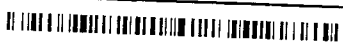




CHALLAN
MTR Form Number-6

GRN	MH004416289201617E	BARCODE			Date	21/09/2016-08:16:36	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 SANJAY M BHALEKAR		
Location	AURANGABAD			Flat/Block No.			
Year	2016-2017 One Time			Premises/Building			
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		325.00		Area/Locality	AURANGABAD		
				Town/City/District			
				PIN			
				Remarks (If Any)	SEARCH FEES OF 13 YEARS GUT NO 57 V ILLAGE SATARA TQ AND DIST AURANGABA D		
				Amount In	Three Hundred Twenty Five Rupees Only		
Total			325.00	Words			
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572016092167550		IKC4531268	
Cheque/DD No			Date	21/09/2016-08:17:00			
Name of Bank			Bank-Branch	STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Mobile No. : Not Available



Sanjay M. Bhalekar

B.Sc., DBM, LL.B.

ADVOCATE

Off. & Resl. :

'Nilayam' 29,

Vishwa karma Co-op. Hsg. Society,

N-8-E, CIDCO, Aurangabad - 431 003.

Tel. : (0240) 2485484 **Mob. :** 9422711133

E-mail: sanjaybhalekar1968@gmail.com

SEARCH REPORT

To,

M/s. Shriniwas Associate

Through its partner

Shri. Vikas Bhagwanrao Mahajan

Aurangabad

As per documents placed before me & authorization given to me to take search of the property Gat no.57 situated at Mauje Satara, Aurangabad; I hereby submits

I. Name of the owner :- M/s. Shriniwas Associates,
through its partner
Shri. Vikas Bhagwanrao Mahajan.

II. Description of the property :- Gat no.57 situated at
Mauje Satara, Aurangabad.

Bounded as under

East :- Encroached portion of G.No.57 &
Thenafter G.No.56
West :- 24 mtr.wide road
North :- Nala
South :- 60 mtr.wide road

Particulars of the documents scrutinized ----

1	2002 on-ward	7/12 extract & mutation entry of in respect of Gat no.57.	Xerox
2	14/08/97	Reg. sale deed 2975/97 executed in favor of Md.Siddiqui Motiwala in respect of G.no.57	Xerox
3	13/04/04	Reg. sale deed 1460/04 executed in favor of M/s Ambarwadikar & Co. in respect of G.no.57	Xerox
4	15/06/12	NA use permission order	Xerox
5	08/08/16	Reg. sale deed 3100/16 executed in favor of M/s. Shriniwas Associates	Xerox



III. FLOW OF TITLE :-

- 1) The present property adm.91R is part & parcel of Gat no.57 situated Vill. Satara, Aurangabad.
- 2) In view of 7/12 extract of G.No.57, Vill. Satara it is seen that, Gat no.57 is totally adm.12H80R & out this total land to the extent of 91R land was initially owned & possessed by one Motilal Dwarkadas Shrof.
- 3) Lateron, Shri. Motilal Dwarkadas Shrof sold this 91R land to Mohammad Siddiqui Motiwala s/o Haji Jan Mohammad vide registered sale deed having day book no.2975/97 dtd.14/8/97. In view of registered sale deed name of Mohammad Siddiqui Motiwala s/o Haji Jan Mohammad mutated in ROR vide mutation entry no. 7812 dtd.27/5/02.
- 4) Lateron, Shri. Mohammad Siddiqui Motiwala s/o Haji Jan Mohammad sold this 91R land to M/s Ambarwadikar & Co, through its partner Shri. Vithal Rangnathrao Ambarwadikar vide registered sale deed having day book no.1460/04 dtd.13/4/04. In view of registered sale deed name of M/s Ambarwadikar & Co, through its partner Shri. Vithal Rangnathrao Ambarwadikar mutated in ROR vide mutation entry no. 10684 dtd.2/8/04.
- 5) It is seen that, Vithal Rangnathrao Ambarwadikar obtained permission for non-agricultural use of land. Permission is granted by Collector vide its order 2010/Masha/Jamin-1/ NAP-34/ Mauje Satara, Aurangabad/ Pr.Kr.78 dtd.15/6/12 in respect of land G.No.57 to the extent of 91R (10000 sq.mtr.).
- 6) Lateron, M/s Ambarwadikar & Co, through its partner Shri. Vithal Rangnathrao Ambarwadikar sold this land adm.91R to M/s Shriniwas Associates through its partner Shri. Vikas B. Mahajan vide day book no.3100/16 dtd.8/8/16. M/s Shriniwas Associates is a partnership firm, consist 14 partners namely, 1) M/s Shriniwas Vastunirman Pvt.Ltd; through



Sanjay M. Bhalekar

B.Sc., DBM, LL.B.

ADVOCATE

Off. & Resl. :

'Nilayam' 29,

Vishwa karma Co-op. Hsg. Society,

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E-mail: sanjaybhalekar1968@gmail.com

director -a)Vikas Bhagwanrao Mahajan, b)Ajay Bhagwanrao Mahajan, c) Amit Vikas Mahajan, d) Pratibha Vikas Mahajan & e) sarika Subhash Chidrawar 2) Ganesh Kisanrao Chavan & Ranjana Ganesh Chavan, 3)Gaurishankar Harinarayan Tapdiya, 4) Bhushan Gaurishankar Tapdiya, 5) Gaurav Gaurishankar Tapdiya, 6)Mahendra Tejkaran Chopda, 7) Ajay Parasmal Samdariya, 8) Mangal Prakashchand Parakh, 9)Ajitsingh Daulatsingh Shiledar, 10) Ravindra Nandkishor Patil, 11, Shallendra Bhoomreddy Kanchariya, 12) Laxman Gangaram Thakkarwad, 13) Sharad Kishanrao Wadgaonkar & 14)Kalpana Mahendra Chopda. The partnership firm is having registration no.AU000002896 dtd.30/3/16.

- 7) GPA bearing day book no.1612/16 dtd. 28/4/16 is executed by all partners of M/s Shriniwas Associates & Abhay Kesharchand Samdariya & Ramesh Baliram Jadhav in favor of Vikas B.Mahajan, Ganesh K.Chavan, Bhushan Gaurishankar Tapdiya, Mahendra Tejkaran Chopda, Abhay Kesharchand Samdariya & Ajitsingh D. Shiledar for execution of various activity on behalf of M/s. Shriniwas Associate.
- 8) It seen that, GPA having no.5426/08 dtd.15/11/08 is executed by Surekha Vithalrao Ambarwadikar in favor of Vithal Rangnathrao Ambarwadikar for execution of various activity on behalf of M/s. Ambarwadikar & Co., M/s. Ambarwadikar Infrastructure & M/s. Ambarwadikar Pharmaceuticals.
- 9) While perusing 7/12 extract of G.no.57 it seen that, in other rights cl. There is Charge of Devgiri N S Bank for Rs.250 lacs. Earlier charge of Devgiri N S Bank for Rs.120 & Rs. 400 lacs is released. Lateron, by letter Dev/Muka/Karz/859/2013-14 dtd.16/5/13 charge, of Rs.250 lacs on land adm90R in G.No.57 is shifted on another property of Ambarwadikar's family. Soalso there was charge of Dombivali

NSBank the same released vide letter-NOC DNSB/AGB/L&A/2018-17 dtd.8/8/16. However from other rights column of 7/12 extract of gat no.57 issued on 2/9/16 it is seen that, charge is not removed yet.

I have personally gone through all the requisite original documents. The opinion is based on documents provided to me. During my search I have not come across any contrary remark in respect of property under search. The search is taken for 13 yrs. vide GRN No,MH004416289201617E dated 21/9 /2016.

IV. Title certificate :-

I have scrutinized various documents. The opinion is based on documents provided to me AND I am of opinion that, the title of M/s. Shriniwas Associates, through its partner Vikas B. Mahajan is clear & marketable over G.No.57 to the extent of 91R within boundaries mentioned herein above.

Date : 21/9/2016

Place :Aurangabad


Signature of the Advocate

Adv. S. M. Bhalekar
29, Pishwakarna Co-op Hsg Society,
11000, 11-8-E, Aurangabad