

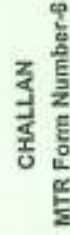
VINOD E. NAVHATE
ADVOCATE

HOUSE NO. 1045,
GAWALIPURA, CHAVNI
AURANGABAD
MOBILE NO. 9226779371
Date:- 05/06/2017

Annexure - B: Report of Investigation of Title in respect of immovable Property.
(All Columns / Items are to be completed / commented by the panel advocate)

1.	a) Name of the Branch / BU seeking opinion State Bank of India, Industrial Finance Branch, Aurangabad.			
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.			
	c) Name of the Borrower.	M/S. SAFFRON ASSOCIATES THROUGH ITS PARTNER SHRI UMESH POPATLALJI MUNOT		
2.	a) Name of the unit/concern/company/person offering the property (ies) as security.	M/S. SAFFRON ASSOCIATES THROUGH ITS PARTNER SHRI UMESH POPATLALJI MUNOT		
	b) Constitution of the unit/ concern/ person/ body /entity offering the property for creation of charge.	PARTNERSHIP		
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc)	As a Borrower in Partnership Firm Capacity		
3.	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	Land Gut No. 57 to the extent of 03 H. 48 R. situated at village Satara Tq and Dist Aurangabad.		
	(a) Survey No.	Gut No. 57		
	(b) Door no. (in case of house property)	Land gut no. 57		
	(c) Extent/Areas including plinth/built up area in case of house property	To the extent of 03 H. 48 R.		
	(d) Location's like name of the place, village, city, registration, sub-district etc.	Satara Tq. and Dist. Aurangabad.		
4.	a) Particulars of the documents scrutinized-serially and chronologically.			
	(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.			
	Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.			
5.	Sr. No.	Name/ Nature of the Document	Original/ Certified copy/ Certified extract/ Photocopy etc.	In case of the original was scrutinized by the Advocate.
	1	That, 7/12 extract has been issued by the concern Talathi in the name of Shri Dwarakadas Shroff in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.	CERTIFIED	CERTIFIED PERCEIVED BY ME
	2.	That, 7/12 extract has been issued by the concern Talathi in the name of Shri Manilal Dwarakadas Shroff (as a Karta of Joint Hindu Family) in respect of land gut no. 57 situated at village Satara, Tq and Dist- Aurangabad.	CERTIFIED	CERTIFIED PERCEIVED BY ME





CHALLAN
MTR Form Number-8

GRN	MHCG0204031201718E	BARCODE			Date	05/06/2017-16:00:34	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Search Fee		TAX ID (if Any)				
	Other Items		PAN No.(If Applicable)				
Office Name	ARB5_AURANGABAD 5 JT SUB REGISTRAR		Full Name		ADV VINOD E NAVHATE		
Location	AURANGABAD		Flat/Block No.				
Year	2017-2018 One Time		Premises/Building				
	Account Head Details		Amount In Rs.				
0030072201	SEARCH FEE		750.00		Road/Street		
					Area/Locality		
					Town/City/District		
			PIN				
			Remarks (if Any)				
			SEARCH FEES OF 30 YEARS GUT NO 67 VILLAGE SATARA TQ. AND				
			DIST AURANGABAD				
			Amount In		Seven Hundred Fifty Rupees Only		
			Words		750.00		
Total							
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
	Cheque/DD Details		Bank C/N	Rel. No.	00040572017080557869 IK00EZSZK7		
Cheque/DD No.			Date		05/06/2017-16:01:00		
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scrol No. , Date		Not Verified with Scroll		

Name of Branch	Mobile No. :	Not Available
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons of unregistered document नोंट:- चालन 'टिप' के लिए वैध है। अन्य कारणों के लिए वैध नहीं है।		

3		That, 7/12 extract has been issued by the concern Talathi in the name of 1. Shri Sanjay Baldev Shah, 2. Shri Ajay Baldev Shah, 3. Shri Mahesh Baldev Shah, 4. Shri Milind Baldev Shah, 5. Shri Arun Hiralal Shroff, 6. Shri Jayendra Hiralal Shroff, 7. Smt. Sarojben Manilal Shroff, 8. Shri Satish Manilal Shroff, 9. Shri Rajesh Manilal Shroff, 10. Smt. Nilima Prakash Mehata and 11. Smt. Vandana Manoj Sheth in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.	CERTIFIED	CERTIFIED PERSUED BY ME
4.	24/01/2011	That, Regd. Sale Deed bearing its daybook no. 00724 dated 24/01/2011 has been executed by 1. Shri Sanjay Baldev Shah, 2. Shri Ajay Baldev Shah, 3. Shri Mahesh Baldev Shah, 4. Shri Milind Baldev Shah, 5. Shri Arun Hiralal Shroff, 6. Shri Jayendra Hiralal Shroff, 7. Smt. Sarojben Manilal Shroff, 8. Shri Satish Manilal Shroff, 9. Shri Rajesh Manilal Shroff, 10. Smt. Nilima Prakash Mehata, 11. Smt. Vandana Manoj Sheth, 12. Shri Shrish Arunchandra Shroff, 13. Shri Ashish Jayendra Shroff and 14. Shri Amit Jayendra Shroff (Owners/Vendors) in favour of M/s. Saffron Associates through one of its Partners Shri Umesh Popatlalji Munot (Purchaser) and M/s. Yashodhan Properties through its Partners Shri Anil Popatlalji Munot and Shri Lalit Mansukhlalji Zambad. (The Consenting Party) in respect of land gut no. 57 to the extent of 03 H. 48 R. situated at village Satara, Tq and Dist Aurangabad.	ORIGINAL	ORIGINAL PERSUED BY ME (SBI-IFB BANK)
5	06/12/2010	That, Non Agricultural Order under section of 44 of M. L. R. of 1966 issued by the Collector Office Aurangabad vide its file no. MASHAKA/LAND-INAP-34/VILLAGE - SATARA/AURANGABAD/CRNO.280 dated 06/12/2010 in the name of Shri Jayendra Hiralal Shroff and others in respect of land admg. 25500.00 Sq. Mtrs, in land gut no. 57/Part, Situated at village Satara Tq and Dist Aurangabad.	ORIGINAL	ORIGINAL PERSUED BY ME
6		That, 7/12 extract has been issued by the concern Talathi in the name of M/s. Saffron Associates through its one of its Partners Shri Umesh Popatlalji Munot in respect of land gut no. 57 to the extent of 03 H. 48 R. situated at village Satara, Tq and Dist Aurangabad, vide its mutation entry number 20637.	CERTIFIED	CERTIFIED PERSUED BY ME
7	08/08/13	That, Approved Plot Layout Plan issued by the Deputy Engineer of Town Planning of Municipal Corporation Aurangabad in the name of M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot in respect of land gut no. 57 situated at village Satara, Tq and	ORIGINAL	ORIGINAL PERSUED BY ME



		Dist Aurangabad.	ORIGINAL	ORIGINAL PERSUED BY ME
8	08/08/2013	That, Commencement Certificate has been issued by the Commissioner of Aurangabad Municipal Corporation vide its file No. 20/17/2012-12 dated 08/08/2013 in the name of M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot and others in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.		
9	13/11/2016	That, Revised Commencement Certificate has been issued by the Commissioner of Aurangabad Municipal Corporation vide its file No. 1196/17/2015-16 dated 13/11/2016 in the name of M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot and others in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.	ORIGINAL	ORIGINAL PERSUED BY ME
5.		Whether certified copy of all title documents are obtained from the relevant Sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with TIR)		Yes I, have compared Original copy of Regd. Sale Deed bearing its daybook no. 00724 dated 24/01/2011 in the name of Applicant with the relevant Sub-registrar Office No. 3
6.		a) Whether the records of registrar Office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		Records of Online Portal are available.
		b) If Such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.		YES
		c). Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?		YES.
7.		a) Property offered as security falls within the jurisdiction of which sub-registrar office?		Aurangabad
		b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?		Sub-registrar Office Aurangabad.
		c) Whether search has been made at all offices named at (b) above?		YES.
		d) Whether the searches in the offices of registering authorities or any other reveal registration of multiple title documents in respect of the property in question?		N. A.
8.		Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/inter to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for further period, depending on the need of clearance of such clog on the Title.		N. A.
9.		Nature of Title of the intended Mortgagor over the property (Whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)		OWNERSHIP RIGHT.
10.		If leasehold, Whether,		NO.
		a) Lease Deed is duly Stamped and registered		N.A.
		b) Lessee is permitted to mortgage the Leasehold right,		N.A.
		c) Duration of the Lease/unexpired period of lease,		N.A.



	d) If, a Sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
		N.A.
11.	If Govt./grant/ allotment/ Lease-cum / Sale Agreement, whether, Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, Whether the mortgagor is competent to create charge on such property, Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If occupancy right, whether;	YES
	a) Such right is heritable and transferable,	YES.
	b) Mortgage can be created.	YES.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to the conclusion.	There is no any minor's interest.
14.	If the property has been transferred by way of Gift/Settlement Deed, Whether:	NO
	a) The gift/ Settlement Deed is duly Stamped and registered;	N.A.
	b) The Gift / Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a separated writing or by implication or by actions;	N.A.
	e) Whether there is any restriction on the Donor in executing the Gift / Settlement Deed in question;	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspects affecting the validity of the title passed through the gift/ Settlement Deed.	N.A.
15.	(a) In case of partition / family settlement deeds, whether the original deed is available for deposit. If not the modality / procedure to be followed to create valid and enforceable mortgage. (b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	NO
16.	Whether the title documents include any testamentary documents / Wills? (a) In case of Wills, Whether the Will is registered Will or unregistered Will? (b) Whether Will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? (c) Whether the property is mutated on the basis of Will? (d) Whether the original Will is available? (e) Whether the original death certificate of the testator is available? (f) What are the circumstances and / or documents to establish the Will in question is the last and final Will of the testator?	N.A. N.A. N.A. N.A. N.A.

(Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuines / validity of the will, all parties have acted upon the will,



	etc.' which are relevant to rely on the Will' availability of Mother Original title deeds are to be explained.)	
17.	(a) Whether the property is subject to any Wakf rights? (b) Whether the property belongs to church/temple or any religious other institutions having any restriction in creation of charges on such properties? (c) Permissions / Permissions, if any in respect of the above cases for creation of mortgage?	N. A. N. A. N. A.
18.	(a) Where the property is a H.U.F / Joint family property, mortgage is created for family benefit / legal necessity, whether the major coparceners have no objection / join in execution, minor's share if any, right of female members etc. (b) Please also comment on any other aspect which may adversely affect the validity of security in such cases? (c) Whether the property belongs to any trust or is subject to the right of any trust? (d) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? (e) If so additional precautions / permissions to be obtained for creation of valid mortgage?	N. A. N. A. N. A. N. A.
19.	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N. A.
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of agricultural land and whether there are any restrictions for creation of mortgage. (b) In case of agricultural property other relevant records / documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage? (c) In case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed / permission obtained.	N. A. N. A. YES
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (Viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, coastal Zone Regulations, Environmental Clearance, etc.)	N. A.
22.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings? (b) Whether any search / enquiry is made with the Land Acquisition Office and the outcome of such search / enquiry.	NO NO
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? (b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? (c) Whether the title document has any court seal / marking which points out any litigation of its future enforcement?	N. A. N. A. N. A.
24.	(a) In case of Partnership firm, whether the property belongs to the firm and the deed is properly registered.	Property is owned by Partnership firm which is properly regd vide its regd. Number AB12/608.
25.	(b) Property belonging to partners, whether throws on notepaper? Whether formalities for the same have been completed as per applicable Laws. (c) Whether the person (s) creating mortgage has / has authority to create mortgage for and on behalf of the firm. Whether the property belongs to a Limited Company, Check the Borrowing powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of any prior charge with the Company Registrar (ROC), Articles of Association / Provision for common seal etc.	N. A. N. A.
26.	In case of Societies Association, the required authority / power to borrow and whether mortgage can be created, and the requisite resolutions, bye-laws.	



27.	(a) Whether any POA is involved in the chain of title?	N.A.
	(b) Whether the POA involved is one coupled with interest, i. e. a Development Agreement - cum - Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder / developer and as such is irrevocable as per law.	N.A.
	(c) In case the title document is executed by the POA holder, please clarify the POA involved is (i) one executed by the Builders viz. Companies / Firms / Individual or Proprietary Concerns in favour of their Partners / Employers / Authorized Representatives to sign flat Allotment Letters, NOCs' Agreement of Sale, Sale Deeds etc. in favour of buyers of flats / units (Builder's POA) or (ii) Common POA).	N.A.
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has verified / compared with the original POA.	N.A.
	(e) In case of Common POA (i. e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.
	i. Whether the Original POA is verified and the title investigations is done on the basis of original POA?	N.A.
	ii. Whether the POA is a registered one?	N.A.
	iii. Whether the POA is a special or general one?	N.A.
	iv. Whether the POA contains a specific authority for execution of title document in question?	N.A.
	(f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the Office of Sub-registrar also?)	N.A.
	(g) Please comment on the genuineness of POA?	N.A.
	(h) The Unequivocal opinion on the enforceability and validity of the POA?	N.A.
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped / authenticated in terms of the Law of the place, where it is executed.	N.A.
9.	If the property is a flat / apartment or residential / commercial complex, check and comment on the following:	N.A.
	(a) Promoter's / Land Owner's title to the land building;	N.A.
	(b) Development Agreement / Power of Attorney;	Ownership Right.
	(c) Extent of Authority of the Developer/builder,	N.A.
	(d) Independent title verification of the Land and/ or building in question;	N.A.
	(e) Agreement for Sale (duly registered);	Yes.
	(f) Payment of proper stamp duty;	N.A.
	(g) Requirement of registration of Sale Agreement' development agreement, POA, etc;	YES
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	N.A.
	(i) Conveyance in favour of society/ condominium concerned	N.A.
	(j) Occupancy Certificate/ allotment letter of possession;	N.A.
	(k) Membership details in the society etc.;	N.A.
	(l) Share Certificate;	N.A.
	(m) objection Letter from the Society;	YES.
	(n) All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	N.A.
	(o) Requirements, for noting the Bank charge on the records of Housing Society, if any;	N.A.
	(p) If the Property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	N.A.
	(q) Whether the numbering pattern of the units / flats tally in all documents such as approved plan, agreement plan, etc.	N.A.



30.	Encumbrances, Attachments, and / or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Subject to Charge of SBI Bank.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	30 Years
32.	Details regarding property tax or land revenue or land revenue or other statutory dues paid, what remedy?	N.A.
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	a) N.A. b) YES
34.	Details of RTC extracts/mutation extracts/ Kathis extract pertaining to the property in question.	YES
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal / Village records?	YES
36.	(a) Whether the property offered as Security is clearly demarcated? (b) Whether the demarcation / partition of the property is legally valid? (c) Whether the Property has clear access as per documents?	a) YES b) YES c) YES
37.	Whether, the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny? (a) Document in relation to electricity connection; (b) Document in relation to water connection; (c) Document in relation to Sales Tax Registration, if any applicable; (d) Other utility bills, if any.	YES
38.	In respect of the boundaries of the property, whether there is a differences/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate / comment on the same.	Valuation Report is not produced before me
39.	If the Valuation report and / or approved plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds.(If the valuation report approved plan are not available at the time of preparation of TIR, please provide those comments subsequently, on making the same available to the advocate)	Valuation Report is not produced before me
40.	Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	There is any bar/restriction for creation of mortgage, Except existing charge of SBI bank.
41.	Whether the bank will be able to enforce SARFESI ACT, if required against the property offered as security?	YES.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	N.A.
43.	Whether the governing law / constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A.
44.	Additional aspects relevant for investigation of title as per local laws.	N. A.
45.	Additional Suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	CHARGE BE NOTED IN REVENUE RECORD
46.	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	APPLICANT

Date: 05/06/2017

Place: Aurangabad



CERTIFICATE OF TITLE

I HAVE EXAMINED THE Original Title Deeds and other Xerox documents relating to the schedule property/(ies) and offered as security by way of registered Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said registered Mortgage is created by M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

1) I have examined the Documents in detail, taking into account all the Guidelines in the checklist vide Annexure C and the other relevant factors.

1A) I confirm having made a search in the Land/Revenue records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent on making search.

1B) Following scrutiny of Land Records/Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds, Suspicious/Doubt, if any, has been clarified by making necessary enquiries.

2A) There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1988 to 2017 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances. **Except existing charge of SBI bank.**

THERE IS NO PRACTICE OF ISSUANCE OF ENCUMBRANCE CERTIFICATE IN SUB-REGISTRAR OFFICE AT AURANGABAD.

2B) In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges as already stated herein. (Delete, whichever is inapplicable).

3) The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower, M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot.

4) I certify that the said property is presently owned and possessed by M/s. Saffron Associates through its one of its Partners Shri Umesh Popatlalji Munot, M/s saffron Associates is an absolute, clear, and Marketable title over the Schedule Property/(ies), **Except existing charge of SBI bank.** I further certify that valid Mortgage by deposit of original title deeds can be created by the allottee M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot in respect of schedule property.

5) There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

Except existing charge of SBI bank.

FLOW OF TITLE

That, 7/12 extract has been issued by the concern Talathi in the name of late Shri Dwarkadas Shroff in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.

That, 7/12 extract has been issued by the concern Talathi in the name of Shri Motilal Dwarkadas Shroff (as a Karta of Joint Hindu Family) in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.

That, 7/12 extract has been issued by the concern Talathi in the name of Shri Sanjay Baldev Shah, Shri Ajay Baldev Shah, Shri Mahesh Baldev Shah, Shri Milind Baldev Shah, Shri Arun Hiralal Shroff, Shri Jayendra Hiralal Shroff, Smt. Sarojben Manilal Shroff, Shri Satish Manilal Shroff, Shri Rajesh Manilal Shroff, Smt. Nilima Prakash Mehata and Smt. Vandana Manoj Sheth in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.

That, Regd. Sale Deed bearing its daybook no. 00724 dated 24/01/2011 has been executed by Shri Sanjay Baldev Shah, Shri Ajay Baldev Shah, Shri Mahesh Baldev Shah, Shri Milind Baldev Shah, Shri Arun Hiralal Shroff, Shri Jayendra Hiralal Shroff, Smt. Sarojben Manilal Shroff, Shri Satish Manilal Shroff, Shri Rajesh Manilal Shroff, Smt. Nilima Prakash Mehata and Smt. Vandana Manoj Sheth in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.



Shroff, Smt. Nilima Prakash Mehata, Smt. Vandana Manoj Sheth, Shri Shirish Arunchandra Shroff, Shri Ashish Jayendra Shroff and Shri Amit Jayendra Shroff (Owners/Vendors)) in favour of M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot (Purchaser) and M/s. Yashodhan Properties through its Partners Shri Anil Popatlalji Munot and Shri Lalit Mansukhlalji Zambad (The Consenting Party) in respect of land gut no. 57 to the extent of 03 H. 48 R. situated at village Satara, Tq and Dist Aurangabad.

That, Non Agricultural Order under section of 44 of M. L. R. of 1966 issued by the Collector Office Aurangabad vide its file no. MASHAKA/LAND-INAP-34/VILLAGE -SATARA /AURANGABAD/CR NO. 280 dated 06/12/2010 in the name of Shri Jayendra Hiralal Shroff and others in respect of land admg. 25500.00 Sq. Mtrs, in land gut no. 57/Part, Situated at village Satara Tq and Dist Aurangabad.

That, 7/12 extract has been issued by the concern Talathi in the name of M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot in respect of land gut no. 57 to the extent of 03 H. 48 R. situated at village Satara, Tq and Dist Aurangabad.

That, Approved Plot Layout Plan issued by the Deputy Engineer of Town Planning of Municipal Corporation Aurangabad in the name of M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.

That, Commencement Certificate has been issued by the Commissioner of Aurangabad Municipal Corporation vide its file No. 20/17/2012-12 dated 08/08/2013 in the name of M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot and others in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.

That, Revised Commencement Certificate has been issued by the Commissioner of Aurangabad Municipal Corporation vide its file No. 1196/17/2015-16 dated 13/11/2016 in the name of M/s. Saffron Associates through its Partners Shri Umesh Popatlalji Munot and others in respect of land gut no. 57 situated at village Satara, Tq and Dist Aurangabad.

On perusal of the aforesaid documents revenue record Aurangabad, I am of the opinion that M/s. Saffron Associates through its Partners is lawful owner and possessor of properties i.e. Land Gut No. 57 to the extent of 03 H. 48 R. situated at village Satara Tq and Dist Aurangabad. M/s. Saffron Associates through its Partners title is perfect, clear, marketable and free from all encumbrances, Except existing charge of SBI bank. M/s. Saffron Associates through its Partners are already deposited following original documents in our bank in respect of Land Gut No. 57 to the extent of 03 H. 48 R. situated at village Satara Tq and Dist Aurangabad.

- 1) Original Regd. Sale Deed bearing its daybook no.724 dated 24/01/2011 in the name of M/s.Saffron Associates through its Partners Shri Umesh Popatlalji Munot in respect of Land Gut No. 57 to the extent of 03 H. 48 R. situated at village Satara Tq and Dist Aurangabad.

Place: Aurangabad

Date:- 05/06/2017

