

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 Builders and Developers Through its partner : Shri. Nilesh Sitaram 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.
1	Certified copy of 7/12 extract for the years 1988 to 2017 issued by the Talathi of Sajja Chikalthana in respect of land at Gat No.701, village Chikalthana, Taluka & Aurangabad showing the name of Shri. Shri. Vishnu Bhikaji Nade in ownership and cultivation since year 1985 to 1994 mutated vide mutation entry No.1 and the names of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in ownership and cultivation column since year 1994 to 2007 mutated vide mutation entry No.3081 and 3082 and also the names of (1) Shri. Prakash Karsan Patel and (2) Shri. Vishram Karsan Patel in ownership and cultivation column since year 2000 to 2007 mutated vide mutation entry No.4787 and the names of (1) Shri. Rajesh Laxmandas Paraswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in ownership and cultivation column mutated vide mutation entry No.7665 and 7666.	CERTIFIED COPY PERUSED BY ME
2	Certified copy of registered sale deed No.AGG-1-1544 dated 07.09.1994 executed by Shri. Vishnu Bhikaji Nade in favour of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
3	Certified copy of mutation entry No.3081 dated 09.09.1994 taken in record of rights by the talathi of Sajja Chikalthana in favour of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No. AGG-1-1544 dated 07.09.1994 executed by Shri. Vishnu Bhikaji Nade in their favour.	CERTIFIED COPY PERUSED BY ME



4	Certified copy of registered sale deed No.AGG-1-1548 dated 08.09.1994 executed by Shri. Vishnu Bhikaji Nade in favour of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
5	Certified copy of mutation entry No.3082 dated 09.09.1994 taken in record of rights by the talathi of Sajja Chikhalthana in favour of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No. AGG-1-1548 dated 08.09.1994 executed by Shri. Vishnu Bhikaji Nade in their favour.	CERTIFIED COPY PERUSED BY ME
6	Certified copy of registered sale deed No.4008 dated 14.07.2000 executed by Shri. Vishnu Bhikaji Nade in favour of (1) Shri. Vishram Karsanbhai Patel and (2) Shri. Prakash Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
7	Certified copy of mutation entry No.4787 dated 20.10.2000 approved by the competent authority on 27.10.2000, taken in record of rights by the talathi of Sajja Chikhalthana in favour of (1) Shri. Vishram Karsanbhai Patel and (2) Shri. Prakash Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No.4008 dated 14.07.2000 executed by Shri. Vishnu Bhikaji Nade in their favour.	CERTIFIED COPY PERUSED BY ME
8	Certified copy of registered relinquishment deed No.AGG-5-2774 dated 02.09.2006 executed by (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in favour of Aurangabad Municipal Corporation (through its Commissioner) in respect of land admeasuring 1243.27 Sq. Mtrs. situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
9	Certified copy of mutation entry No.7414 dated 04.09.2006 approved by the competent authority on 22.09.2006, taken in record of rights by the talathi of Sajja Chikhalthana in favour of Aurangabad Municipal Corporation (through its Commissioner) in respect of land admeasuring 1243.27 Sq. Mtrs. situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered relinquishment deed No.AGG-5-2774 dated 02.09.2006 executed by (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in its favour.	CERTIFIED COPY PERUSED BY ME



10	Xerox copy of N.A. Order No.9/MASHA/JAMIN 1/AKRISHI/PRA. KRA.47/2006 dated 08.01.2007 issued by the Collector, Aurangabad, in favour of Shri. Shivaji Karsanbhai Patel and Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 4000.00 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
11	Certified copy of registered sale deed No.AGG-1-3504 dated 29.06.2007 executed by (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in favour of (1) Shri. Rajesh Laxmandas Paraaswani to the extent of 30%, (2) Smt. Sonam Raju Tanwani to the extent of 30%, (3) Smt. Manali Balaji Patil to the extent of 30% and (4) Shri. Abhay Ashokchand Chhajed to the extent of 10%, in respect of land admeasuring 28.57 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
12	Certified copy of mutation entry No. 7665 Dated 16.07.2007 approved by the competent authority on 05.08.2007, taken in record of rights by the talathi of Sajja Chikalthana in favour of (1) Shri. Rajesh Laxmandas Paraaswani to the extent of 30%, (2) Smt. Sonam Raju Tanwani to the extent of 30%, (3) Smt. Manali Balaji Patil to the extent of 30% and (4) Shri. Abhay Ashokchand Chhajed to the extent of 10%, in respect of land admeasuring 28.57 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No. AGG-1-3504 dated 29.06.2007 executed by (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in their favour.	CERTIFIED COPY PERUSED BY ME
13	Certified copy of registered sale deed No.AGG-1-3503 dated 29.06.2007 executed by (1) Shri. Vishram Karsanbhai Patel and (2) Shri. Prakash Karsanbhai Patel in favour of (1) Shri. Rajesh Laxmandas Paraaswani to the extent of 30%, (2) Smt. Sonam Raju Tanwani to the extent of 30%, (3) Smt. Manali Balaji Patil to the extent of 30% and (4) Shri. Abhay Ashokchand Chhajed to the extent of 10%, in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
14	Certified copy of mutation Entry No. 7666 dated 16.07.2007 approved by the competent authority on 05.08.2007, taken in record of rights by the talathi of Sajja Chikalthana in favour of (1) Shri. Rajesh Laxmandas Paraaswani to the extent of 30%, (2) Smt. Sonam Raju Tanwani to the extent of 30%, (3) Smt. Manali Balaji Patil to the extent of 30% and (4) Shri. Abhay Ashokchand Chhajed to the extent of 10%, in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No. AGG-1-3503 dated 29.06.2007 executed by (1) Shri. Vishram Karsanbhai Patel and (2) Shri. Prakash Karsanbhai Patel in their favour.	CERTIFIED COPY PERUSED BY ME



15	Certified copy of registered revised relinquishment deed No.AGG-3-1963 dated 12.05.2009 executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in favour of Aurangabad Municipal Corporation (through its Commissioner) in respect of land admeasuring 330.97 Sq. Mtrs. situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
16	Certified copy of registered relinquishment deed No.AGG-5-5449 dated 02.08.2013 executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in favour of Aurangabad Municipal Corporation (through its Commissioner) in respect of land admeasuring 521 Sq. Mtrs. situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
17	Certified copy of mutation entry No.1226 approved by the competent authority on 28.08.2013, taken in record of rights by the talathi of Sajja Chikalthana in favour of Aurangabad Municipal Corporation, in respect of land admeasuring 574.08 Sq. Mtrs. open space and land admeasuring 521 Sq. Mtrs. for road situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered relinquishment deed No.AGG-5-5449 dated 02.08.2013 executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in its favour.	CERTIFIED COPY PERUSED BY ME
18	Certified copy of registered Deed of Transfer of Development Right bearing document No.AGG-3-3423 dated 22.08.2013 executed by (1) Shri. Abhishekh Jugalkishor Tapadia (2) Shri. Balaji Chandrabhan Patil in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in respect of TDR of 1486.98 Sq. Mtrs., or 16000.00 sq. feet.	CERTIFIED COPY PERUSED BY ME
19	Xerox copy of N.A. Order No. JA. KRA.2014/MASHAKA/JAMIN-1/NAP-34/ MOUJE CHIKALTHANA, TA. AURANGABAD /PRA. KRA.63 dated 17.07.2014 issued by the Collector, Aurangabad, in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in respect of land admeasuring 2000.00 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME



20	Xerox copy of Construction Permission No.472/201415 in file No.388/17/ 2013-14 dated 14.08.2014 issued by the Aurangabad Municipal Corporation in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in respect of Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad along with TDR admeasuring 1486.68 Sq. Mtrs.	XEROX COPY PERUSED BY ME
21	Certified copy of registered Development Agreement No.AGG-5-8654 dated 28.12.2015 executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in favour of M/s. Sara Builders and Developers through its partner Shri. Nilesh Sitaram Agrawal in respect of Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad. The Development Agreement has been signed by M/s. V.R.V. Infra through its partners as "Consenting Party".	CERTIFIED COPY PERUSED BY ME
22	Certified copy of registered Irrevocable General Power of Attorney No.AGG-5-8655 dated 28.12.2015 executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in favour of M/s. Sara Builders and Developers through its partner Shri. Nilesh Sitaram Agrawal in respect of Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
23	Certified copy of registered Deed of Declaration bearing document No. AGG-2-3899 dated 08.06.2016 executed by M/s. Sara Builders and Developers through its partner Shri. Nilesh Sitaram Agrawal in respect of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	CERTIFIED COPY PERUSED BY ME
24	Original Part Occupancy Certificate No.JA.KRA./MANAPA/NARAVI/BHO. PRA. 349/ 17/2016-17 dated 17.03.2017 issued by the Aurangabad Municipal Corporation in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in respect of building type "B" and "C" of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	ORIGINAL PERUSED BY ME



25	Original Revised Construction Permission No.213/2017-18 in file No.020/17/2016-17 dated 26.05.2017 issued by the Aurangabad Municipal Corporation in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed through their GPA M/s. Sara Builders and Developers in respect of building type "A" of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.		ORIGINAL PERUSED BY ME
26	<u>Certified copy of registered Mortgage Deed No.AGG-1-499 dated 25.01.2016 executed by M/s. Sara Builders and Developers in favour of Omprakash Deoda Peoples Co-operative Bank Ltd. Hingoli, Branch Aurangabad, in respect of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.</u>		CERTIFIED COPY PERUSED BY ME
7	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	Housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.	
i	Survey No.	GAT NO.701.	
ii	Door no. (in case of house property)	N.A.	
iii	Extent/Areas including plinth/built up area in case of house property	3716.71 sq.mtrs., plot area.	
iv	Locations like name of the place, village, city, registration, sub-district etc.	VILLAGE CHIKALTHANA, TALUKA & DISTRICT AURANGABAD	
v	CONSOLIDATED BOUNDARIES OF LAND (As mentioned in Registered Development Agreement) ON OR TOWARDS EAST : BALANCE LAND OF GAT NO.701. ON OR TOWARDS WEST : GAT NO.702. ON OR TOWARDS NORTH : 7.50 MTRS. APPROACH ROAD & OPEN SPACE OF LAYOUT. ON OR TOWARDS SOUTH : BALANCE LAND OF GAT NO.701.		

FLOW OF TITLE

That, 7/12 extract for the years 1985 to 2015 has been issued by the Talathi of Sajja Chikalthana in respect of land at Gat No.701, village Chikalthana, Taluka & Aurangabad showing



the name of Shri. Shri. Vishnu Bhikaji Nade in ownership and cultivation since year 1985 to 1994 mutated vide mutation entry No.1 and the names of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in ownership and cultivation column since year 1994 to 2007 mutated vide mutation entry No.3081 and 3082 and also the names of (1) Shri. Prakash Karsan Patel and (2) Shri. Vishram Karsan Patel in ownership and cultivation column since year 2000 to 2007 mutated vide mutation entry No.4787 and the names of (1) Shri. Rajesh Laxmandas Paraswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in ownership and cultivation column mutated vide mutation entry No.7665 and 7666.

That, registered sale deed No.AGG-1-1544 dated 07.09.1994 has been executed by Shri. Vishnu Bhikaji Nade in favour of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.3081 dated 09.09.1994 has been taken in record of rights by the talathi of Sajja Chikalthana in favour of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No. AGG-1-1544 dated 07.09.1994 executed by Shri. Vishnu Bhikaji Nade in their favour.

That, registered sale deed No.AGG-1-1548 dated 08.09.1994 has been executed by Shri. Vishnu Bhikaji Nade in favour of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.3082 dated 09.09.1994 has been taken in record of rights by the talathi of Sajja Chikalthana in favour of (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No. AGG-1-1548 dated 08.09.1994 executed by Shri. Vishnu Bhikaji Nade in their favour.

That, registered sale deed No.4008 dated 14.07.2000 has been executed by Shri. Vishnu Bhikaji Nade in favour of (1) Shri. Vishram Karsanbhai Patel and (2) Shri. Prakash Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.4787 dated 20.10.2000 approved by the competent authority on 27.10.2000, has been taken in record of rights by the talathi of Sajja Chikalthana in favour of (1)



Shri. Vishram Karsanbhai Patel and (2) Shri. Prakash Karsanbhai Patel in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No.4008 dated 14.07.2000 executed by Shri. Vishnu Bhikaji Nade in their favour.

That, registered relinquishment deed No.AGG-5-2774 dated 02.09.2006 has been executed by (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in favour of Aurangabad Municipal Corporation (through its Commissioner) in respect of land admeasuring 1243.27 Sq. Mtrs. situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.7414 dated 04.09.2006 approved by the competent authority on 22.09.2006, has been taken in record of rights by the talathi of Sajja Chikalthana in favour of Aurangabad Municipal Corporation (through its Commissioner) in respect of land admeasuring 1243.27 Sq. Mtrs. situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered relinquishment deed No.AGG-5-2774 dated 02.09.2006 executed by (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in its favour.

That, N.A. Order No.9/MASHA/JAMIN 1/AKRISHI/PRA. KRA.47/2006 dated 08.01.2007 has been issued by the Collector, Aurangabad, in favour of Shri. Shivaji Karsanbhai Patel and Shri. Shantilal Karsanbhai Patel in respect of land admeasuring 4000.00 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, registered sale deed No.AGG-1-3504 dated 29.06.2007 has been executed by (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in favour of (1) Shri. Rajesh Laxmandas Paraaswani to the extent of 30%, (2) Smt. Sonam Raju Tanwani to the extent of 30%, (3) Smt. Manali Balaji Patil to the extent of 30% and (4) Shri. Abhay Ashokchand Chhajed to the extent of 10%, in respect of land admeasuring 28.57 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No. 7665 Dated 16.07.2007 approved by the competent authority on 05.08.2007, has been taken in record of rights by the talathi of Sajja Chikalthana in favour of (1) Shri. Rajesh Laxmandas Paraaswani to the extent of 30%, (2) Smt. Sonam Raju Tanwani to the extent of 30%, (3) Smt. Manali Balaji Patil to the extent of 30% and (4) Shri. Abhay Ashokchand Chhajed to the extent of 10%, in respect of land admeasuring 28.57 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No. AGG-1-3504 dated 29.06.2007 executed by (1) Shri. Shivaji Karsanbhai Patel and (2) Shri. Shantilal Karsanbhai Patel in their favour.

That, registered sale deed No.AGG-1-3503 dated 29.06.2007 has been executed by (1) Shri. Vishram Karsanbhai Patel and (2) Shri. Prakash Karsanbhai Patel in favour of (1) Shri.



Rajesh Laxmandas Paraaswani to the extent of 30%, (2) Smt. Sonam Raju Tanwani to the extent of 30%, (3) Smt. Manali Balaji Patil to the extent of 30% and (4) Shri. Abhay Ashokchand Chhajed to the extent of 10%, in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, mutation Entry No. 7668 dated 16.07.2007 approved by the competent authority on 05.08.2007, has been taken in record of rights by the talathi of Sajja Chikalthana in favour of (1) Shri. Rajesh Laxmandas Paraaswani to the extent of 30%, (2) Smt. Sonam Raju Tanwani to the extent of 30%, (3) Smt. Manali Balaji Patil to the extent of 30% and (4) Shri. Abhay Ashokchand Chhajed to the extent of 10%, in respect of land admeasuring 20 R situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered sale deed No. AGG-1-3503 dated 29.06.2007 executed by (1) Shri. Vishram Karsanbhai Patel and (2) Shri. Prakash Karsanbhai Patel in their favour.

That, registered revised relinquishment deed No.AGG-3-1963 dated 12.05.2009 executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in favour of Aurangabad Municipal Corporation (through its Commissioner) in respect of land admeasuring 330.97 Sq. Mtrs. situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, registered relinquishment deed No.AGG-5-5449 dated 02.08.2013 has been executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in favour of Aurangabad Municipal Corporation (through its Commissioner) in respect of land admeasuring 521 Sq. Mtrs. situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, mutation entry No.1226 approved by the competent authority on 28.08.2013, has been taken in record of rights by the talathi of Sajja Chikalthana in favour of Aurangabad Municipal Corporation, in respect of land admeasuring 574.08 Sq. Mtrs. open space and land admeasuring 521 Sq. Mtrs. for road situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad, on the basis of registered relinquishment deed No.AGG-5-5449 dated 02.08.2013 executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in its favour.

That, registered Deed of Transfer of Development Right bearing document No.AGG-3-3423 dated 22.08.2013 has been executed by (1) Shri. Abhishekh Jugalkishor Tapadia (2) Shri. Balaji Chandrabhan Patil in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in respect of TDR of 1486.98 Sq. Mtrs., or 16000.00 sq. feet.



That, N.A. Order No. JA. KRA.2014/MASHAKA/JAMIN-1/NAP-34/ MOUJE CHIKALTHANA,

TA. AURANGABAD/PRA.KRA.63 dated 17.07.2014 has been issued by the Collector, Aurangabad, in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in respect of land admeasuring 2000.00 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, Construction Permission No.472/201415 in file No.388/17/2013-14 dated 14.08.2014 has been issued by the Aurangabad Municipal Corporation in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in respect of Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad along with TDR admeasuring 1486.68 Sq. Mtrs.

That, registered Development Agreement No.AGG-5-8654 dated 28.12.2015 has been executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in favour of M/s. Sara Builders and Developers through its partner Shri. Nilesh Sitaram Agrawal in respect of Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad. The Development Agreement has been signed by M/s. V.R.V. Infra through its partners as "Consenting Party".

That, registered Irrevocable General Power of Attorney No.AGG-5-8655 dated 28.12.2015 has been executed by (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in favour of M/s. Sara Builders and Developers through its partner Shri. Nilesh Sitaram Agrawal in respect of Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, Part Occupancy Certificate No.JA.KRA./MANAPA/NARAVI/ BHO. PRA. 349/ 17/2016-17 dated 17.03.2017 has been issued by the Aurangabad Municipal Corporation in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed in respect of building type "B" and "C" of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, Revised Construction Permission No.213/2017-18 in file No.920/17/2016-17 dated 26.05.2017 has been issued by the Aurangabad Municipal Corporation in favour of (1) Shri. Rajesh Laxmandas Paraaswani, (2) Smt. Sonam Raju Tanwani, (3) Smt. Manali Balaji Patil and (4) Shri. Abhay Ashokchand Chhajed through their GPA M/s. Sara Builders and Developers in respect of



building type "A" of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, registered Mortgage Deed No.AGG-1-499 dated 25.01.2016 has been executed by M/s. Sara Builders and Developers in favour of Omprakash Deoda Peoples Co-operative Bank Ltd. Hingoli, Branch Aurangabad, in respect of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

That, in case there is increase in the FSI, the Seller / Vendor has absolute authority and right to change / modify the building plans and construct additional flats in the building in accordance with the Development Control Rules (DCR) applicable at the relevant time by obtaining Revised Construction Permission from the Competent Authority.

That, registered Deed of Declaration bearing document No. AGG-2-3899 dated 08.06.2016 has been executed by M/s. Sara Builders and Developers through its partner Shri. Nilesh Sitaram Agrawal in respect of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad.

On perusal of the aforesaid documents, revenue record I am of the opinion that, M/s. Sara Builders and Developers through its partner Shri. Nilesh Sitaram Agrawal is the absolute owner and possessor of housing project known as "SARA GOKULDHAM" being constructed on Plot No.2 admeasuring 3716.71 Sq. Mtrs., situated at Gat No.701, village Chikalthana, Taluka and District Aurangabad. Its title is perfect, clear, marketable and free from all encumbrances except existing mortgage charge of the Omprakash Deoda Peoples Co-operative Bank Ltd. Hingoli, Branch Aurangabad.

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.MH003717263201718E dated 20.07.2017 which are annexed hereto. Hence this report.

Place : Aurangabad.
Date : 20.07.2017



P.B. Patilkar
P.B. Patilkar.
Advocate.