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| <b>Date</b> | 20.01.2011 |
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**TITLE INVESTIGATION REPORT**

**Name of the Concerns:** M/s Vikas Developers

**Description of Property:** Land admeasuring 81R out of Gut No. 103,  
situated at Nakshtrawadi, Tq. & Dist.  
Aurangabad belonging to Nirami Sahakari  
Gruhi Nirman Sanstha

| Sr. No.                                                                                                                                                                                                                   | Description of documents                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                                                                                                                                                                                                                        | 7/12 Extract of Gut No. 103 issued by the concern Talathi.                                                                                                                                                                                                                                                                                                              |
| 2.                                                                                                                                                                                                                        | Registered Sale Deed bearing No. 2256, dtd. 16.04.1985, executed by Shri. Deorao Kisan Kamble, Shri. Vitthal Kisan Kamble and Smt. Harnabai Kishan Kamble in favour of Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah with respect to Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.           |
| 3.                                                                                                                                                                                                                        | Registered Sale Deed bearing No. 1367, dtd. 03.09.1993, executed by Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah in favour of Nirami Sahakari Gruh Nirman Sanstha through its Chairman Shri. Rameshchandra Vitthaldas Jariwal with respect to Land admeasuring 61R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad. |
| 4.                                                                                                                                                                                                                        | Registered Sale Deed bearing No. 1264, dtd. 21.07.1993 executed by Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah in favour of Nirami Sahakari Gruh Nirman Sanstha through its Chairman Shri. Rameshchandra Vitthaldas Jariwal with respect to Land admeasuring 20R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.  |
| I                                                                                                                                                                                                                         | <b>DESCRIPTION OF PROPERTY</b>                                                                                                                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"><li>Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. &amp; Dist. Aurangabad belonging to Nirami Sahakari Gruh Nirman Sanstha.</li><li><b>Boundaries</b></li></ul> |                                                                                                                                                                                                                                                                                                                                                                         |
| <b>EAST</b>                                                                                                                                                                                                               | Part of Gut No. 103                                                                                                                                                                                                                                                                                                                                                     |
| <b>WEST</b>                                                                                                                                                                                                               | Road                                                                                                                                                                                                                                                                                                                                                                    |
| <b>SOUTH</b>                                                                                                                                                                                                              | Part of Gut No. 103                                                                                                                                                                                                                                                                                                                                                     |
| <b>NORTH</b>                                                                                                                                                                                                              | Part of Gut No. 103 then DP Road                                                                                                                                                                                                                                                                                                                                        |

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| <b>IV</b> | <b>FLOW OF TITLE</b> |
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1. In view of the 7/12 Extract of Gut No. 103 issued by the concern Talathi in the year 1982, the property Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad, was owned and possessed by Shri. Deorao Kisan Kamble, Shri. Vitthal Kisan Kamble and Smt. Harnabai Kishan Kamble.
2. That, Shri. Deorao Kisan Kamble, Shri. Vitthal Kisan Kamble and Smt. Harnabai Kishan Kamble have executed Registered Sale Deed bearing No. 2256, dtd. 16.04.1985, in favour of Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah with respect to Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
3. That, Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah have executed Registered Sale Deed bearing No. 1367, dtd. 03.09.1993, in favour of Nirami Sahakari Gruh Nirman Sanstha through its Chairman Shri. Rameshchandra Vitthaldas Jariwal with respect to Land admeasuring 61R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.
4. That, Shri. Rameshchandra Vitthaldas Jariwal and Shri. Krushnamohan Gangadas Shah have executed Registered Sale Deed bearing No. 1264, dtd. 21.07.1993 in favour of Nirami Sahakari Gruh Nirman Sanstha through its Chairman Shri. Rameshchandra Vitthaldas Jariwal with respect to Land admeasuring 20R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad
5. On the basis of above referred Sale Deed the revenue authority has sanctioned the mutation bearing No. 1609, and recorded the name of Nirami Sahakari Gruh Nirman Sanstha on 7/12 Extract of Gut no. 103, has the owner and possessor of the Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad and its name is continued up -till- now.

**CERTIFICATE**

We certify that, Nirami Sahakari Gruh Nirman Sanstha thus get clear, good & marketable title over the Land admeasuring 81R out of Gut No. 103, situated at Nakshtrawadi, Tq. & Dist. Aurangabad.

Hence this report  
Yours truly,

*A.P. Umrikar*

**Anand P. Umrikar**

(Advocate)

Umrikar Advocates & Associates

(वि. वि., नमुना क्र. १) (वि. नि., नमुना क्र. १ पहा)

शोध - ५१५७/१९९३ म. व. इ.  
Gen. 113 m. & e.

मूळ प्रत

[अहस्तांतरणीय]

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(NOT TRANSFERABLE)

मालिका-‘झ’

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place श्री. वाद दिनांक/Date १५/११/२०११ २०० /200

Received from श्री. आनंद उमेशकर यांच्याकडून

रु./Rs. ७५०/- (रु. अक्षरी/Rs. in words सहाश्रपञ्चाशत्)

On account of २१२ न. १०३ याकरिता मिळाले.

रोखपाल किंवा लेखापाल  
Cashier or Accountant

गणेश पांडे

१९८२ ते २०११

३० वर्षे

Signature and Designation

सह. दुय्यम निबंधक वर्ग-२  
औरंगाबाद क्रमांक -१