

PRAKASH B. PAITHANKAR
ADVOCATE

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

PHONE NO. 2488395

MOBILE NO. 98232-70026

Date : 02.01.2020

TITLE INVESTIGATION REPORT

1	Name of the unit/concern/company/person offering the property (ies) as security	M/s. Sakambari Buildcon (PAN NO. ACHFS 7159P)
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.
A	That, 7/12 extract for the years 1987 to 2019 has been issued by the Talathi of Sajja Kumbhephal in respect of land at Gat No.172, village Shendra Jahangir, Taluka & District Aurangabad showing the name of Smt. Champabai Sheshrao Kute in ownership and cultivation since year 1987 to 2008 vide mutation entry No.524 and the names of (1) Shri. Dhondiba Sheshrao Kute and (2) Shri. Sanjay Sheshrao Kute in ownership and cultivation column since year 2008 to 2012 and the name of M/s. Pride Properties and Realators through its partner (1) Shri. Milind Shivaji Bapat, (2) Shri. Dilip Vinayak Muley, (3) Shri. Namdeo Karkhane, (4) Shri. Shivaji Nivrutti Bakal, (5) Shri. Pramod Vishwambar Patil and (6) Shri. Amit Laxmanrao Bhosale in ownership column since year 2012 and the name of M/s. Sakambari Buildcon since year 2016 mutated vide mutation entry No.3893.	CERTIFIED COPY PERUSED BY ME
B	That, mutation entry No.524 dated 10.07.1988 approved by the competent authority on 08.11.1988 has been taken in record of rights by the talathi of Sajja Kumbhephal in favour of Smt. Champabai Sheshrao Kute to the extent of land admeasuring 6 acres & 9 gunthas in respect of land situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad, on the basis of family partition of ancestral land executed by (1) Shri. Dadarao Gangaram and (2) Shri. Ramrao Ashruba in her favour.	CERTIFIED COPY PERUSED BY ME
C	That, registered Partition Deed No.AGG-3-2198 dated 05.05.2008 has been executed by Smt. Champabai Sheshrao Kute in favour of (1) Shri. Dhondiba Sheshrao Kute to the extent of 1.00 Hectare 15 R and (2) Shri. Sanjay Sheshrao Kute to the extent of 1.00 Hectare 14 R in respect of land situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.	INTERNET DOWNLOADED INDEX-II PERUSED BY ME



D	That, mutation entry No.1804 dated 09.05.2008, approved by the competent authority on 24.05.2008 has been taken in record of rights by the talathi of Sajja Kumbhephal in favour of (1) Shri. Dhondiba Sheshrao Kute to the extent of 1.00 Hectare 15 R and (2) Shri. Sanjay Sheshrao Kute to the extent of 1.00 Hectare 14 R in respect of land situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad, on the basis of registered Partition Deed No.AGG-3-2198 dated 05.05.2008 executed by Smt. Champabai Sheshrao Kute in their favour.	CERTIFIED COPY PERUSED BY ME
E	That, mutation entry No.1805 dated 09.05.2008, approved by the competent authority on 24.05.2008 has been taken in record of rights by the talathi of Sajja Kumbhephal in favour of (1) Shri. Dhondiba Sheshrao Kute, (2) Shri. Sanjay Sheshrao Kute, in respect of land admeasuring 40 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad, on the account of death of previous owner Shri. Sheshrao Tulshiram Kute and on the basis of stamped "consent deed" executed by (1) Smt. Champabai Sheshrao Kute, (2) Smt. Tarabai Sudam Choudhary and (2) Smt. Sangita Pralhad Wagh.	CERTIFIED COPY PERUSED BY ME
F	That, registered sale deed No.AGG-1-2909 dated 25.04.2012 has been executed by (1) Shri. Dhondiba Sheshrao Kute, (2) Shri. Sanjay Sheshrao Kute in favour of M/s. Pride Properties and Realators through its partners (1) Shri. Milind Shivaji Bapat, (2) Shri. Dilip Vinayak Muley, (3) Shri. Namdeo Karkhane, (4) Shri. Shivaji Nivrutti Bakal, (5) Shri. Pramod Vishwambar Patil and (6) Shri. Amit Laxmanrao Bhosale in respect of land admeasuring 15 R situated at Gat No.171 and land admeasuring 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME.
G	That, mutation entry No.2450 dated 29.05.2013, approved by the competent authority on 29.05.2013 has been taken in record of rights by the talathi of Sajja Kumbhephal in favour of M/s. Pride Properties and Realators through its partners (1) Shri. Milind Shivaji Bapat, (2) Shri. Dilip Vinayak Muley, (3) Shri. Namdeo Karkhane, (4) Shri. Shivaji Nivrutti Bakal, (5) Shri. Pramod Vishwambar Patil and (6) Shri. Amit Laxmanrao Bhosale in respect of land admeasuring 15 R situated at Gat No.171 and land admeasuring 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad, taken on the basis of registered sale deed No.AGG-1-2909 dated 25.04.2012 has been executed by (1) Shri. Dhondiba Sheshrao Kute, (2) Shri. Sanjay Sheshrao Kute in its favour.	CERTIFIED COPY PERUSED BY ME
H	That, registered sale deed No.AGG-2-5760 dated 26.08.2016 has been executed by M/s. Pride Properties and Realators through its partners (1) Shri. Milind Shivaji Bapat, (2) Shri. Dilip Vinayak Muley, (3) Shri. Namdeo Karkhane, (4) Shri. Shivaji Nivrutti Bakal, (5) Shri. Pramod Vishwambar Patil and (6) Shri. Amit Laxmanrao Bhosale in favour of M/s. Sakambari Buildcon through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring land admeasuring 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME.



I	That, mutation entry No.3893 dated 27.09.2016, approved by the competent authority on 10.12.2016 has been taken in record of rights by the talathi of Sajja Kumbhephal in favour of M/s. Sakambari Buildcon through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring land admeasuring 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad taken on the basis of registered sale deed No.AGG-2-5760 dated 26.08.2016 has been executed by M/s. Pride Properties and Realators in its favour.	CERTIFIED COPY PERUSED BY ME
J	That, N.A. permission No.JA.KRA.2016/MASHAKA/JAMIN-1/NAP-34/ MOUNE SHENDRA (J). TA. AURANGABAD /PRA. KRA. 144 dated 29.09.2016 u/s.42-A of the MLR Code, 1966 has been issued by the Collector, Aurangabad, in favour of M/s. Sakambari Buildcon through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring land admeasuring 8500.00 sq.mtrs., or 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME.
K	That, Recommendation Letter No.JA.KRA./BANDHKAM PARWANGI/ MOU. SHENDRA JAHANGIR/TA. AU'BAD/G.NO.172 PAI/SASANAU/751 dated 29.05.2017 has been addressed by the Asst. Director of Town Planning, Aurangabad to the Collector, Aurangabad, thereby recommending grant of Building Permission to M/s. Sakambari Buildcon through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring land admeasuring 8500.00 sq.mtrs., or 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME.
L	That, Construction Permission No.JA.KRA.2016/MASHAKA/JAMIN-1/NAP-34/ MOUNE SHENDRA JAHANGIR TA. AURANGABAD /PRA. KRA. 144 dated 21.03.2018 has been issued by the Collector, Aurangabad, in favour of M/s. Sakambari Buildcon through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring land admeasuring 8500.00 sq.mtrs., or 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.	XEROX COPY PERUSED BY ME.
M	<u>That, registered Mortgage Deed No.AGG-1-4800 dated 19.10.2016 has been executed by M/s. Sakambari Buildcon through its partners (1) Shri. Sitaram Ratanlal Agrawal, (2) Shri. Rupesh Sitaram Agrawal and (3) Shri. Nilesh Sitaram Agrawal in favour of the Omprakash Deora Peoples Co-operative Bank Ltd., Aurangabad, in respect of land admeasuring land admeasuring 8500.00 sq.mtrs., or 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.</u>	XEROX 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	Land admeasuring 8500.00 sq.mtrs., situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.
i	Survey No.	GAT NO.172.
ii	Door no. (In case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	8500.00 SQ.MTRS., PLOT AREA.
iv	Locations like name of the place, village, city, registration, sub-district.	VILLAGE SHENDRA JAHANGIR, TALUKA & DISTRICT AURANGABAD



V	BOUNDARIES OF LAND AT GAT NO.172 ON OR TOWARDS EAST : BALANCE LAND OF GAT NO.174. ON OR TOWARDS WEST : GOVERNMENT ROAD. ON OR TOWARDS NORTH : BALANCE LAND FROM SAME GAT NO.172. ON OR TOWARDS SOUTH : BALANCE LAND FROM SAME GAT NO.172.
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FLOW OF TITLE

That, 7/12 extract for the years 1987 to 2019 has been issued by the Talathi of Sajja Kumbhephal in respect of land at Gat No.172, village Shendra Jahangir, Taluka & District Aurangabad showing the name of Smt. Champabal Sheshrao Kute in ownership and cultivation since year 1987 to 2008 vide mutation entry No.524 and the names of (1) Shri. Dhondiba Sheshrao Kute and (2) Shri. Sanjay Sheshrao Kute in ownership and cultivation column since year 2008 to 2012 and the name of M/s. Pride Properties and Realators through its partner (1) Shri. Milind Shivaji Bapat, (2) Shri. Dilip Vinayak Muley, (3) Shri. Namdeo Karkhane, (4) Shri. Shivaji Nivrutti Bakal, (5) Shri. Pramod Vishwambar Patil and (6) Shri. Amit Laxmanrao Bhosale in ownership column since year 2012 and the name of **M/s. Sakambari Bulldcon** since year 2016 mutated vide mutation entry No.3893.

That, mutation entry No.524 dated 10.07.1988 approved by the competent authority on 08.11.1988 has been taken in record of rights by the talathi of Sajja Kumbhephal in favour of Smt. Champabal Sheshrao Kute to the extent of land admeasuring 6 acres & 9 gunthas in respect of land situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad, on the basis of family partition of ancestral land executed by (1) Shri. Dadarao Gangaram and (2) Shri. Ramrao Ashruba in her favour.

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situated at Gat No.171 and land admeasuring 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad, taken on the basis of registered sale deed No.AGG-1-2909 dated 25.04.2012 has been executed by (1) Shri. Dhondiba Sheshrao Kute, (2) Shri. Sanjay Sheshrao Kute in its favour.

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That, Recommendation Letter No.JA.KRA./BANDHKAM PARWANGI/ MOU. SHENDRA JAHANGIR/TA. AU'BAD/G.NO.172 PAI/SASANAU/751 dated 29.05.2017 has been addressed by the Asst. Director of Town Planning, Aurangabad to the Collector, Aurangabad, thereby recommending grant of Building Permission to M/s. Sakambari Buildcon through its partner Shri. Nilesh Sitaram



Agrawal in respect of land admeasuring land admeasuring 8500.00 sq.mtrs., or 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.

That, Construction Permission No.JA.KRA.2016/MASHAKA/JAMIN-1/NAP-34/ MOUNE SHENDRA JAHANGIR TA. AURANGABAD /PRA. KRA. 144 dated 21.03.2018 has been issued by the Collector, Aurangabad, in favour of M/s. Sakambari Buildcon through its partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring land admeasuring 8500.00 sq.mtrs., or 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.

That, registered Mortgage Deed No.AGG-1-4800 dated 19.10.2016 has been executed by M/s. Sakambari Buildcon through its partners (1) Shri. Sitaram Ratanlal Agrawal, (2) Shri. Rupesh Sitaram Agrawal and (3) Shri. Nilesh Sitaram Agrawal in favour of the Omprakash Deora Peoples Co-operative Bank Ltd., Aurangabad, in respect of land admeasuring land admeasuring 8500.00 sq.mtrs., or 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad.

On perusal of the aforesaid documents, revenue record I am of the opinion that, M/s. Sakambari Buildcon is the absolute owner and possessor of land admeasuring land admeasuring 8500.00 sq.mtrs., or 85 R situated at Gat No.172, village Shendra Jahangir, Taluka and District Aurangabad. Its title is perfect, clear, marketable and free from all encumbrances **except existing mortgage charge of the Omprakash Deora Peoples Co-operative Bank Ltd., Aurangabad.**

I have inspected the record of registry and Index - II register of the Office of Sub-Registrar, Aurangabad for last 30 years "online" and have deposited requisite charges online vide GRN No.MH010277700201920E dated 02.01.2020 which is annexed hereto. Hence this report.

Place : Aurangabad.
Date : 02.01.2020



P.B.Paithankar.
Advocate.

CHALLAN
MTR Form Number-6



MH010277700201920E		BARCODE		Date 02/01/2020-15:16:37		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID (If Any)			
Other Items				PAN No.(If Applicable)		ACAAPP3995M	
Office Name ARB2_AURANGABAD 2 JT SUB REGISTRAR				Full Name		ADV PRAKASH B PAITHANKAR	
Location AURANGABAD				Flat/Block No.			
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Area/Locality AURANGABAD		
					Town/City/District		
					PIN		
					4 3 1 0 0 1		
				Remarks (If Any)			
				FOR 30 YEARS. GAT NO.172 SHENDRA JAHANGIR TALUKA AND			
				DISTRICT AURANGABAD.			
				Amount In Seven Hundred Fifty Rupees Only			
Total 750.00				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.	
				00040572020010230736		IKDAJXCNS	
Cheque/DD No.				Bank Date		RBI Date	
				02/01/2020-15:24:17		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scrub No. , Date		Not Verified with Scrub	

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
खरद चालन 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणसमीच लागू आहे. इतर कारणसमी किंवा नोंदणी न करवलेल्या दस्तऐवजी लागू नाही.

