deed No.AGG-2-2655 dated 26.04.2012 executed by (1) Shri. Saluba Jayaji Bhavale and (2) Shri. Apparao Ravan Bhavale in its favour.	CERTIFIED COPY PERUSED BY ME
O	Xerox copy of registered Sale Deed No.AGG-2-6745 dated 17.12.2012 executed by (1) Shri. Saluba Jayaji Bhavale and (2) Shri. Apparao Ravan Bhavale in favour of M/s. Sai Gaurav Associates through its partner Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 07 R situated at Gat No.101 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
P	Certified copy of mutation entry No.1594 dated 18.12.2012 approved by the competent authority on 02.01.2013 taken in record of rights by the talathi of Sajja Varud Kazi in favour of M/s. Sai Gaurav Associates through its partner Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 07 R situated at Gat No.101 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad, taken on the basis of registered Sale Deed No.AGG-2-6745 dated 17.12.2012 executed by (1) Shri. Saluba Jayaji Bhavale and (2) Shri. Apparao Ravan Bhavale in its favour.	CERTIFIED COPY PERUSED BY ME
Q	Xerox copy of Construction Permission No.2011/ MAHSAKA/ JAMIN-1/ NAP-34/ MAUJE GANGAPUR JAHANGIR TQ. AURANGABAD/ PRA KRA 147 148 dated 30.01.2014 issued by the Collector, Aurangabad in favour of Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 3876.344 sq.mtrs. situated at Gat No.93 and 95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME

Advocate P. B Paithankar
MAH 2791/2001
Date:1-10-01
Aurangabad

R	Xerox copy of registered Development Agreement No.AGG-5-164 dated 05.01.2013 executed by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
S	Xerox copy of registered Irrevocable General Power of Attorney (GPA) No.AGG-5-165 dated 05.01.2013 executed by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
T	Xerox copy of Approved Layout Map dated 30.01.2014 issued by the Collector, Aurangabad in favour of M/s. Sai Gaurav Associates through its GPA holder M/s. Sara Infrastructures in respect of land admeasuring 3876.344 sq.mtrs. situated at Gat No.93 and 95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
U	Xerox copy of registered Deed of Delcaration No.AGG-1-689 dated 10.02.2014 executed by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi through its GPA holder M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal and M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of housing scheme known as "SARA SWAPNANGAN" on land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
V	Xerox copy of registered Sale Deed No.AGG-2-1511 dated 25.02.2014 exeucted by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93, land admeasuring 33 R situated at Gat No.95 and land admeasuring 07 R situated at Gat No.101, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
W	Xerox copy of registered revised Deed of Declaration No.AGG-2-1966 dated 17.03.2014 executed by M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of housing scheme known as "SARA SWAPNANGAN" on land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME

Advocate P. B Paithankar
MAH 2791/2001
Date:1-10-01
Aurangabad

X	Xerox copy of registered Correction Deed No.AGG-2-1965 dated 17.03.2015 exeucted by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93, land admeasuring 33 R situated at Gat No.95 and land admeasuring 07 R situated at Gat No.101, village Gangapur Jahangir, Taluka & Aurangabad thereby correcting the boundaries of land.	XEROX COPY PERUSED BY ME
Y	Xerox copy of letter No.BANDHKAM PARVANGI/MOU. GANGAPUR JAHANGIR/G.NO.93 VA 95 PAI./SASANAU/479 dated 23.02.2016 has been issued by the Asst. Director of Town Planning, Aurangabad recommending building plans for approval by the Collector, Aurangabad.	XEROX COPY PERUSED BY ME
Z	Xerox copy of registered revised Deed of Declaration No.AGG-1-3302 dated 22.06.2016 executed by M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of housing scheme known as "SARA SWAPNANGAN PHASE-II" on land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
A1	Xerox copy of Construction Permission No.BANDHKAM PARWANA KRA. 2012/ MASHAKA /JAMIN-1/ NAP-34/ MOUJE GANGAPUR JAHANGIR. TA. AURANGABAD/PRA.KRA.147 dated 22.07.2016 issued by the Collector in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of housing scheme known as "SARA SWAPNANGAN PHASE-II" on land admeasuring 31173.984 sq.mtrs., situated at Gat No.93 and 95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
A2	Xerox copy of registered Re-conveyance Deed No.AGG-1-3056 dated 03.06.2016 has been executed by the State Bank of India, Aurangabad Branch in favour of (1) M/s. Sara Builders and Developers and (2) M/s. Sara Infrastructure in respect of land situated at Gat No.93 and Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
A3	Original letter No. BHOGVATA PRAMANPATRA/ GANGAPUR (JAHANGIR)/Ta. AURANGABAD G.NO.93 VA. 93/SASANAU/916 dated 29.06.2017 addressed by the Asst. Director of Town Planning, Aurangabad to the Collector, Aurangabad for issuing Occupancy Certificate to M/s. Sara Infrastructure in respect of construction Row Houses in SARA SWAPNANGAN type B, C and D situated at Gat No.93, & Gat No.95 village Gangapur Jahangir, Taluka & Aurangabad.	ORIGINAL PERUSED BY ME
A4	**Xerox copy of registered Mortgage Deed No.AGG-1-3088 dated 06.06.2016 executed by M/s. Sara Infrastructure in favour of the Dombivli Nagari Sahakari Bank Ltd., Aurangabad Branch in respect of land situated at Gat No.93 and Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.**	XEROX COPY PERUSED BY ME
7	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage	Land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, and land admeasuring 7 R situated at Gat

	whether equitable/registered mortgage	No.101 village Gangapur Jahangir, Taluka & Aurangabad.
i	Survey No.	GAT NO.93 AND 95 AND 101.
ii	Door no. (in case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	N.A. Plot area 31173.984 sq.mtrs sq.mtrs.
iv	Locations like name of the place, village, city, registration, sub-district etc.	VILLAGE GANGAPUR JAHANGIR, TALUKA & DISTRICT AURANGABAD

v	**CONSOLIDATED BOUNDARIES OF LAND** (As mentioned in Registered Correction Deed)	
	ON OR TOWARDS EAST :	LAND FROM GAT NO.95.
	ON OR TOWARDS WEST :	LAND FROM GAT NO.91 & 93.
	ON OR TOWARDS NORTH :	WARUD (KAZI) – GANGAPUR (JAHANGIR) GOVERNMENT ROAD.
	ON OR TOWARDS SOUTH :	LAND FROM GAT NO.51.

FLOW OF TITLE

That, 7/12 extract for the years 1988 to 2017 issued by the Talathi of Sajja Varud Kazi in respect of land situated at Gat No.93, village Gangapur Jahangir, Taluka & Aurangabad show the name of Shri. Saluba Jayaji Bhavale in ownership column since year 1987 to 2012 and the name of M/s. Sai Gaurav Associates through its Partner Shri. Ashwin Nandkumar Tambi in ownership column since year 2012 to 2014 and the name of M/s. Sara Infrastructure in ownership column since year 2014.

That, 7/12 extract for the years 1987 to 2016 issued by the Talathi of Sajja Varud Kazi in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad show the name of Shri. Apparao Ravan Bhavale in ownership column since year 1987 to 2012 and the name of M/s. Sai Gaurav Associates through its Partner Shri. Ashwin Nandkumar Tambi in ownership column since year 2012 to 2014 and the name of M/s. Sara Infrastructure in ownership column since year 2014.

That, 7/12 extract for the years 1987 to 2016 issued by the Talathi of Sajja Varud Kazi in respect of land situated at Gat No.101, village Gangapur Jahangir, Taluka & Aurangabad show the name of Shri. Saluba Jayaji Bhavale in ownership column since year 1987 to 2012 and the name of M/s. Sai Gaurav Associates through its Partner Shri. Ashwin Nandkumar Tambi in ownership

Advocate B. B. Shankar Aurangabad MAH

column since year 2012 to 2014 and the name of M/s. Sara Infrastructure in ownership column since year 2014.

Certified copy of mutation entry No.401 dated 09.08.1988 approved by the competent authority on 26.08.1988 has been taken in record of rights by the talathi of Sajja Varud Kazi in favour of (1) Shri. Apparao Ravan Bhavale in respect of land admeasuring 3 Hectare 11 R situated at Gat No.95 and land admeasuring 1 Hectare 77 R situated at Gat No.101, (2) Shri. Ashok Saluba Bhavale through his N/G Smt. Gangubai Jayaji Bhavale in respect of land admeasuring 1 Hectare 45 R situated at Gat No.193, (3) Smt. Bhimabai Apparao Bhavale in respect of land admeasuring 3 Hectare 25 R situated at Gat No.193 and common share of all in the water of well situated at Gat No.92 and 94, village Gangapur Jahangir, Taluka and District Aurangabad, on the basis of partition of land executed by Shri. Ravan Bapu Bhavale in their favour.

That, mutation entry No.402 dated 09.08.1988 approved by the competent authority on 26.08.1988 has been taken in record of rights by the talathi of Sajja Varud Kazi in favour of Shri. Saluba Jayaji Bhavale in respect of land admeasuring 3 Hectare 22 R situated at Gat No.93 and land admeasuring 1 Hectare 77 R situated at Gat No.101, village Gangapur Jahangir, Taluka and District Aurangabad, on the basis of partition of land executed by Shri. Jayaji Bapu Bhavale in their favour.

That, mutation entry No.700 dated 31.03.1997 approved by the competent authority on 31.03.1997 has been taken in record of rights by the talathi of Sajja Varud Kazi in favour of (1) Shri. Apparao Ravan Bhavale and (2) Shri. Saluba Jayaji Bhavale in respect of land situated at Gat No.93, 95 and 101 village Gangapur Jahangir, Taluka and District Aurangabad, thereby creating the mortgage charge of Bank of Maharashtra, Chikalthana Branch on the demised land.

That, Payment Receipt No.250309 dated 16.01.2014 for Rs.16,880/- has been issued by the Shendraban Vividh Karyakari Seva Sahakari Society in favour of Shri. Apparao Ravan Bhavale in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, No Dues Certificate dated 18.01.2014 has been issued by the Shendraban Vividh Karyakari Seva Sahakari Society in favour of Shri. Apparao Ravan Bhavale in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, letter dated 20.01.2014 has been issued by the Bank of Maharashtra, Chikalthana Branch in favour of Shri. Apparao Ravan Bhavale in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad thereby advising the Talathi to vacate the charge of bank from the demised land.

Advocate P. B Paithankar Aurangabad MAH 2791/2001

That, No Dues Certificate dated 16.01.2014 has been issued by the Allahbad Bank, Aurangabad Branch in favour of Shri. Apparao Ravan Bhavale in respect of land situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, N. A. Order No.JA KRA 2012/ MAHSAKA/ JAMIN-1/ NAP-34/ MAUJE GANGAPUR JAHANGIR TQ. AURANGABAD/ PRA KRA 148 dated 13.09.2012 has been issued by the Collector, Aurangabad in favour of Shri. Saluba Jayaji Bhavale in respect of land admeasuring 17295.84 sq.mtrs. situated at Gat No.93, village Gangapur Jahangir, Taluka & Aurangabad.

That, N. A. Order No.JA KRA 2012/ MAHSAKA/ JAMIN-1/ NAP-34/ MAUJE GANGAPUR JAHANGIR TQ. AURANGABAD/ PRA KRA 147 dated 16.11.2012 has been issued by the Collector, Aurangabad in favour of Shri. Apparao Ravan Bhavale in respect of land admeasuring 3947.44 sq.mtrs. situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, registered Sale Deed No.AGG-2-2655 dated 26.04.2012 has been executed by (1) Shri. Saluba Jayaji Bhavale and (2) Shri. Apparao Ravan Bhavale in favour of M/s. Sai Gaurav Associates through its partner Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 81 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad. The sale deed has been signed by (1) Smt. Gangubai Jayaji Bhavale, (2) Smt. Vimalbai Saluba Bhavale, (3) Smt. Chandrakalabai Saluba Bhavale, (4) Shri. Ashok Saluba Bhavale, (5) Shri. Bhausaheb Saluba Bhavale, (6) Shri. Balu Saluba Bhavale, (7) Shri. Namdeo Saluba Bhavale, (8) Smt. Aruna Kantarao Bansode, (9) Smt. Alka Krushna Changulpaye, (10) Smt. Sunita Narayan Divate, (11) Smt. Sarsabai Bhanudas Bansode, (12) Smt. Kachrabai Kashinath Rithe, (13) Smt. Bhimabai Apparao Bhavale, (14) Shri. Mahesh Apparao Bhavale and (15) Smt. Archana Rameshwar More as a "consenting party".

That, mutation entry No.1542 dated 01.06.2012 approved by the competent authority on 16.06.2012 has been taken in record of rights by the talathi of Sajja Varud Kazi in favour of M/s. Sai Gaurav Associates through its partner Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 81 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad, taken on the basis of registered Sale Deed No.AGG-2-2655 dated 26.04.2012 executed by (1) Shri. Saluba Jayaji Bhavale and (2) Shri. Apparao Ravan Bhavale in its favour.

That, registered Sale Deed No.AGG-2-6745 dated 17.12.2012 has been executed by (1) Shri. Saluba Jayaji Bhavale and (2) Shri. Apparao Ravan Bhavale in favour of M/s. Sai Gaurav Associates through its partner Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 07 R situated at Gat No.101 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

Advocate P. B Paithankar
MAH 2791/2001
Date:1-10-01
Aurangabad

That, mutation entry No.1594 dated 18.12.2012 approved by the competent authority on 02.01.2013 has been taken in record of rights by the talathi of Sajja Varud Kazi in favour of M/s. Sai Gaurav Associates through its partner Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 07 R situated at Gat No.101 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad, taken on the basis of registered Sale Deed No.AGG-2-6745 dated 17.12.2012 executed by (1) Shri. Saluba Jayaji Bhavale and (2) Shri. Apparao Ravan Bhavale in its favour.

That, Construction Permission No.2011/ MAHSAKA/ JAMIN-1/ NAP-34/ MAUJE GANGAPUR JAHANGIR TQ. AURANGABAD/ PRA KRA 147 148 dated 30.01.2014 has been issued by the Collector, Aurangabad in favour of Shri. Ashwin Nandkumar Tambi in respect of land admeasuring 3876.344 sq.mtrs. situated at Gat No.93 and 95, village Gangapur Jahangir, Taluka & Aurangabad.

That, registered Development Agreement No.AGG-5-164 dated 05.01.2013 has been executed by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, registered Irrevocable General Power of Attorney (GPA) No.AGG-5-165 dated 05.01.2013 has been executed by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, Approved Layout Map dated 30.01.2014 has been issued by the Collector, Aurangabad in favour of M/s. Sai Gaurav Associates through its GPA holder M/s. Sara Infrastructures in respect of land admeasuring 3876.344 sq.mtrs. situated at Gat No.93 and 95, village Gangapur Jahangir, Taluka & Aurangabad.

That, registered Deed of Delcaration No.AGG-1-689 dated 10.02.2014 has been executed by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi through its GPA holder M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal and M/s. Sara Infrastructures through its partner

Advocate P. B. Hamankar MAH 2791/2001 Aurangabad

Shri. Nilesh Sitaram Agrawal in respect of housing scheme known as "SARA SWAPNANGAN" on land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, registered Sale Deed No.AGG-2-1511 dated 25.02.2014 has been exeucted by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93, land admeasuring 33 R situated at Gat No.95 and land admeasuring 07 R situated at Gat No.101, village Gangapur Jahangir, Taluka & Aurangabad.

That, registered revised Deed of Declaration No.AGG-2-1966 dated 17.03.2014 has been executed by M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of housing scheme known as "SARA SWAPNANGAN" on land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, registered Correction Deed No.AGG-2-1965 dated 17.03.2015 has been exeucted by M/s. Sai Gaurav Associates through its partners (1) Shri. Bhushan Devidas Shirole, (2) Shri. Govind Sominath Pawar, (3) M/s. Motiwala Square through its partner Shri. Md. Ashfaque Siddique Motiwala and (4) Shri. Ashwin Nandkumar Tambi in favour of M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 97 R situated at Gat No.93, land admeasuring 33 R situated at Gat No.95 and land admeasuring 07 R situated at Gat No.101, village Gangapur Jahangir, Taluka & Aurangabad thereby correcting the boundaries of land.

That, letter No.BANDHKAM PARVANGI/MOU. GANGAPUR JAHANGIR/G.NO.93 VA 95 PAI./SASANAU/479 dated 23.02.2016 has been issued by the Asst. Director of Town Planning, Aurangabad recommending building plans for approval by the Collector, Aurangabad.

That, registered revised Deed of Declaration No.AGG-1-3302 dated 22.06.2016 has been executed by M/s. Sara Infrastructures through its partner Shri. Nilesh Sitaram Agrawal in respect of housing scheme known as "SARA SWAPNANGAN PHASE-II" on land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, Construction Permission No.BANDHKAM PARWANA KRA. 2012/ MASHAKA /JAMIN-1/ NAP-34/ MOUJE GANGAPUR JAHANGIR. TA. AURANGABAD/PRA.KRA.147 dated 22.07.2016 has been issued by the Collector in favour of M/s. Sara Infrastructures through its

Advocate P. B. Paithankar MAH 2751/2001 Date:1-10-01 Aurangabad

partner Shri. Nilesh Sitaram Agrawal in respect of housing scheme known as "SARA SWAPNANGAN PHASE-II" on land admeasuring 2 Hectare 97 R situated at Gat No.93 and land admeasuring 33 R situated at Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, letter No. BHOGVATA PRAMANPATRA/ GANGAPUR (JAHANGIR)/Ta. AURANGABAD G.NO.93 VA. 93/SASANAU/916 dated 29.06.2017 has been addressed by the Asst. Director of Town Planning, Aurangabad to the Collector, Aurangabad for issuing Occupancy Certificate to M/s. Sara Infrastructure in respect of construction Row Houses in SARA SWAPNANGAN type B, C and D situated at Gat No.93, & Gat No.95 village Gangapur Jahangir, Taluka & Aurangabad.

That, registered Re-conveyance Deed No.AGG-1-3056 dated 03.06.2016 has been executed by the State Bank of India, Aurangabad Branch in favour of (1) M/s. Sara Builders and Developers and (2) M/s. Sara Infrastructure in respect of land situated at Gat No.93 and Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad.

That, registered Mortgage Deed No.AGG-1-3088 dated 06.06.2016 has been executed by M/s. Sara Infrastructure in favour of the Dombivli Nagari Sahakari Bank Ltd., Aurangabad Branch in respect of land situated at Gat No.93 and Gat No.95, village Gangapur Jahangir, Taluka & Aurangabad

On perusal of the aforesaid documents, revenue record I am of the opinion that, M/s. Sara Infrastructures is the absolute owner and possessor of land admeasuring 2 Hectare 97 R situated at Gat No.93, land admeasuring 33 R situated at Gat No.95 and land admeasuring 07 R situated at Gat No.101, village Gangapur Jahangir, Taluka & Aurangabad along with condominium of apartment known as SARA SWAPNANGAN PHASE-II being constructed thereon. Its title is perfect, clear, marketable and free from all encumbrances **except existing mortgage charge of the Dombivli Nagari Sahakari Bank Ltd.**

I have inspected the record of registry and Index - II register of the Office of Sub-Registrar, Aurangabad for last 13 years "online" and have deposited requisite charges online vide GRN No.MH003702273201718E dated 20.07.2017 which are annexed hereto. Hence this report.

Place : Aurangabad.
Date : 20.07.2017

P.B.Paithankar.
Advocate.

Advocate P. B. Paithankar * Aurangabad * MAH 2791/2001 Date:1.10.91

CHALLAN

MTR Form Number-6

GRN	MH003702273201718E	BARCODE		Date	20/07/2017-15:18:48	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID (If Any)			
				PAN No.(If Applicable)	ACAPP3995M		
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1			Full Name	ADV PRAKASH B PAITHANKAR		
Location	AURANGABAD						
Year	2017-2018 One Time			Flat/Block No.			
Account Head Details		Amount In Rs.		Premises/Building			
0030072201	SEARCH FEE	325.00		Road/Street			
				Area/Locality	AURANGABAD.		
				Town/City/District			
				PIN			
				Remarks (If Any)	FOR 2005 TO 2017. GAT NO.93 95 AND 101 SARA SWAPNANGAN GANGAPUR JAHANGIR TQ. DIST. AURANGABAD.		
				Amount In Words	Three Hundred Twenty Five Rupees Only		
Total		325.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572017072091474	IK00GOUZH9
Cheque/DD No.				Bank Date	RBI Date	20/07/2017-15:19:35	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Advocate P. B Paithankar
MAH 2791/2001
Date:1-10-01
Aurangabad

Print Date 20-07-2017 03:19:36