

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 Land totally admeasuring 89925.00 sq.mtrs. situated at Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vaijapur, District Aurangabad, presently owned & possessed by M/s. Sara Landmark, Aurangabad (hereinafter referred to as the "said property").

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

1. Registered Sale Deed No.WJP-552 dated 12.02.2018 executed by (1) Shri. Kedu Balkrushna Jagtap and (2) Shri. Rafiq Khan Rashid Khan Pathan in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 81 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad. The sale deed has been signed by (1) Shri. Bhaskar Vishwanath Aher, (2) M/s. S. B. Construction through its Proprietor Shri. Sudhir Bhaurao Patil, (3) M/s. K. H. Construction through its Proprietor Shri. Khandoba Hanumantrao Biradar and (4) M/s. P. S. Construction through its Proprietor Shri. Parameshwar Sahebrao Bhide as a "consenting party".
2. Registered Sale Deed No.WJP-1506 dated 19.03.2018 executed by (1) Shri. Madhukar Dashrathseth Birari and (2) Smt. Madhubala Madhukar Birari in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal through his Special Power of Attorney Holder Shri. Pawesh Ashok Chandrahas in respect of land admeasuring 2 Hectare 05 R and 2 Hectare 04 R respectively (viz. totally admeasuring 4 Hectare 09 R) situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.
3. Registered Sale Deed No.WJP-778 dated 12.02.2018 executed by Shri. Khandoba Hanumantrao Biradar in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad.
4. Registered Sale Deed No.WJP-2259 dated 23.05.2017 executed by (1) Shri. Rajendra Omprakash Agrawal and (2) Smt. Sapna Rajendra Agrawal in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 84 R situated at Gat No.197 and land admeasuring 1 Hectare 80 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.
2. 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 Landmark through its partner Shri. Nilesh Sitaram Agrawal** is clear, marketable and without any encumbrances.

Owners of the Property : **M/s. Sara Landmark through its partner Shri. Nilesh Sitaram Agrawal.**

(1) A Land totally admeasuring 89925.00 sq.mtrs. situated at Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vaijapur, District Aurangabad, presently owned & possessed by **M/s. Sara Landmark, Aurangabad.**

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

Encl : Annexure
Place : Aurangabad.
Date : 17.02.2022




P.B. Parthekar.
Advocate.

PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

"Vishnuvardhan"
 Plot No. 2, Mayanagar,
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ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

A	Name of the owner	M/s. Sara Landmark through its partner Shri. Nilesh Sitaram Agrawal.
Sr. No	Description of Document Verified	Nature of document
1	Xerox copy of 7/12 Extract dated 01.06.2019 issued by the Concerned Talathi in respect of land admeasuring 2.00 Acre situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, showing the name of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in ownership column mutated vide mutation entry No.25024.	Xerox copy.
2	Xerox copy of mutation entry No.2633 dated 03.05.1981, approved by the competent authority on 02.07.1981, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Shaikh Lal Shaikh Jainoddin and (2) Shri. Shaikh Ismail Shaikh Jainoddin, to the extent of 50% share each, in respect of land situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, taken on the basis of Partition of Land executed by Shri. Jainoddin Hirabhai in their favour.	Xerox copy.
3	Xerox copy of mutation entry No.5560 dated 05.10.1989, approved by the competent authority on 31.10.1989, taken in record of rights by the Concerned Talathi in favour of (1) Shri. Shivaji Laxman Gawande and (2) Shri. Babasaheb Laxman Gawande in respect of land admeasuring 2.00 Acre situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, taken on the basis of Registered Sale Deed No.WJP-118 dated 10.08.1989 executed by Shri. Shaikh Ismail Shaikh Jainoddin in their favour.	Xerox copy.
4	Xerox copy of Registered Sale Deed No.WJP-2617 dated 05.08.1994 executed by Shri. Shaikh Ismail Shaikh Jainoddin in favour of Smt. Madhubala Madhukar Birari in respect of land admeasuring 2 Hectare 04 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.



5	Xerox copy of Registered Sale Deed No.WJP-2618 dated 05.08.1994 executed by Shri. Shaikh Ismail Shaikh Jainoddin in favour of Shri. Madhukar Dashrathseth Birari in respect of land admeasuring 2 Hectare 05 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
6	Xerox copy of mutation entry No.9405 dated 18.08.1994, approved by the competent authority on 03.09.1994, taken in record of rights by the Concerned Talathi in favour of Smt. Madhubala Madhukar Birari in respect of land admeasuring 2 Hectare 04 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, taken on the basis of Registered Sale Deed No.WJP-2617 dated 05.08.1994 executed by Shri. Shaikh Ismail Shaikh Jainoddin in her favour.	Xerox copy.
7	Xerox copy of Registered Sale Deed No.WJP-1809 dated 13.04.2016 executed by (1) Shri. Shivaji Laxman Gawande and (2) Shri. Babasaheb Laxman Gawande in favour of (1) Shri. Kedu Balkrushna Jagtap and (2) Shri. Rafiq Khan Rashid Khan Pathan in respect of land admeasuring 2.00 Acre situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
8	Xerox copy of Registered Special Power of Attorney (Only for Admission) No.AGG-1-3185 dated 16.07.2017 executed by (1) Shri. Sitaram Ratanlal Agrawal, (2) Shri. Rupesh Sitaram Agrawal and (3) Shri. Nilesh Sitaram Agrawal in favour of (1) Shri. Balaji Dagadu Deshmane, (2) Shri. Pawesh Ashok Chandrahas and (3) Shri. Shantaram Dnyaneshwar Chavan for presentation of various documents at Registration Office on their behalf.	Xerox copy.
9	Xerox copy of Registered Sale Deed No.WJP-552 dated 12.02.2018 executed by (1) Shri. Kedu Balkrushna Jagtap and (2) Shri. Rafiq Khan Rashid Khan Pathan in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 81 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad. The sale deed has been signed by (1) Shri. Bhaskar Vishwanath Aher, (2) M/s. S. B. Construction through its Proprietor Shri. Sudhir Bhaurao Patil, (3) M/s. K. H. Construction through its Proprietor Shri. Khandoba Hanumantrao Biradar and (4) M/s. P. S. Construction through its Proprietor Shri. Parameshwar Sahebrao Bhide as a "consenting party".	Xerox copy.
10	Xerox copy of Registered Sale Deed No.WJP-1506 dated 19.03.2018 executed by (1) Shri. Madhukar Dashrathseth Birari and (2) Smt. Madhubala Madhukar Birari in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal through his Special Power of Attorney Holder Shri. Pawesh Ashok Chandrahas in respect of land admeasuring 2 Hectare 05 R and 2 Hectare 04 R respectively (viz. totally admeasuring 4 Hectare 09 R) situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
11	Xerox copy of 7/12 Extract for the years 1992 to 2021 issued by the Concerned Talathi in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad, showing the name of Smt. Bhamabai Shamrao Mapari in ownership column since prior to the year 1992, mutated vide mutation entry No.5766.	



5	Xerox copy of Registered Sale Deed No.WJP-2618 dated 05.08.1994 executed by Shri. Shaikh Ismail Shaikh Jainoddin in favour of Shri. Madhukar Dashrathseth Birari in respect of land admeasuring 2 Hectare 05 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
6	Xerox copy of mutation entry No.9405 dated 18.08.1994, approved by the competent authority on 03.09.1994, taken in record of rights by the Concerned Talathi in favour of Smt. Madhubala Madhukar Birari in respect of land admeasuring 2 Hectare 04 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, taken on the basis of Registered Sale Deed No.WJP-2617 dated 05.08.1994 executed by Shri. Shaikh Ismail Shaikh Jainoddin in her favour.	Xerox copy.
7	Xerox copy of Registered Sale Deed No.WJP-1809 dated 13.04.2016 executed by (1) Shri. Shivaji Laxman Gawande and (2) Shri. Babasaheb Laxman Gawande in favour of (1) Shri. Kedu Balkrushna Jagtap and (2) Shri. Rafiq Khan Rashid Khan Pathan in respect of land admeasuring 2.00 Acre situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
8	Xerox copy of Registered Special Power of Attorney (Only for Admission) No.AGG-1-3185 dated 16.07.2017 executed by (1) Shri. Sitaram Ratanlal Agrawal, (2) Shri. Rupesh Sitaram Agrawal and (3) Shri. Nilesh Sitaram Agrawal in favour of (1) Shri. Balaji Dagadu Deshmane, (2) Shri. Pawesh Ashok Chandrahas and (3) Shri. Shantaram Dnyaneshwar Chavan for presentation of various documents at Registration Office on their behalf.	Xerox copy.
9	Xerox copy of Registered Sale Deed No.WJP-552 dated 12.02.2018 executed by (1) Shri. Kedu Balkrushna Jagtap and (2) Shri. Rafiq Khan Rashid Khan Pathan in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 81 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad. The sale deed has been signed by (1) Shri. Bhaskar Vishwanath Aher, (2) M/s. S. B. Construction through its Proprietor Shri. Sudhir Bhaurao Patil, (3) M/s. K. H. Construction through its Proprietor Shri. Khandoba Hanumantrao Biradar and (4) M/s. P. S. Construction through its Proprietor Shri. Parameshwar Sahebrao Bhide as a "consenting party".	Xerox copy.
10	Xerox copy of Registered Sale Deed No.WJP-1506 dated 19.03.2018 executed by (1) Shri. Madhukar Dashrathseth Birari and (2) Smt. Madhubala Madhukar Birari in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal through his Special Power of Attorney Holder Shri. Pawesh Ashok Chandrahas in respect of land admeasuring 2 Hectare 05 R and 2 Hectare 04 R respectively (viz. totally admeasuring 4 Hectare 09 R) situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
11	Xerox copy of 7/12 Extract for the years 1992 to 2021 issued by the Concerned Talathi in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad, showing the name of Smt. Bhamabai Shamrao Mapari in ownership column since prior to the year 1992, mutated vide mutation entry No.5766.	



12	Xerox copy of 7/12 Extract dated 18.07.2019 issued by the Concerned Talathi in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad, showing the name of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in ownership column, mutated vide mutation entry No.26205.	Xerox copy.
13	Xerox copy of Registered Sale Deed No.WJP-2970 dated 07.07.2016 executed by Smt. Bhamabai Shamrao Mapari in favour of (1) Shri. Santosh Hukumchand Thole, (2) Shri. Sanjay Shantilal Pahade and (3) Shri. Manoj Kacharulal Chopda in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad. The sale deed has been signed by (1) Shri. Ganesh Shamrao Mapari and (2) Shri. Eknath Shamrao Mapari as a "consenting party".	Xerox copy.
14	Xerox copy of Registered Sale Deed No.WJP-777 dated 08.02.2018 executed by (1) Shri. Santosh Hukumchand Thole, (2) Shri. Sanjay Shantilal Pahade and (3) Shri. Manoj Kacharulal Chopda in favour of Shri. Khandoba Hanumantrao Biradar in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad. The sale deed has been signed by Shri. Nikhil Manoj Chopda through his GPA Holder Shri. Manoj Kacharulal Chopda as a "consenting party".	Xerox copy.
15	Xerox copy of Registered Sale Deed No.WJP-778 dated 12.02.2018 executed by Shri. Khandoba Hanumantrao Biradar in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
16	Xerox copy of 7/12 Extract dated 26.09.2017 issued by the Concerned Talathi in respect of land admeasuring 4 Hectare 64 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad, showing the name of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in ownership column, mutated vide mutation entry No.24645.	Xerox copy.
17	Xerox copy of Registered Sale Deed No.WJP-152 dated 14.01.2009 executed by (1) Shri. Tarekh Ghulam Mustafa, (2) Shri. Sofiyan Tarekh Bayunus, (3) Shri. Irfan Tarekh Bayunus, (4) Shri. Farhan Tarekh Bayunus and (5) Smt. Shamimbi Tarekh Bayunus in favour of Shri. Rajendra Omprakash Agrawal in respect of land totally admeasuring 7 Acre situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
18	Xerox copy of Registered Sale Deed No.WJP-838 dated 16.02.2010 executed by Shri. Irfan Tarekh Bayunus in favour of Shri. Rajendra Omprakash Agrawal in respect of land admeasuring 1 Acre or 40 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
19	Xerox copy of Registered Sale Deed No.WJP-2438 dated 11.05.2010 executed by Shri. Farhan Tarekh Bayunus in favour of Shri. Rajendra Omprakash Agrawal in respect of land admeasuring 1 Acre or 40 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.



20	Xerox copy of Registered Sale Deed No.WJP-2572 dated 18.05.2010 executed by Shri. Irfan Tarekh Bayunus in favour of Smt. Sapna Rajendra Agrawal in respect of land admeasuring 1 Acre 20 Gunthas situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
21	Xerox copy of Registered Sale Deed No.WJP-3282 dated 30.06.2010 executed by Smt. Shamimbi Tarekh Bayunus in favour of Smt. Sapna Rajendra Agrawal through her GPA Holder Shri. Rajendra Omprakash Agrawal in respect of land admeasuring 1 Acre or 40 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
22	Xerox copy of Registered Sale Deed No.WJP-2259 dated 23.05.2017 executed by (1) Shri. Rajendra Omprakash Agrawal and (2) Smt. Sapna Rajendra Agrawal in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 84 R situated at Gat No.197 and land admeasuring 1 Hectare 80 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.
23	<u>Xerox copy of Registered Mortgage Deed No.WJP-1692 dated 26.03.2018 executed by M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in favour of the Malkapur Urban Co-operative Bank Ltd., Malkapur, Jawahar Colony Branch, Aurangabad in respect of Land admeasuring 4 Hectare 09 situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.</u>	Xerox copy.
24	<u>Xerox copy of Registered Mortgage Deed No.WJP-2497 dated 26.04.2018 executed by M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in favour of the Malkapur Urban Co-operative Bank Ltd., Malkapur, Jawahar Colony Branch, Aurangabad in respect of Land admeasuring 4 Hectare 09 situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.</u>	Xerox copy.
25	<u>Xerox copy of Registered Mortgage Deed No.AGG-6-6717 dated 31.12.2018 executed by M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in favour of the Malkapur Urban Co-operative Bank Ltd., Malkapur, Jawahar Colony Branch, Aurangabad in respect of (1) Land admeasuring 4 Hectare 09 R and 81 R situated at Gat No.193/1/1, (2) Land admeasuring 51 R situated at Gat No.194/1/1 and (3) Land admeasuring 2 Hectare 84 R situated at Gat No.197 and land admeasuring 1 Hectare 80 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.</u>	Xerox copy.
26	Xerox copy of Recommendation Order for Tentative Layout Approval No.JA KRA/ VI P/ MAUJE VAIJAPUR/ TA. VAIJAPUR/ S. NO.193/1/1, 194/1/1 AND 197/1 PAI/ SSNAU/ 1270 dated 27.11.2020 issued by the Assistant Director of Town Planning Department, Aurangabad in favour of the Sub-Divisional Officer, Village and Taluka Vaijapur, District Aurangabad, in respect of land totally admeasuring 89925.00 sq.mtrs. situated at Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vaijapur, District Aurangabad.	Xerox copy.



27	Xerox copy of Approved Map attached to the Order No.JA KRA/ VI P/ MAUJE VAJAPUR/ TA. VAJAPUR/ S. NO.193/1/1, 194/1/1 AND 197/1 PAI/ SSNAU/ 1270 dated 27.11.2020 issued by the Assistant Director of Town Planning Department, Aurangabad in favour of the Sub-Divisional Officer, Village and Taluka Vajapur, District Aurangabad, in respect of land totally admeasuring 89925.00 sq.mtrs. situated at Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vajapur, District Aurangabad.		Xerox copy.
C	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	A land totally admeasuring 89925.00 sq.mtrs. situated at Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vajapur, District Aurangabad.	
i	Survey No.	Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vajapur, 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	89925.00 sq.mtrs.	
iv	Locations like name of the place, village, city, registration, sub-district etc.	Village and Taluka Vajapur, District Aurangabad.	
v	BOUNDARIES OF LAND SITUATED AT GAT NO.193/1/1 (As mentioned in the Registered Sale Deed) ON OR TOWARDS EAST : LAND OF SHRI. JAYSING BANSILAL RAJPUT. ON OR TOWARDS WEST : NALA. ON OR TOWARDS NORTH : LAND OF SMT. BHAMABAI RAMRAO MAPARI. ON OR TOWARDS SOUTH : LAND OF SHRI. MADHUKAR DASHRATHSETH BIRARI.		
v	BOUNDARIES OF LAND SITUATED AT GAT NO.194/1/1 (As mentioned in the Registered Sale Deed) ON OR TOWARDS EAST : LAND OF SHRI. JAGAN INGLE. ON OR TOWARDS WEST : NALA AND ROAD. ON OR TOWARDS NORTH : ROAD. ON OR TOWARDS SOUTH : LAND OF M/S. SARA LANDMARK PURCHASED FROM SHRI. KEDU BALKRUSHNA JAGTAP AND OTHERS.		
v	BOUNDARIES OF LAND SITUATED AT GAT NO.197/1 (As mentioned in the Registered Sale Deed)		



ON OR TOWARDS EAST :	LAND FROM GAT NO.198 & 199.
ON OR TOWARDS WEST :	LAND FROM GAT NO.193 AND BALANCE LAND FROM GAT NO.197.
ON OR TOWARDS NORTH :	BALANCE LAND FROM GAT NO.197 AND GHAYGAON ROAD.
ON OR TOWARDS SOUTH :	LAND FROM GAT NO.200.

FLOW OF TITLE

That, 7/12 Extract dated 01.06.2019 issued by the Concerned Talathi in respect of land admeasuring 2.00 Acre situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, show the name of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in ownership column mutated vide mutation entry No.25024.

That, mutation entry No.2633 dated 03.05.1981, approved by the competent authority on 02.07.1981, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Shaikh Lal Shaikh Jainoddin and (2) Shri. Shaikh Ismail Shaikh Jainoddin, to the extent of 50% share each, in respect of land situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, taken on the basis of Partition of Land executed by Shri. Jainoddin Hirabhai in their favour.

That, mutation entry No.5560 dated 05.10.1989, approved by the competent authority on 31.10.1989, has been taken in record of rights by the Concerned Talathi in favour of (1) Shri. Shivaji Laxman Gawande and (2) Shri. Babasaheb Laxman Gawande in respect of land admeasuring 2.00 Acre situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, taken on the basis of Registered Sale Deed No.WJP-118 dated 10.08.1989 executed by Shri. Shaikh Ismail Shaikh Jainoddin in their favour.

That, Registered Sale Deed No.WJP-2617 dated 05.08.1994 has been executed by Shri. Shaikh Ismail Shaikh Jainoddin in favour of Smt. Madhubala Madhukar Birari in respect of land admeasuring 2 Hectare 04 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Sale Deed No.WJP-2618 dated 05.08.1994 has been executed by Shri. Shaikh Ismail Shaikh Jainoddin in favour of Shri. Madhukar Dashrathseth Birari in respect of land admeasuring 2 Hectare 05 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.

That, mutation entry No.9405 dated 18.08.1994, approved by the competent authority on 03.09.1994, has been taken in record of rights by the Concerned Talathi in favour of Smt. Madhubala Madhukar Birari in respect of land admeasuring 2 Hectare 04 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad, taken on the basis of Registered Sale Deed No.WJP-2617 dated 05.08.1994 executed by Shri. Shaikh Ismail Shaikh Jainoddin in her favour.

That, Registered Sale Deed No.WJP-1809 dated 13.04.2016 has been executed by (1) Shri. Shivaji Laxman Gawande and (2) Shri. Babasaheb Laxman Gawande in favour of (1) Shri. Kedu Balkrushna Jagtap and (2) Shri. Rafiq Khan Rashid Khan Pathan in respect of land admeasuring 2.00 Acre situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Special Power of Attorney (Only for Admission) No.AGG-1-3185 dated 16.07.2017 has been executed by (1) Shri. Sitaram Ratanlal Agrawal, (2) Shri. Rupesh Sitaram Agrawal and (3) Shri. Nilesh Sitaram Agrawal in favour of (1) Shri. Balaji Dagadu Deshmane, (2) Shri. Pawesh Ashok Chandrahas



and (3) Shri. Shantaram Dnyaneshwar Chavan for presentation of various documents at Registration Office on their behalf.

That, Registered Sale Deed No.WJP-552 dated 12.02.2018 has been executed by (1) Shri. Kedu Balkrushna Jagtap and (2) Shri. Rafiq Khan Rashid Khan Pathan in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 81 R situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad. The sale deed has been signed by (1) Shri. Bhaskar Vishwanath Aher, (2) M/s. S. B. Construction through its Proprietor Shri. Sudhir Bhaurao Patil, (3) M/s. K. H. Construction through its Proprietor Shri. Khandoba Hanumantrao Biradar and (4) M/s. P. S. Construction through its Proprietor Shri. Parameshwar Sahebrao Bhide as a "consenting party".

That, Registered Sale Deed No.WJP-1506 dated 19.03.2018 has been executed by (1) Shri. Madhukar Dashrathseth Birari and (2) Smt. Madhubala Madhukar Birari in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal through his Special Power of Attorney Holder Shri. Pawesh Ashok Chandahas in respect of land admeasuring 2 Hectare 05 R and 2 Hectare 04 R respectively (viz. totally admeasuring 4 Hectare 09 R) situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.

That, 7/12 Extract for the years 1992 to 2021 issued by the Concerned Talathi in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad, show the name of Smt. Bhamabai Shamrao Mapari in ownership column since prior to the year 1992, mutated vide mutation entry No.5766.

That, 7/12 Extract dated 18.07.2019 issued by the Concerned Talathi in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad, show the name of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in ownership column, mutated vide mutation entry No.26205.

That, Registered Sale Deed No.WJP-2970 dated 07.07.2016 has been executed by Smt. Bhamabai Shamrao Mapari in favour of (1) Shri. Santosh Hukumchand Thole, (2) Shri. Sanjay Shantilal Pahade and (3) Shri. Manoj Kacharulal Chopda in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad. The sale deed has been signed by (1) Shri. Ganesh Shamrao Mapari and (2) Shri. Eknath Shamrao Mapari as a "consenting party".

That, Registered Sale Deed No.WJP-777 dated 08.02.2018 has been executed by (1) Shri. Santosh Hukumchand Thole, (2) Shri. Sanjay Shantilal Pahade and (3) Shri. Manoj Kacharulal Chopda in favour of Shri. Khandoba Hanumantrao Biradar in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad. The sale deed has been signed by Shri. Nikhil Manoj Chopda through his GPA Holder Shri. Manoj Kacharulal Chopda as a "consenting party".

That, Registered Sale Deed No.WJP-778 dated 12.02.2018 has been executed by Shri. Khandoba Hanumantrao Biradar in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 51 R situated at Gat No.194/1/1, Village and Taluka Vaijapur, District Aurangabad.

That, 7/12 Extract dated 26.09.2017 issued by the Concerned Talathi in respect of land admeasuring 4 Hectare 64 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad, show the name of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in ownership column, mutated vide mutation entry No.24645.

That, Registered Sale Deed No.WJP-152 dated 14.01.2009 has been executed by (1) Shri. Tarekh Ghulam Mustafa, (2) Shri. Sofiyan Tarekh Bayunus, (3) Shri. Irfan Tarekh Bayunus, (4) Shri. Farhan Tarekh Bayunus and (5) Smt. Shamimbi Tarekh Bayunus in favour of Shri. Rajendra Omprakash Agrawal in respect



of land totally admeasuring 7 Acre situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Sale Deed No.WJP-838 dated 16.02.2010 has been executed by Shri. Irfan Tarekh Bayanus in favour of Shri. Rajendra Omprakash Agrawal in respect of land admeasuring 1 Acre or 40 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Sale Deed No.WJP-2438 dated 11.05.2010 has been executed by Shri. Farhan Tarekh Bayanus in favour of Shri. Rajendra Omprakash Agrawal in respect of land admeasuring 1 Acre or 40 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Sale Deed No.WJP-2572 dated 18.05.2010 has been executed by Shri. Irfan Tarekh Bayanus in favour of Smt. Sapna Rajendra Agrawal in respect of land admeasuring 1 Acre 20 Gunthas situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Sale Deed No.WJP-3282 dated 30.06.2010 has been executed by Smt. Shamimbi Tarekh Bayanus in favour of Smt. Sapna Rajendra Agrawal through her GPA Holder Shri. Rajendra Omprakash Agrawal in respect of land admeasuring 1 Acre or 40 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Sale Deed No.WJP-2259 dated 23.05.2017 has been executed by (1) Shri. Rajendra Omprakash Agrawal and (2) Smt. Sapna Rajendra Agrawal in favour of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in respect of land admeasuring 2 Hectare 84 R situated at Gat No.197 and land admeasuring 1 Hectare 80 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Mortgage Deed No.WJP-1692 dated 26.03.2018 has been executed by M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in favour of the Malkapur Urban Co-operative Bank Ltd., Malkapur, Jawahar Colony Branch, Aurangabad in respect of Land admeasuring 4 Hectare 09 situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Mortgage Deed No.WJP-2497 dated 26.04.2018 has been executed by M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in favour of the Malkapur Urban Co-operative Bank Ltd., Malkapur, Jawahar Colony Branch, Aurangabad in respect of Land admeasuring 4 Hectare 09 situated at Gat No.193/1/1, Village and Taluka Vaijapur, District Aurangabad.

That, Registered Mortgage Deed No.AGG-6-6717 dated 31.12.2018 has been executed by M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal in favour of the Malkapur Urban Co-operative Bank Ltd., Malkapur, Jawahar Colony Branch, Aurangabad in respect of (1) Land admeasuring 4 Hectare 09 R and 81 R situated at Gat No.193/1/1, (2) Land admeasuring 51 R situated at Gat No.194/1/1 and (3) Land admeasuring 2 Hectare 84 R situated at Gat No.197 and land admeasuring 1 Hectare 80 R situated at Gat No.197/1, Village and Taluka Vaijapur, District Aurangabad.

That, Recommendation Order for Tentative Layout Approval No.JA KRA/ VI P/ MAUJE VAJAPUR/ TA. VAJAPUR/ S. NO.193/1/1, 194/1/1 AND 197/1 PAI/ SSNAU/ 1270 dated 27.11.2020 has been issued by the Assistant Director of Town Planning Department, Aurangabad in favour of the Sub-Divisional Officer, Village and Taluka Vaijapur, District Aurangabad, in respect of land totally admeasuring 89925.00 sq.mtrs. situated at Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vaijapur, District Aurangabad.



That, Approved Map attached to the Order No.JA KRA/ VI P/ MAUJE VAJJAPUR/ TA. VAJJAPUR/ S. NO.193/1/1, 194/1/1 AND 197/1 PAI/ SSNAU/ 1270 dated 27.11.2020 has been issued by the Assistant Director of Town Planning Department, Aurangabad in favour of the Sub-Divisional Officer, Village and Taluka Vajapur, District Aurangabad, in respect of land totally admeasuring 89925.00 sq.mtrs. situated at Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vajapur, District Aurangabad.

I caused the search of Index No. II registers at the office of the Sub-Registrar, Village and Taluka Vajapur, District Aurangabad, for the last 30 years in respect of the captioned property and no document evidencing any subsisting mortgage, charge or encumbrance was found recorded from the available registers except the existing mortgage charge of the Malkapur Urban Co-operative Bank Ltd., Malkapur, Jawahar Colony Branch, Aurangabad.

On the basis of the same and on the basis of the documents given for my perusal and subject to compliance of whatever stated hereinabove I am of the opinion that the title of M/s. Sara Landmark through its Partner Shri. Nilesh Sitaram Agrawal as the owner of Land totally admeasuring 89925.00 sq.mtrs. situated at Gat No.193/1/1, 194/1/1 and 197/1, Village and Taluka Vajapur, District Aurangabad is clean, clear and marketable except the existing mortgage charge of the Malkapur Urban Co-operative Bank Ltd., Malkapur, Jawahar Colony Branch, Aurangabad.

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.MH013227745202122E dated 16.02.2022 which is annexed hereto.

Place : Aurangabad.

Date : 17.02.2022



P. B. Patilkar
P. B. Patilkar.
Advocate.



CHALLAN
MTR Form Number-6



GRN	MH013227745202122E	BARCODE			Date	16/02/2022-17:41:31	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Other Fees				PAN No.(If Applicable)				
Office Name				Full Name				
Location				Flat/Block No.				
Year				Premises/Building				
Account Head Details				Road/Street				
Amount in Rs.				Area/Locality				
0030072201 SEARCH FEE				Town/City/District				
750.00				PIN				
				Remarks (If Any)				
				FOR 30 YEARS, GAT NO.183/1/1 194/1/1 197/1 VILLAGE VALJAPUR TAL				
				VALJAPUR DISTRICT AURANGABAD				
				Amount in				
				Seven Hundred Fifty Rupees Only				
				Words				
Total				750.00				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN				
Cheque-DO Details				Ref. No				
Cheque/DO No				Bank Date				
				RBI Date				
Name of Bank				Bank-Branch				
Name of Branch				Scroll No. / Date				

Department ID: 4803370001
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
 नॉट वॉलन "टाइप ऑफ पेमेंट" साठी नसुन कारणसंगीत नसुन आहे. इतर कारणसंगीत किंवा नोंदणी व कर्तव्यकारक दस्तावेजांनी लागू नाही.

Sara Sahyadri Park

