

PRAKASH B. PAITHANKAR
ADVOCATE

"Vishnuvardhan"
Plot No. 2, Mayanagar,
Sector N-2, CIDCO,
AURANGABAD.

PHONE NO. 2488395

MOBILE NO. 98232-70026

Date : 11.04.2018

TO WHOMSOEVER IT MAY CONCERN

TITLE INVESTIGATION REPORT

A	Name of the unit/concern/company/person offering the property (ies) as security	M/s. Sara Properties, Aurangabad Through its partner : Shri. Nilesh Sitaram Agrawal
B	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	That, 7/12 extract for the years 1987 to 2013 in respect of land at Gat No.234/2, village Sawangi, Taluka & Aurangabad showing the name of Shri. Bhavsing Sitaram Gunjale in ownership and cultivation since year 1997 mutated vide mutation entry No.846.	CERTIFIED COPY PERUSED BY ME
2	That, Order No.JA.KRA.96/TNAM/WASHI/42 dated 20.01.1997 has been passed by the Tehsildar, Aurangabad in favour of directing the Talathi, village Sawangi, District Aurangabad to mutate the name of Shri. Bhavsing Sitaram Gunjale in ownership column u/s. 6 (1) & (2) of the Hyderabad Abolition of Inams and Cash Grants Act 1954.	CERTIFIED COPY PERUSED BY ME
3	That, mutation entry No.846 dated 28.08.1997 has been taken in record of rights by the talathi of sajja Harsul in favour of Shri. Bhavsing Sitaram Gunjale in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad u/s. 6(1) & (2) of the Hyderabad Abolition of Inams and Cash Grants Act 1954.	CERTIFIED COPY PERUSED BY ME
4	That, Order No.JA.KRA.2008/BHUSUDHAR/INAM MADATMAS/ PRA. KRA.12 dated 23.01.2009 has been issued by the Deputy Collector (GAD), Aurangabad, thereby granting permission for sale of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad u/s. 6(3) of the Hyderabad Abolition of Inams and Cash Grants Act 1954 in favour of Shri. Mujtaba Rafik Abdul Wahab.	XEROX COPY PERUSED BY ME
5	That, registered sale deed No.AGG-1-272 dated 30.01.2009 has been executed by Shri. Bhavsing Sitaram Gunjale in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The sale deed has been signed by (1) Shri. Gangadhar Bhavsing Gunjale, (2) Shri. Ramdas Bhavsing Gunjale (3) Shri. Sanjay Kaduba Gunjale as "Consenting Party".	XEROX COPY PERUSED BY ME



6	That, Index-II dated 12.02.2013 down loaded from the official website of Sub-Registrar Office, Aurangabad in respect of registered sale deed No.AGG-1-272 dated 30.01.2009 executed by Shri. Bhavsing Sitaram Gunjale in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	INTERNET DOWN LOADED COPY PERUSED BY ME
7	That, mutation entry No.2285 dated 31.01.2009 approved by the competent authority on 17.02.2009 has been taken in record of rights by the talathi of sajja Harsul in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad on the basis of registered sale deed No.AGG-1-272 dated 30.01.2009 executed by Shri. Bhavsing Sitaram Gunjale in his favour.	CERTIFIED COPY PERUSED BY ME
8	That, tentative Layout Permission No.CIDCO/TPO/AFA/AUR/2011/01 dated 08.12.201 / 12.12.2011 has been issued by CIDCO, Aurangabad in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
9	That, N.A. Order No.JA.KRA.2011/ MASHAKA/ JAMIN-1/ NAP-34/MOUJE SAWANGI, TQ.AURANGABAD/PRA.KRA.96 dated 06.06.2012 has been issued by the Collector, Aurangabad, in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 81100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
10	That, registered Agreement to Sale No.AGG-5-7468 dated 01.10.2011 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
11	That, Index-II down loaded from the official website of Sub-Registrar Office, Aurangabad in respect of registered Agreement to Sale No.AGG-5-7468 dated 01.10.2011 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	INTERNET DOWN LOADED COPY PERUSED BY ME
12	That, registered General Power of Attorney No.AGG-5-7469 dated 01.10.2011 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
13	That, registered Sale Deed No.AGG-5-2698 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Abhijeet Bhaskarrao Deshmukh, in respect of plot No.1 and 2 totally admeasuring 640.79 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME



14	That, Index-II down loaded from the official website of Sub-Registrar Office, Aurangabad in respect of registered Sale Deed No.AGG-5-2698 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Abhijeet Bhaskarrao Deshmukh, in respect of plot No.1 and 2 totally admeasuring 640.79 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	INTERNET DOWN LOADED COPY PERUSED BY ME
15	That, registered Sale Deed No.AGG-5-2699 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Vikram Jawaharlal Bohara, in respect of land admeasuring 2348.36 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
16	That, Index-II down loaded from the official website of Sub-Registrar Office, Aurangabad in respect of registered Sale Deed No.AGG-5-2699 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Vikram Jawaharlal Bohara, in respect of land admeasuring 2348.36 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	INTERNET DOWN LOADED COPY PERUSED BY ME
17	That, Index-II down loaded from the official website of Sub-Registrar Office, Aurangabad in respect of registered Sale Deed No.AGG-2-4975 dated 04.08.2012 has been executed by M/s. Shri Datta Associates, through its partners in favour of M/s. Sara Infrastructures, through its partner Shri. Rupesh Sitaram Agrawal, in respect of plot No.63 admeasuring 3997.80 sq.mtrs., and plot No.64 admeasuring 4158.92 sq.mtrs., i.e. totally admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	INTERNET DOWN LOADED COPY PERUSED BY ME
18	That, registered Sale Deed No.AGG-5-2700 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of M/s. Datta Associates, through its partners, in respect of plot No.3 to 50, 63 to 67 and amenity plot "A" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
18	That, mutation entry No.3103 dated 21.04.2012 approved by the competent authority on 11.05.2012 has been taken in record of rights by the talathi of sajja Harsul in favour of of M/s. Datta Associates, through its partners, in respect of plot No.3 to 50, 63 to 67 and amenity plot "A" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad (totally admeasuring 4.00 Hectares) taken on the basis of registered sale deed No.AGG-5-2700 dated 13.04.2012 executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd in its favour.	CERTIFIED COPY PERUSED BY ME
20	That, registered Sale Deed No.AGG-2-4974 dated 04.08.2012 has been executed by M/s. Datta Associates, through its partners, in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME



21	That, mutation entry No.3217 dated 27.08.2012 has been taken in record of rights by the talathi of sajja Harsul in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-2-4974 dated 04.08.2012 executed by M/s. Datta Associates, through its partners in its favour.	CERTIFIED COPY PERUSED BY ME
22	That, revised tentative Layout Permission No.CIDCO/TPO/AFA/ 2012 84 dated 12.10.2012 has been issued by CIDCO, Aurangabad in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
23	That, building Permission No.CIDCO/TPO/AFA-GH/2012/48 dated 05.11.2012 has been issued by the CIDCO in favour of (1) Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab (2) M/s. Datta Associates, (3) M/s. Sara Infrastructures, (4) M/s. Sara Builders and Developers in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
24	That, registered Mortgage Deed No.AGG-1-5361 dated 18.10.2012 has been executed by M/s. Sara Builders and Devclopers through its partners in favour of the Janata Sahakari Bank Ltd., Pune, Branch Aurangabad in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
25	That, registered Correction Deed No.AGG-2-6844 dated 24.12.2012 has been executed by M/s. Datta Associates, through its partners, in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad demarcating the area as "Sector-C" in amalgamated group housing scheme approved by the CIDCO. The Correction Deed has been signed by (1) Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab (2) M/s. Datta Associates, (3) M/s. Sara Infrastructures as "Consenting Party".	XEROX COPY PERUSED BY ME
26	That, registered sale deed No.AGG-2-6849 dated 24.12.2012 has been executed by (1) M/s. Shri Datt Associates to the extent of 12422.22 sq.mtrs., (2) Shri. Abhijeet Bhaskarrao Deshmukh to the extent of 640.79 sq.mtrs., (3) Shri. Vikram Jawaharlal Bohara to the extent of 2348.36 sq.mtrs., (4) Shri. Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab to the extent of 4513.46 sq.mtrs., in favour of M/s. Sara Builders and Developers in respect of land totally land admeasuring 19924.83 sq.mtrs., situated at Gat No.234/2 part, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME
27	That, registered Deed of Declaration No.AGG-2-271 dated 11.01.2013 has been executed by M/s. Sara Builders and Developers through its partner Shri. Sitaram Ratanlal Agrawal in respect of housing scheme known as " <u>SARA PARIVARTAN</u> " being constructed at land demarcated as "Sector-C" admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME



28	That, registered Sale Deed No.AGG-5-4068 dated 31.05.2013 has been executed by (1) Shri. Vinod Narayan Patil, (2) M/s. Sakshi Heights Pvt.Ltd., (3) Shri. Shaikh Muftaba Rafik Shaikh Abdul Wahab, (4) M/s. Sara Builders & Developers and (5) M/s. Sara Infrastructure, in favour of M/s. S.A.V. Ventures, in respect of land admeasuring 27840.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME												
29	That, revised Final Layout Permission for Group Housing No.CIDCO/TPO/AFA-FLP/2013/109 dated 26.10.2013 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Infrastructure and (3) M/s. S.A.V. Ventures in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME												
30	That, revised Building Permission (Amended) for Phase-I Group Housing No.CIDCO/TPO/AFA-BP/2014/148 dated 07.03.2014 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Infrastructure and (3) M/s. S.A.V. Ventures in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME												
31	That, registered Sale Deed No.AGG-5-6486 dated 30.09.2015 has been executed by M/s. S.A.V. Ventures, in favour of M/s. Sara Builders and Developers in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME												
32	That, registered Sale Deed No.AGG-1-2303 dated 06.04.2016 has been executed by M/s. Sara Infrastructure in favour of M/s. Sara Properties through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 27840.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME												
33	That, registered Sale Deed No.AGG-1-2967 dated 30.05.2016 has been executed by M/s. S.A.V. Ventures, in favour of M/s. Sara Properties through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME												
34	Accordingly, M/s. Sara Properties has become the owner and possessor of land totally admeasuring 35996.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad by virtue of 2 registered sale deeds as under : <table border="1" data-bbox="292 1755 1112 1955"> <tr> <th>Sr. No.</th><th>Sale Deed Number and Date</th><th>Area Purchased (Sq.mtrs.)</th></tr> <tr> <td>1</td><td>AGG-2-2303 dated 06.04.2016</td><td>27840.00</td></tr> <tr> <td>2</td><td>AGG-1-2967 dated 30.05.2016</td><td>8156.72</td></tr> <tr> <td colspan="2">Total</td><td>35996.72</td></tr> </table>	Sr. No.	Sale Deed Number and Date	Area Purchased (Sq.mtrs.)	1	AGG-2-2303 dated 06.04.2016	27840.00	2	AGG-1-2967 dated 30.05.2016	8156.72	Total		35996.72	-
Sr. No.	Sale Deed Number and Date	Area Purchased (Sq.mtrs.)												
1	AGG-2-2303 dated 06.04.2016	27840.00												
2	AGG-1-2967 dated 30.05.2016	8156.72												
Total		35996.72												
35	That, revised Building Permission (Amended) for Phase-I Group Housing No.CIDCO/TPO/AFA-GH/2016/28 dated 23.12.2016 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Properties in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The Building Permission dated 23.12.2016 includes proposed construction of Commercial Building on Amenity Plot-B in group housing scheme SARA PARIVARTAN which is situated within land admeasuring 35996.72 sq.mtrs., owned by M/s. Sara Properties.	XEROX COPY PERUSED BY ME												



36	<u>That, Equitable Mortgage by Deposit of Title Deeds has been created by M/s. Sara Properties in favour of the Deogiri Nagari Sahakari Bank Ltd., in respect of Open Plot admeasuring 8157.00 sq.mtrs., demarcated as Sector-A within land admeasuring 35996.72 sq.mtrs., owned by M/s. Sara Properties situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. Notice of Intimation Filing number 1971/2016 dated 31.05.2016 perused by me.</u>	XEROX COPY PERUSED BY ME
37	<u>That, registered Mortgage Deed No.AGG-1-3406 dated 11.09.2017 has been executed by M/s. Sara Properties in favour of the Dombivli Nagari Sahakari Bank in respect of N.A. land admeasuring 23804.36 sq.mtrs., demarcated as Sector-B within land admeasuring 35996.72 sq.mtrs., owned by M/s. Sara Properties situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.</u>	XEROX COPY PERUSED BY ME
38	That, revised Building Permission (Amended) for Phase-II Group Housing No.CIDCO/TPO/AFA-BP/2018/34 dated 06.04.2018 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Properties in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The Building Permission dated 06.04.2018 includes proposed construction of Commercial Building on Amenity Plot-B in group housing scheme SARA PARIVARTAN which is situated within land admeasuring 35996.72 sq.mtrs., owned by M/s. Sara Properties.	XEROX COPY PERUSED BY ME
C	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	GROUP HOUSING SCHEME LAND ADMEASURING 35996.72 SQ.MTRS., SITUATED GAT NO.234/2, VILLAGE SAWANGI, TALUKA & AURANGABAD.
i	Survey No.	GAT NO.234/2.
ii	Door no. (in case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	35996.72 SQ.MTRS., PROJECT LAND AREA.
iv	Locations like name of the place, village, city, registration, sub-district etc.	VILLAGE SAWANGI, TALUKA & DISTRICT AURANGABAD

BOUNDARIES OF LAND AT SECTOR-A ADM.8157.00 SQ.MTRS.

East : 12.00 mtr. wide road.
 West : Amenity Plot-A.
 North : Open Space.
 South : 12.00 mtr. wide road.

BOUNDARIES OF LAND AT SECTOR-B ADM.23804.36 SQ.MTRS.

East : Land from gut no. 261.
 West : Land from same Group Housing Scheme.
 North : Land Owned by M/S Sara Builders & Developers from Same Group Housing Scheme.
 South : Balance land from same gut no. 234/2.



FLOW OF TITLE

That, 7/12 extract for the years 1987 to 2013 in respect of land at Gat No.234/2, village Sawangi, Taluka & Aurangabad showing the name of Shri. Bhavsing Sitaram Gunjale in ownership and cultivation since year 1997 mutated vide mutation entry No.846.

That, Order No.JA.KRA.96/INAM/WASHI/42 dated 20.01.1997 has been passed by the Tehsildar, Aurangabad in favour of directing the Talathi, village Sawangi, District Aurangabad to mutate the name of Shri. Bhavsing Sitaram Gunjale in ownership column u/s. 6(1) & (2) of the Hyderabad Abolition of Inams and Cash Grants Act 1954.

That, mutation entry No.846 dated 28.08.1997 has been taken in record of rights by the talathi of sajja Harsul in favour of Shri. Bhavsing Sitaram Gunjale in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad u/s. 6(1) & (2) of the Hyderabad Abolition of Inams and Cash Grants Act 1954.

That, Order No.JA.KRA.2008/BHUSUDHAR/INAM MADATMAS/ PRA. KRA.12 dated 23.01.2009 has been issued by the Deputy Collector (GAD), Aurangabad, thereby granting permission for sale of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad u/s. 6(3) of the Hyderabad Abolition of Inams and Cash Grants Act 1954 in favour of Shri. Mujtaba Rafik Abdul Wahab.

That, registered sale deed No.AGG-1-272 dated 30.01.2009 has been executed by Shri. Bhavsing Sitaram Gunjale in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The sale deed has been signed by (1) Shri. Gangadhar Bhavsing Gunjale, (2) Shri. Ramdas Bhavsing Gunjale (3) Shri. Sanjay Kaduba Gunjale as "Consenting Party".

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That, tentative Layout Permission No.CIDCO/TPO/AFA/AUR/2011/01 dated 08.12.201 / 12.12.2011 has been issued by CIDCO, Aurangabad in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, N.A. Order No.JA.KRA.2011/ MASHAKA/ JAMIN-1/ NAP-34/MOUJE SAWANGI, TQ.AURANGABAD/PRA.KRA.96 dated 06.06.2012 has been issued by the Collector, Aurangabad, in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of land admeasuring 81100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Agreement to Sale No.AGG-5-7468 dated 01.10.2011 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, Index-II dated 12.02.2013 down loaded from the official website of Sub-Registrar Office, Aurangabad in respect of registered Agreement to Sale No.AGG-5-7468 dated 01.10.2011 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered General Power of Attorney No.AGG-5-7469 dated 01.10.2011 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in favour of M/s. Sakshi Heights Pvt.Ltd., in respect of land admeasuring 4 Hectares 80 R or 12.00 acres situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-2698 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Abhijeet Bhaskarrao Deshmukh, in respect of plot No.1 and 2 totally admeasuring 640.79 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

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That, registered Sale Deed No.AGG-5-2699 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour



of Shri. Vikram Jawaharlal Bohara, in respect of land admeasuring 2348.36 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, Index-II down loaded from the official website of Sub-Registrar Office, Aurangabad in respect of registered Sale Deed No.AGG-5-2699 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of Shri. Vikram Jawaharlal Bohara, in respect of land admeasuring 2348.36 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, Index-II down loaded from the official website of Sub-Registrar Office, Aurangabad in respect of registered Sale Deed No.AGG-2-4975 dated 04.08.2012 has been executed by M/s. Shri Datta Associates, through its partners in favour of M/s. Sara Infrastructures, through its partner Shri. Rupesh Sitaram Agrawal, in respect of plot No.63 admeasuring 3997.80 sq.mtrs., and plot No.64 admeasuring 4158.92 sq.mtrs., i.e. totally admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-2700 dated 13.04.2012 has been executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd., in favour of M/s. Datta Associates, through its partners, in respect of plot No.3 to 50, 63 to 67 and amenity plot "A" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, mutation entry No.3103 dated 21.04.2012 approved by the competent authority on 11.05.2012 has been taken in record of rights by the talathi of sajja Harsul in favour of of M/s. Datta Associates, through its partners, in respect of plot No.3 to 50, 63 to 67 and amenity plot "A" situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad (totally admeasuring 4.00 Hectares) taken on the basis of registered sale deed No.AGG-5-2700 dated 13.04.2012 executed by Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab through his registered GPA holders M/s. Sakshi Heights Pvt.Ltd in its favour.

That, registered Sale Deed No.AGG-2-4974 dated 04.08.2012 has been executed by M/s. Datta Associates, through its partners, in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, mutation entry No.3217 dated 27.08.2012 has been taken in record of rights by the talathi of sajja Harsul in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-2-4974 dated 04.08.2012 executed by M/s. Datta Associates, through its partners in its favour.

That, revised tentative Layout Permission No.CIDCO/TPO/AFA/ 2012 84 dated 12.10.2012 has been issued by CIDCO, Aurangabad in favour of Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab in respect of



land admeasuring 8 Hectares 11 R situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, building Permission No.CIDCO/TPO/AFA-GH/2012/48 dated 05.11.2012 has been issued by the CIDCO in favour of (1) Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab (2) M/s. Datta Associates, (3) M/s. Sara Infrastructures, (4) M/s. Sara Builders and Developers in respect of land admeasuring 67900.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Mortgage Deed No.AGG-1-5361 dated 18.10.2012 has been executed by M/s. Sara Builders and Developers through its partners in favour of the Janata Sahakari Bank Ltd., Pune, Branch Aurangabad in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Correction Deed No.AGG-2-6844 dated 24.12.2012 has been executed by M/s. Datta Associates, through its partners, in favour of M/s. Sara Builders and Developers through its partner in respect of plot No.65 to 67 totally admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad demarcating the area as "Sector-C" in amalgamated group housing scheme approved by the CIDCO. The Correction Deed has been signed by (1) Shaikh Mujtaba Rafik s/o. Shaikh Abdul Wahab (2) M/s. Datta Associates, (3) M/s. Sara Infrastructures as "Consenting Party".

That, registered Deed of Declaration No.AGG-2-271 dated 11.01.2013 has been executed by M/s. Sara Builders and Developers through its partner Shri. Sitaram Ratanlal Agrawal in respect of housing scheme known as "**SARA PARIVARTAN**" being constructed at land demarcated as "Sector-C" admeasuring 11978.45 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, revised Final Layout Permission for Group Housing No.CIDCO/TPO/AFA-FLP/2013/109 dated 26.10.2013 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Infrastructure and (3) M/s. S.A.V. Ventures in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, revised Building Permission (Amended) for Phase-I Group Housing No.CIDCO/TPO/AFA-BP/2014/148 dated 07.03.2014 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Infrastructure and (3) M/s. S.A.V. Ventures in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-5-6486 dated 30.09.2015 has been executed by M/s. S.A.V. Ventures, in favour of M/s. Sara Builders and Developers in respect of land admeasuring 12200.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.



That, registered Sale Deed No.AGG-2-2303 dated 06.04.2016 has been executed by M/s. S.A.V. Ventures, in favour of M/s. Sara Properties through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 27840.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, registered Sale Deed No.AGG-1-2967 dated 30.05.2016 has been executed by M/s. Sara Infrastructure in favour of M/s. Sara Properties through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 8156.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.

That, accordingly, M/s. Sara Properties has become the owner and possessor of land totally admeasuring 35996.72 sq.mtrs., vide 2 registered sale deeds as under :

Sr. No.	Sale Deed Number and Date	Area Purchased (Sq.mtrs.)
1	AGG-2-2303 dated 06.04.2016	27840.00
2	AGG-1-2967 dated 30.05.2016	8156.72
Total		35996.72

That, revised Building Permission (Amended) for Phase-I Group Housing No.CIDCO/TPO/AFA-GH/2016/28 dated 23.12.2016 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Properties in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The Building Permission dated 23.12.2016 includes proposed construction of Commercial Building on Amenity Plot-B in group housing scheme SARA PARIVARTAN which is situated within land admeasuring 35996.72 sq.mtrs., owned by M/s. Sara Properties.

That, Equitable Mortgage by Deposit of Title Deeds has been created by M/s. Sara Properties in favour of the Deogiri Nagari Sahakari Bank Ltd., in respect of Open Plot admeasuring 8157.00 sq.mtrs., demarcated as Sector-A within land admeasuring 35996.72 sq.mtrs., owned by M/s. Sara Properties situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. Notice of Intimation Filing number 1971/2016 dated 31.05.2016 perused by me.

That, registered Mortgage Deed No.AGG-1-3406 dated 11.09.2017 has been executed by M/s. Sara Properties in favour of the Dombivli Nagari Sahakari Bank in respect of N.A. land admeasuring 23804.36 sq.mtrs., demarcated as Sector-B within land admeasuring 35996.72 sq.mtrs., owned by M/s. Sara Properties situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad.



That, revised Building Permission (Amended) for Group Housing No.CIDCO/TPO/AFA-BP/2018/34 dated 06.04.2018 has been issued by the CIDCO in favour of (1) M/s. Sara Builders and Developers, (2) M/s. Sara Properties in respect of land totally admeasuring 80100.00 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad. The Building Permission dated 06.04.2018 includes proposed construction on aforesaid plots at Sector-A and Sector-B in group housing scheme SARA PARIVARTAN which is situated within land admeasuring 35996.72 sq.mtrs., owned by M/s. Sara Properties.

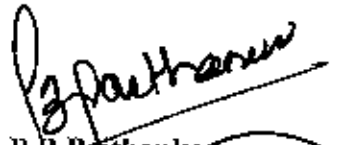
On perusal of the aforesaid documents, revenue record I am of the opinion that, M/s. Sara Properties, Aurangabad is the absolute owner and possessor of land admeasuring 35996.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka & Aurangabad. Its title is perfect, clear, marketable and free from all encumbrances except existing mortgage charge of following banks as under :

Open Plot admeasuring 8157.00 sq.mtrs., demarcated as Sector-A within land admeasuring 35996.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad is mortgaged to Deogiri Nagari Sahakari Bank Ltd.

N.A. land admeasuring 23804.36 sq.mtrs., demarcated as Sector-B within land admeasuring 35996.72 sq.mtrs., situated at Gat No.234/2, village Sawangi, Taluka and District Aurangabad is mortgaged to the Dombivli Nagari Sahakari Bank Ltd.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 13 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No. MH000430619201819E dated 11.04.2018 which is annexed hereto.

Place : Aurangabad.
Date : 11.04.2018


P.B. Pathankar
Advocate.





CHALLAN
MTR Form Number-6

GRN MH000430819201819E	BARCODE 	Date 11/04/2018-18:31:20	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	ACAPP3995M
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name	ADV PRAKASH B PAITHANKAR
Location AURANGABAD			
Year 2018-2019 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)	
			2006 TO 2018. GAT NO.234/2 SARA PARIVARTAN VILLAGE SAWANGI
			TALUKA AND DISTRICT AURANGABAD.
		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. 00040572D18041140516 JK00OGKLZ5
Cheque/DD No.		Bank Date	RBI Date 11/04/2018-18:32:10 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मधील नमुद कारणांसाठीच लागू आहे. इतर कोणत्याही किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

