

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

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

PHONE NO. 0240-2488395

MOBILE NO. 98232-70026/ 98600-10271

FORMAT - A
(Circular No.28 / 2021)

To,

MahaRERA, Mumbai,
Government of Maharashtra.

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to A Project known as "SARA VENKATESH F-TYPE BUILDING" constructed on adjacent plots of land admeasuring 810.32 sq.mtrs., from gat No.52/1 and 365.16 sq.mtrs., from gat No.49 i.e. totally admeasuring 1175.48 sq.mtrs., situated at village Wadgaon(Kolhati), Taluka and District Aurangabad having balance FSI of 509.00 sq.mtrs. (hereinafter referred to as the "said property").

I have investigated the title of the said plot of land on request of M/s. Sara Towers through its Director Shri. Rupesh Sitaram Agrawal and following documents i.e.

A. Documents pertaining to Gat No.52/1 :

1. Original registered Development Agreement No.AGG-2-4419 dated 28.07.2011 executed by M/s. Siddhivinayak Group Partnership Firm through its authorized partners in favour of M/s. Sara Towers Pvt.Ltd., through its Director Shri. Rupesh Sitaram Agrawal in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.
2. Original registered General Power of Attorney No.AGG-2-4423 dated 29.07.2011 executed by M/s. Siddhivinayak Group Partnership Firm through its authorized partners in favour of M/s. Sara Towers Pvt.Ltd., through its Director Shri. Rupesh Sitaram Agrawal in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.
3. Original tentative Layout Permission No.CIDCO/ATPO/BP/AUR(WLJ) 2011/2259 dated 14.09.2011 / 20.09.2011 issued by the CIDCO in favour of M/s. Siddhivinayak Group through M/s. Sara Towers Pvt.Ltd., in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.
4. Original Building Permission No.CIDCO/ATPO/BP/AUR(WLJ) 2011/2337 dated 01.12.2011 issued by the CIDCO in favour of M/s. Siddhivinayak Group through M/s. Sara Towers Pvt.Ltd., in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.
5. Original registered Deed of Declaration No.AGG-2-1370 dated 12.03.2012 executed by M/s. Siddhivinayak Group through M/s. Sara Towers Pvt.Ltd., in respect of group housing scheme known as "SARA VENKATESH" being constructed on land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.



6. Original registered Mortgage Deed No.AGG-2-580 dated 02.02.2012 executed by M/s. Siddhivinayak Group through M/s. Sara Towers Pvt.Ltd., in favour of the Peoples Co-operative Bank Ltd., in respect of group housing scheme known as "SARA VENKATESH" being constructed on land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.
7. Original Mortgage Release Letter No.ODPCB/ABD/47/2016-17 dated 25.04.2016 issued by the Peoples' Co-operative Bank Ltd., in favour of M/s. Sara Towers P.Ltd., in respect of group housing scheme known as "SARA VENKATESH" being constructed on land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.

B. Documents pertaining to Gat No.49 :

1. Xerox copy of registered sale deed No.AGG-6-7229 dated 24.12.2019 executed by M/s. Jagrut Sara Associates through its partner Shri. Nilesh Sitaram Agrawal in favour of M/s. Sara Towers Pvt.Ltd., in respect of plot No.4 admeasuring 365.16 sq.mtrs., situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.

C. Search Report for 30 years from 1992 till 2021.

2. On perusal of the above-mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that, the title of **M/s. Sara Towers through its Director Shri. Rupesh Sitaram Agrawal** is clear, marketable and without any encumbrances.

Owners of the Plot : **M/s. Sara Towers through its Director Shri. Rupesh Sitaram Agrawal.**

- (1) A Project known as "SARA VENKATESH F-TYPE BUILDING" constructed on adjacent plots of land admeasuring 810.32 sq.mtrs., from gat No.52/1 and 365.16 sq.mtrs., from gat No.49 i.e. totally admeasuring 1175.48 sq.mtrs., situated at village Wadgaon(Kolhati), Taluka and District Aurangabad having balance FSI of 509.00 sq.mtrs. (hereinafter referred to as the "said property").

3. The report reflecting the flow of the title of **M/s. Sara Towers through its Director Shri. Rupesh Sitaram Agrawal** on the said land is enclosed herewith as annexure.

Encl : Annexure
Place : Aurangabad.
Date : 20.10.2021



P.B. Patil
P.B. Patil
Advocate.

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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

A	Name of the owner	M/s. Sara Towers through its Director Shri. Rupesh Sitaram Agrawal.
Sr. No	Description of Document Verified	Nature of document

Documents pertaining to the Gat No.52/1

1	That, 7/12 extract for the years 1970 to 2020 in respect of land at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad showing the name of Smt. Bhagubai Bhaurao Shinde in ownership and cultivation since year 1971 mutated vide mutation entry No.13.	CERTIFIED COPY PERUSED BY ME
2	That, registered sale deed No.184 dated 30.09.1992 has been executed by Smt. Bhagubai Bhaurao Shinde in favor of (1) Shri. Sharad Nivrutti Dhorde, (2) Shri. Abhijit Govardhan Tambare, (3) Shri. Vinod Marutrao Chavan, (4) Shri. Shantanu Shivraj Rajmane in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
3	That, No Objection Certificate No.CIDCO/LVO/WLJ(AUR)/2010/221 dated 12.07.2011 has been issued by the CIDCO for sale of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad to M/s. Siddhivinayak Group Partnership Firm through its partners (1) Shri. Ramesh Shankar Kolte, (2) Shri. Bhagwat Yashwant Patil, (3) Shri. Chandrakant Kondiram Shinde, (4) Shri. Jagdish Hiranman Talele, (5) Sow. Neha Mahendra Kankariya and (6) Shri. Manish Bhagwan Shewale.	XEROX COPY PERUSED BY ME



4	That, registered sale deed No.AGG-5-147 dated 06.01.2011 has been executed by (1) Shri. Sharad Nivrutti Dhorde, (2) Shri. Abhijit Govardhan Tambare, (3) Shri. Vinod Marutrao Chavan, (4) Shri. Shantanu Shivraj Rajmane in favor of M/s. Siddhivinayak Group Partnership Firm through its partners (1) Shri. Ramesh Shankar Kolte, (2) Shri. Bhagwat Yashwant Patil, (3) Shri. Chandrakant Kondiram Shinde, (4) Shri. Jagdish Hiranman Talele, (5) Sow. Neha Mahendra Kankariya and (6) Shri. Manish Bhagwan Shewale, in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
5	That, mutation entry No.1109 dated 30.06.2011 approved by the competent authority on 20.07.2011 has been taken in record of rights by the talathi of sajja Pandharpur in favour of M/s. Siddhivinayak Group Partnership Firm through its partners (1) Shri. Ramesh Shankar Kolte, (2) Shri. Bhagwat Yashwant Patil, (3) Shri. Chandrakant Kondiram Shinde, (4) Shri. Jagdish Hiranman Talele, (5) Sow. Neha Mahendra Kankariya and (6) Shri. Manish Bhagwan Shewale, in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad taken on the basis of registered sale deed No.AGG-5-147 dated 06.01.2011.	CERTIFIED COPY PERUSED BY ME
6	That, registered General Power of Attorney No.AGG-3-3208 dated 22.06.2011 has been executed by partners of M/s. Siddhivinayak Group Partnership Firm viz. (1) Shri. Ramesh Shankar Kolte, (2) Shri. Bhagwat Yashwant Patil, (3) Shri. Chandrakant Kondiram Shinde, (4) Shri. Jagdish Hiranman Talele, (5) Sow. Neha Mahendra Kankariya, (6) Shri. Manish Bhagwan Shewale, (7) Sau. Sunita W/o. Vyankatesh Shrinewar, (8) Sau. Kamakshi W/o. Dilip Channawar, (9) Sau. Vrushi W/o. Satish Varule, (10) Sau. Urmila W/o. Virendra Rajput, (11) Shri. Vikaram S/o. Anandrao Chavan, (12) Shri. Dilip S/o. Dattu Mahajan, (13) Shri. Mukunda S/o. Murlidhar Khadke, (14) Sau. Shalini W/o. Balvant Talegaonkar, (15) Sau. Madhavi W/o. Prabhu Petkar, (16) Sau. Lalita W/o. Pradip Attarade, (17) Shri. Madan S/o. Dhukaram Chaudhari, (18) Sau. Yojna W/o. Devidas Pakhale, (19) Shri. Murlidhar S/o. Sakharan Shewale in favour of (1) Shri. Ramesh Shankar Kolte, (2) Sow. Neha Mahendra Kankariya (3) Sow. Sunita Venkatesh Shrinewar and (4) Shri. Manish Bhagwan Shewale, in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
7	That, N.A.Order No.2011/ MASHAKA/ JAMIN -1/ NAP- 34/ MOUJE WADGAON (K), TA.AURANGABAD/PRA.KRA.485 dated 22.11.2011 has been issued by the Collector, Aurangabad in favour of M/s. Siddhivinayak Group Partnership Firm through its partners (1) Shri. Ramesh Shankar Kolte, (2) Shri. Bhagwat Yashwant Patil, (3) Shri. Chandrakant Kondiram Shinde, (4) Shri. Jagdish Hiranman Talele, (5) Sow. Neha Mahendra Kankariya and (6) Shri. Manish Bhagwan Shewale, in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME



8	That, registered Development Agreement No.AGG-2-4419 dated 28.07.2011 has been executed by M/s. Siddhivinayak Group Partnership Firm through its authorized partners in favour of M/s. Sara Towers Pvt.Ltd., through its Director Shri. Rupesh Sitaram Agrawal in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	CERTIFIED COPY PERUSED BY ME
9	That, registered General Power of Attorney No.AGG-2-4423 dated 29.07.2011 has been executed by M/s. Siddhivinayak Group Partnership Firm through its authorized partners in favour of M/s. Sara Towers Pvt.Ltd., through its Director Shri. Rupesh Sitaram Agrawal in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	CERTIFIED COPY PERUSED BY ME
10	That, tentative Layout Permission No.CIDCO/ATPO/BP/AUR(WLJ) 2011/2259 dated 14.09.2011 / 20.09.2011 has been issued by the CIDCO in favour of M/s. Siddhivinayak Group through M/s. Sara Towers Pvt.Ltd., in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
11	That, Building Permission No.CIDCO/ATPO/BP/AUR(WLJ) 2011/2337 dated 01.12.2011 has been issued by the CIDCO in favour of M/s. Siddhivinayak Group through M/s. Sara Towers Pvt.Ltd., in respect of land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
12	That, registered Deed of Declaration No.AGG-2-1370 dated 12.03.2012 has been executed by M/s. Siddhivinayak Group through M/s. Sara Towers Pvt.Ltd., in respect of group housing scheme known as "SARA VENKATESH" being constructed on land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
13	That, registered Mortgage Deed No.AGG-2-580 dated 02.02.2012 has been executed by M/s. Siddhivinayak Group through M/s. Sara Towers Pvt.Ltd., in favour of the Peoples Co-operative Bank Ltd., in respect of group housing scheme known as "SARA VENKATESH" being constructed on land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME
14	That, Mortgage Release Letter No.ODPCB/ABD/47/2016-17 dated 25.04.2016 has been issued by the Peoples' Co-operative Bank Ltd., in favour of M/s. Sara Towers P.Ltd., in respect of group housing scheme known as "SARA VENKATESH" being constructed on land admeasuring 1 Hectare 21 R situated at Gat No.52/1, village Wadgaon (Kolhati), Taluka & Aurangabad.	XEROX COPY PERUSED BY ME



Documents pertaining to the Gat No.49

1	Certified copy of 7/12 extract for the years 1965 to 2020 issued by the Talathi of Sajja Wadgaon Kolhati in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad showing the name of Shri. Ramchandra Dhondiba in ownership column since year prior to 1965 and the name of Smt. Sonabai Ramchandra in ownership column and the name of Smt. Kausalyabai Lalman Kale in ownership column since year 1979 mutated vide mutation entry No.77 and the name of Shri. Abdul Latif Sultanmiya Deshmukh in ownership column since year 1988 mutated vide mutation entry No.186 and the name of Shri. Tarachand Chhaganlal Chordiya in ownership column since year 1990 mutated vide mutation entry No.206 and the name of M/s. Halmira Properties Pvt.Ltd., in ownership column since year 1990 mutated vide mutation entry No.218, 346, 718 and the name of M/s. Jagrut Constructions in ownership column since year 2018 mutated vide mutation entry No.2278.	CERTIFIED COPY PERUSED BY ME
2	Certified copy of mutation entry No.77 dated 17.05.1979, approved by the competent authority on 19.06.1979, taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of Smt. Kausalyabai Lalman Kale in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on account of death of previous owner Smt. Sonabai Ramchandra.	CERTIFIED COPY PERUSED BY ME
3	Certified copy of Registered Sale Deed No.8855 dated 05.09.1988 executed by Smt. Kausalyabai Lalman Kale in favour of Shri. Abdul Latif Sultanmiya Deshmukh in respect of land admeasuring 10 Acre 31 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	CERTIFIED COPY PERUSED BY ME
4	Certified copy of mutation entry No.186 dated 06.09.1988, approved by the competent authority on 21.09.1988, taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of Shri. Abdul Latif Sultanmiya Deshmukh in respect of land admeasuring 10 Acre 31 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Registered Sale Deed No.8855 dated 05.09.1988 executed by Smt. Kausalyabai Lalman Kale in his favour.	CERTIFIED COPY PERUSED BY ME
5	Certified copy of Registered Sale Deed No.1773 dated 21.02.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 3 Hectare 42 R or 8 Acre 18 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	CERTIFIED COPY PERUSED BY ME



6	Certified copy of mutation entry No.206 dated 10.03.1990, approved by the competent authority on 07.04.1990, taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 3 Hectare 42 R or 8 Acre 18 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Registered Sale Deed No.1773 dated 21.02.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in its favour.	CERTIFIED COPY PERUSED BY ME
7	Xerox copy of Certificate of Incorporation No.40083 dated 27.01.1986 issued by the Registrar of Companies, State of West Bengal in favour of M/s. Halmira Properties Pvt. Ltd.	XEROX COPY PERUSED BY ME
8	Certified copy of Registered Sale Deed No.6786 dated 26.07.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 94 R or 2 Acre 13 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	CERTIFIED COPY PERUSED BY ME
9	Certified copy of mutation entry No.218 dated 12.10.1990, approved by the competent authority on 21.11.1990, taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 94 R or 2 Acre 13 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Registered Sale Deed No.6786 dated 26.07.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in its favour.	CERTIFIED COPY PERUSED BY ME
10	Certified copy of mutation entry No.346 dated 20.09.1998, approved by the competent authority on 06.10.1998, taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of City and Industrial Development Corporation (CIDCO) in respect of land admeasuring 67 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Order No.JA PRA 1 JA BHU 51-AO/ JPI/ AR/ 25/ 92 dated 18.05.1998 issued by the (1) Special Land Acquisition Officer, Aurangabad and (2) Order of Tahsildar, Aurangabad.	CERTIFIED COPY PERUSED BY ME
11	Certified copy of mutation entry No.718 dated 06.08.2007, approved by the competent authority on 27.08.2007, taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of City and Industrial Development Corporation (CIDCO) in respect of land admeasuring 1 Hectare 31 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Order dated 21.09.2000 issued by the (1) Special Land Acquisition Officer, Aurangabad and (2) Letter of CIDCO Office dated 15.05.2007 Tahsildar, Aurangabad.	CERTIFIED COPY PERUSED BY ME



12	Xerox copy of Letter dated 05.12.2017 issued by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in favour of the Officer-In-Charge, Ballygunge Police Station, Kolkata, State of West Bengal in respect of loss of (1) Original Registered Sale Deed No. 1773 dated 21.02.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 3 Hectare 42 R or 8 Acre 18 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad and (2) Original Registered Sale Deed No.6786 dated 26.07.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 94 R or 2 Acre 13 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME
13	Xerox copy of Partnership Firm Registration Certificate No.AU000005187 dated 18.12.2017 issued by the Assistant Registrar of Partnership Firms, Aurangabad in favour of M/s. Jagrut Sara Associates.	XEROX COPY PERUSED BY ME
14	Xerox copy of No Objection Certificate (NOC) No.KRA CIDCO/ PRASHA/ BHUMULYANKAN/ WALUJ/ 2018/ 439 dated 08.01.2018 issued by the CIDCO in favour of (1) Sub-Registrar, Aurangabad and (2) M/s. Halmira Properties Pvt.Ltd., for the sale of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad owned and possessed by M/s. Halmira Properties Pvt.Ltd., to M/s. Jagrut Sara Associates.	XEROX COPY PERUSED BY ME
15	Original Registered Sale Deed No.AGG-6-985 dated 21.02.2018 executed by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	ORIGINAL PERUSED BY ME



16	Xerox copy of Stamped Deed of Indemnity dated 21.02.2018 executed by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, thereby indemnifying M/s. Jagrut Sara Associated against any loss, damage or any other costs, charges, disputes in respect of the demised property due to loss of (1) Original Registered Sale Deed No. 1773 dated 21.02.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 3 Hectare 42 R or 8 Acre 18 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad and (2) Original Registered Sale Deed No.6786 dated 26.07.1990 executed by Shri. Abdul Latif Sultanmiya Deshmukh in favour of M/s. Halmira Properties Pvt.Ltd., through its GPA Holder Shri. Tarachand Chhaganlal Chordiya in respect of land admeasuring 94 R or 2 Acre 13 Gunthas situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME
17	Certified copy of mutation entry No.2278 dated 21.03.2018, approved by the competent authority on 26.03.2018, taken in record of rights by the Talathi of Sajja Wadgaon Kolhati in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 2 Hectare 72 R situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-6-985 dated 21.02.2018 executed by M/s. Halmira Properties Pvt.Ltd., through its Director and Authorized Signatory Shri. Arvind Kumar Newar in its favour.	CERTIFIED COPY PERUSED BY ME
18	Original Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2018 (LP)/ 34 dated 03.04.2018 issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	ORIGINAL PERUSED BY ME
19	Xerox copy of Approved Layout Map attached to the Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2018 (LP)/ 34 dated 03.04.2018 issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 20701.11 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME



20	Xerox copy of "Commencement Certificate" No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 18 (LP)/ 34 dated 03.04.2018 issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 20701.11 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME
21	Xerox copy of "SANAD" No.JA KRA 2018/ JAMA-2/ PARI B/ CR-33 dated 25.04.2018 issued by the Upper Tahsildar, Aurangabad in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of land admeasuring 18128.27 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME
22	Xerox copy of Building Permission No.CIDCO/ SP (NT)/ BP/ WLJ/ 2018 (BP)/ 15 dated 27.04.2018 issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of Plot No.2 admeasuring 10036.30 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME
23	Xerox copy of Approved Map attached to the Building Permission No.CIDCO/ SP (NT)/ BP/ WLJ/ 2018 (BP)/ 15 dated 27.04.2018 issued by the CIDCO in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of Plot No.2 admeasuring 10036.30 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME
24	Xerox copy of Registration Certificate No.P51500016384 dated 10.05.2018 under MahaRERA Act, issued by the Authorized Officer of Maharashtra Real Estate Regulatory Authority, Maharashtra State, in favour of M/s. Jagrut Sara Associates through its Authorized Partners (1) Shri. Sitaram Ratanlal Agrawal and (2) Shri. Satish Mulchand Vyas in respect of a project known as "SARA SANGAM PHASE-I" being constructed on Plot No.2 admeasuring 10036.30 sq.mtrs. situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME
25	Original notarized affidavit dated 11.09.2020 has been executed by M/s. Sara Towers P.Ltd., deposing that, the adjacent plots of land admeasuring 810.32 sq.mtrs., from gat No.52/1 and 365.16 sq.mtrs., from gat No.49 i.e. totally admeasuring 1175.48 sq.mtrs., situated at village Wadgaon(Kolhati), Taluka and District Aurangabad are free from all encumbrances.	ORIGINAL PERUSED BY ME
26	Xerox copy of registered sale deed No.AGG-6-7229 dated 24.12.2019 executed by M/s. Jagrut Sara Associates through its partner Shri. Nilesh Sitaram Agrawal in favour of M/s. Sara Towers Pvt.Ltd., in respect of plot No.4 admeasuring 365.16 sq.mtrs., situated at Gat No.49 (Part), Village Wadgaon Kolhati, Taluka & District Aurangabad.	XEROX COPY PERUSED BY ME
C	Complete or full description of the immovable property/(ies) offered as	A Project known as as "SARA VENKATESH F-TYPE BUILDING" constructed on adjacent plots of land



	security for creation of mortgage whether equitable/registered mortgage	admeasuring 810.32 sq.mtrs., from gat No.52/1 and 365.16 sq.mtrs., from gat No.49 i.e. totally admeasuring 1175.48 sq.mtrs., situated at village Wadgaon(Kolhati), Taluka and District Aurangabad having balance FSI of 509.00 sq.mtrs. (hereinafter referred to as the "said property").
i	Survey No.	Gat No.52/1 and 49 (Part), Village Wadgaon Kolhati, Taluka and District Aurangabad.
ii	Door no. (in case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	1175.48 sq.mtrs.
iv	Locations like name of the place, village, city, registration, sub-district etc.	Village Wadgaon Kolhati, Taluka and District Aurangabad.
v	COMBINED BOUNDARIES OF ADJACENT PLOTS AT GAT NO.52/1 & 49 (As mentioned in Notarized Affidavit) ON OR TOWARDS EAST : 18.00 MTR. WIDE ROAD. ON OR TOWARDS WEST : GPU RESERVATION OF CIDCO. ON OR TOWARDS NORTH : GROUP HOUSING SCHEME SARA VENKATESH. ON OR TOWARDS SOUTH : 18.00 MTR. WIDE ROAD.	

On perusal of the aforesaid documents, revenue record I am of the opinion that, **M/s. Sara Towers Pvt.Ltd.**, is the absolute owner and possessor adjacent plots of land admeasuring 810.32 sq.mtrs., from gat No.52/1 and plot No.4 admeasuring 365.16 sq.mtrs., from gat No.49 i.e. totally admeasuring 1175.48 sq.mtrs., having balance FSI of 509.00 sq.mtrs., situated at village Wadgaon(Kolhati), Taluka and District Aurangabad. Its title is perfect, clear, marketable and free from all encumbrances.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 30 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH007732835202122E dated 20.10.2021 which is annexed hereto.

Place : Aurangabad.

Date : 20.10.2021



P. B. Patthankar
P. B. Patthankar,
 Advocate.