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To,
 MahaRERA
 Aurangabad

LEGAL TITLE REPORT

- 1] Sub:** Title clearance certificate with respect to the Plot No.259 (**Sanction for Group Housing Society for EWS/LIG**) admeasuring 14471.40 sq.mtrs.in land bearing Gut No.31, situated at village Sawangi, Tq.and Dist.Aurangabad (Hereinafter referred as the said Plot)

I have investigated the title of the said land on the request of Name/s of the Holders / Owners: **M/s.Jayesh Infra, Through its Partners**, Mr. Imtiyaz Khan S/o Sardar Khan, Mr. Sandeep S/o Daulatrao Borse, Mr.Abhijit S/o Bhaskarrao Deshmukh, Mr.Amit S/o Laxmanrao Bhosale, Mr.Mahendra S/o Rameshchand Methi, Mr.Pankaj S/o Panjabrao Chavan, Mr.Satish S/o Limbaji Mete, Mr.Subhash S/o Baburao Palaskar, Mr. Babasaheb S/o Raghunath Sable, Mr. Anil S/o Daulatrao Borse and following documents i.e.

1. **Description of the property:-** Plot No.259 (**Sanction for Group Housing Society for EWS/LIG**) admeasuring 14471.40 sq.mtrs.in land bearing Gut No.31, situated at village Sawangi, Tq.and Dist.Aurangabad.
2. **The Documents Of allotment of Plot:**
 - A. Copy of 7/12 extract of Gut No 31 of village Sawangi, Tq. And Dist.Aurangabad Dt.05/07/2019.(1985-2010)



- B. Copy of Sale Deed Dt.26/11/1976 executed between SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA being the VENDORS and ABDUL GAFUR ABDUL KARIM being the PURCHASER.(Reg.No.2527/1976). Which was registered in the Office of Sub-Registrar Aurangabad.(03 Hector 63 Aar)
- C. Copy of Mutation Entry No.696.
- D. Copy of Gift Deed Dt.29/08/2006 executed between AJIM BEE ABDUL GAFUR Through her GPA Holder ABDUL NAIM ABDUL KADAR being the DONAR and ABDUL KAYYUM ABDUL KADAR being the DONEE.(Reg.No.3231/2006). Which was registered in the Office of Sub-Registrar Aurangabad No.2. (03 Hector 65 Aar)
- E. Copy of Mutation entry No.2024 Dt.23/02/2007.
- F. Copy of Sale Deed Dt.26/11/1976 executed between SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA being the VENDORS and ABDUL RASHID ABDUL KARIM being the PURCHASER.(Reg.No.2528/1976). Which was registered in the Office of Sub-Registrar Aurangabad.(03 Hector 63 Aar).
- G. Copy of Mutation Entry No.2421 Dt.30/03/2010.
- H. Copy of Sale Deed Dt.26/11/1976 executed between SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA being the VENDORS and ABDUL KADAR ABDUL KARIM being the PURCHASER.(Reg.No.2529/1976). Which was registered in the Office of Sub-Registrar Aurangabad.(03 Hector 65 Aar)
- I. Copy of Mutation Entry No.4473 Dt.19/11/2019.
- J. Copy of Sale Deed Dt.26/11/1976 executed between SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA being the VENDORS and ABDUL VAHED ABDUL KARIM being the PURCHASER.(Reg.No.2530/1976). Which was registered in the Office of Sub-Registrar Aurangabad.(03 Hector 63 Aar)
- K. Copy of Mutation Entry No.4472 Dt.19/11/2019.
- L. Copy of 7/12 extract of Gut NO 31 of village Sawangi, Tq. And Dist.Aurangabad.



- M. Copy of Power Of Attorney Dt.30/09/2020 executed between Farook Mohammad Shaikh @ Farook Mohammad Shaikh S/o Abdul Wahed , Aasif Shaikh S/o Wahed Shaikh @ Aasif Mohammad Shaikh S/o Abdul Wahed, Naseema W/o Anis Qureshi (Naseema D/o Abdul Wahed), Najmabi @ Najma W/o Nazim Shaikh (Najmabi D/o Abdul Wahed) being the EXECUTANTS and Aarif Shaikh S/o Wahed Shaikh @ Aarif Mohammad Shaikh S/o Abdul Wahed being the ATTORNEY HOLDER.(Reg.No.TNN-3-10526/2020).
- N. Copy of Power Of Attorney Dt.25/09/2020 executed between Mohammad Haroon S/o Abdul Rashid @ Mohammad Hariin Kamble S/o Abdul Rashid, Anisa W/o Fayyaz Shaikh @ Anisa Mohammad W/o Fayyaz Shaikh (Anisa D/o Abdul Rashid), Gulam Hussain S/o Abdul Rashid Shaikh, Shahnaz W/o Anees Shaikh @ Shahnaz W/o Anees Ghone (Shahnaz D/o Abdul Rashid), Farheen W/o Avesh Shaikh (Farheen D/o Abdul Rashid), Abdul Kareem S/o Abdul Rashid, being the EXECUTANTS and Abdul Aziz S/o Abdul Rashid being the ATTORNEY HOLDER.(Reg.No.BDR-15-2270/2020).
- O. Copy of Power Of Attorney Dt.25/09/2020 executed between Aminabi Wd/o Abdul Kadar, Abdul Nayeem S/o Abdul Kadar, Shaikh faheem S/o Abdul Kadar,Shabana W/o Irfan Patel (Shabana D/o Abdul kadar), Shabina W/o Jahid Ali Ahmad Tanaji (Shabina D/o Abdul Kadar), Samina W/o Mohnul Shaikh @ Samina W/o Moinul Shaikh (Samina D/o Abdul Kadar), Heena W/o Asrar Qureshi (Heena D/o Abdul Kadar) being the EXECUTANTS and Abdul Waseem S/o Abdul Kadar being the ATTORNEY HOLDER.(Reg.No.BDR-15-2271/2020)
- P. Copy of Power Of Attorney Dt.30/09/2020 executed between Shama W/o Zahid @ Jahed Shaikh, Junaid S/o Zahid @ Jahed Shaikh, Shazia W/o Ubaid Ahmed Shaikh (Shazia D/o Zahid @ Jahed Shaikh), Zoheb S/o Zahid @ Jahed Shaikh, Sumaiya W/o Mufaiz Qureshi (Sumaiya D/o Zahid @ Jahed Shaikh), Ibrahim S/o Zahid @ Jahed Shaikh, Mohammad Umer S/o Zahid @ jahed Shaikh, Asma D/o Zahid @ jahed Shaikh, Mohammad usman S/o Zahid @ Jahed Shaikh being the EXECUTANTS



and Shabnam Mustkim (Shabnam D/o Abdul Rashid) being the ATTORNEY HOLDER.(Reg.No.TNN-3-10528/2020)

Q. Copy of Sale Deed Dt.08/10/2020 executed between Zahid @ Jahed Mohammad Shaikh S/o Abdul Wahed, Farook Mohammad Shaikh @ Farook Mohammad Shaikh S/o Abdul Wahed, Aarif Shaikh S/o Wahed Shaikh @ Aarif Mohammad Shaikh S/o Abdul Wahed, Aasif Shaikh S/o Wahed Shaikh @ Aasif Mohammad Shaikh S/o Abdul Wahed, Naseema W/o Anis Qureshi (Naseema D/o Abdul Wahed), Najmabi @ Najma W/o Nazim Shaikh (Najmabi D/o Abdul Wahed), Rais @ Raisa Mansur D/o Abdul Rashid, Mohammad Haroon S/o Abdul Rashid @ Mohammad Hariin Kamble S/o Abdul Rashid, Anisa W/o Fayyaz Shaikh @ Anisa Mohammad W/o Fayyaz Shaikh (Anisa D/o Abdul Rashid), Shaheen W/o Irfan Shaikh (Shaheen D/o Abdul Rashid), Gulam Hussain S/o Abdul Rashid Shaikh, Shahnaz W/o Anees Shaikh @ Shahnaz W/o Anees Ghone (Shahnaz D/o Abdul Rashid), Farheen W/o Avesh Shaikh (Farheen D/o Abdul Rashid), Abdul Afjal S/o Abdul Rashid , Abdul Aziz S/o Abdul Rashid, Abdul Kareem S/o Abdul Rashid, Aminabi Wd/o Abdul Kadar, Abdul Kayyum S/o Abdul Kadar, Abdul Waseem S/o Abdul Kadar, Abdul Nayeem S/o Abdul Kadar, Shaikh faheem S/o Abdul Kadar,Shabana W/o Irfan Patel (Shabana D/o Abdul kadar), Shabina W/o Jahid Ali Ahmad Tanaji (Shabina D/o Abdul Kadar), Samina W/o Mohnul Shaikh @ Samina W/o Moinul Shaikh (Samina D/o Abdul Kadar), Heena W/o Asrar Qureshi (Heena D/o Abdul Kadar) **being the VENDORS** and **M/s.Jayesh Infra, Through its Partners**, Mr. Imtiyaz Khan S/o Sardar Khan, Mr. Sandeep S/o Daulatrao Borse, Mr.Abhijit S/o Bhaskarrao Deshmukh, Mr.Amit S/o Laxmanrao Bhosale, Mr.Mahendra S/o Rameshchand Methi, Mr.Pankaj S/o Panjabrao Chavan, Mr.Satish S/o Limbaji Mete, Mr.Subhash S/o Baburao Palaskar, Mr. Babasaheb S/o Raghunath Sable, Mr. Anil S/o Daulatrao Borse **being the PURCHASERS** and **Consent Given By** Shabnam Mustkim (Shabnam D/o Abdul Rashid), Shama W/o Zahid @ Jahed Shaikh, Junaid S/o Zahid @ Jahed Shaikh, Shazia W/o Ubaid Ahmed Shaikh (Shazia D/o Zahid @ Jahed Shaikh), Zoheb S/o Zahid @ Jahed Shaikh, Sumaiya W/o Mufaiz Qureshi



(Sumaiya D/o Zahid @ Jahed Shaikh), Ibrahim S/o Zahid @ Jahed Shaikh, Mohammad Umer S/o Zahid @ jahed Shaikh, Asma D/o Zahid @ jahed Shaikh, Mohammad usman S/o Zahid @ Jahed Shaikh, (Reg.No.6123/2020). Which was registered in the Office of Sub-Registrar Aurangabad No.2.(14 Hector 59 Aar]

- R. Copy of Mutation Entry No.4779 Dt. 03/11/2020.
- S. Copy of Lease Deed Dt.21/05/2021 executed by **M/s.Jayesh Infra**, Through its Partner Mr. Satish Limbaji Mete *in favour of M.S.E.D.C.L.* (Reg.No.4116/2021). Which was registered in the Office of Sub-Registrar Aurangabad No.5 (25.00 Sq.mtrs)
- T. Copy of Order Dt.05/02/2021 bearing no.2020/JAMA-2/ROR/CR-47 passed by Tahsildar Aurangabad.
- U. Copy of Order Dt.27/07/2021 bearing no.2021/MAG/ROR/CR-17 passed by Sub Divisional officer Aurangabad.
- V. Copy of Order Dt.30/07/2021 passed by Honble High Court of Judicature at Bombay, Aurangabad Bench in writ Petition No.3872/2021.
- W. Copy of Certificate of Registration of Partnership Firm No.AU000009429 named "M/s. Jayesh Infra" Dt.27/08/2021.
- X. Copy of Mutation Entry No.5083 Dt.28/07/2021.
- Y. Copy of Final Layout Permission issued by CIDCO vide out ward no. CIDCO/TPO/AFA (FLP)/2021/110 Dt.07/10/2021.
- Z. Copy of Layout plan Dt.07/10/2021
- AA. Copy of Affidavit executed by M/s. JAYESH INFRA through its partners Imtiyaz Khan Sardar Khan and others 23.
- BB. Copy of N.A.Order No.JA.K.2022/JAMA-2/CR/66 Dt.27/04/2022 issued by Tahsildar Aurangabad.
- CC. Copy of Revised Final Layout Permission issued by CIDCO vide out ward no. CIDCO/TPO/AFA (FLP)/2022/143 Dt.03/08/2022.
- DD. Copy of Revised final Layout plan Dt.03/08/2022.



EE. Copy of Building Permission for "Group Housing Scheme" on plot No.259 issued by CIDCO vide out ward no. CIDCO/TPO/AFA (BP)/2022/213 Dt.25/11/2022.

FF. Copy of Building Plan Dt.25/11/2022.

GG. Copy of Search Report Dt.21/10/2022 issued by Adv. Prakash B. Paithankar.

HH. Copy of Deed of Declaration Dt.28/02/2023 executed by **M/s.Jayesh Infra, Through its Partners**, Mr. Imtiyaz Khan S/o Sardar Khan, Mr. Sandeep S/o Daulatrao Borse, Mr.Abhijit S/o Bhaskarrao Deshmukh, Mr.Amit S/o Laxmanrao Bhosale, Mr.Mahendra S/o Rameshchand Methi, Mr.Pankaj S/o Panjabrao Chavan, Mr.Satish S/o Limbaji Mete, Mr.Subhash S/o Baburao Palaskar, Mr. Babasaheb S/o Raghunath Sable, Mr. Anil S/o Daulatrao Borse **being the OWNERS** (Reg.No.1642/2023). Which was registered in the Office of Sub-Registrar Aurangabad No.1.(SAWANGI CITY)

II. 7/12 extract and mutation entry as per mention above.

II. Search Report for 30 years from 1994 to till 2023.

II):- On perusal of the above mentioned documents and all other relevant documents relating to title of said property, I am of the opinion that the title of **M/s.Jayesh Infra, Through its Partners**, Mr. Imtiyaz Khan S/o Sardar Khan, Mr. Sandeep S/o Daulatrao Borse, Mr.Abhijit S/o Bhaskarrao Deshmukh, Mr.Amit S/o Laxmanrao Bhosale, Mr.Mahendra S/o Rameshchand Methi, Mr.Pankaj S/o Panjabrao Chavan, Mr.Satish S/o Limbaji Mete, Mr.Subhash S/o Baburao Palaskar, Mr. Babasaheb S/o Raghunath Sable, Mr. Anil S/o Daulatrao Borse is clear, marketable and without any encumbrances.

Owners of the land:

M/s.Jayesh Infra, Through its Partners, Mr. Imtiyaz Khan S/o Sardar Khan, Mr. Sandeep S/o Daulatrao Borse, Mr.Abhijit S/o Bhaskarrao Deshmukh, Mr.Amit S/o Laxmanrao Bhosale, Mr.Mahendra S/o Rameshchand Methi, Mr.Pankaj S/o Panjabrao Chavan, Mr.Satish S/o Limbaji Mete, Mr.Subhash S/o Baburao Palaskar,



Mr. Babasaheb S/o Raghunath Sable, Mr. Anil S/o Daulatrao Borse is owner of Plot No.259 (**Sanction for Group Housing Society for EWS/LIG**) admeasuring 14471.40 sq.mtrs.in land bearing Gut No.31, situated at village Sawangi, Tq.and Dist.Aurangabad.

Qualifying comments/remarks if any:

No

III)- The report reflecting the flow of the title of the Name/s of the Holders / Owners: M/s.Jayesh Infra, Through its Partners, Mr. Imtiyaz Khan S/o Sardar Khan, Mr. Sandeep S/o Daulatrao Borse, Mr.Abhijit S/o Bhaskarrao Deshmukh, Mr.Amit S/o Laxmanrao Bhosale, Mr.Mahendra S/o Rameshchand Methi, Mr.Pankaj S/o Panjabrao Chavan, Mr.Satish S/o Limbaji Mete, Mr.Subhash S/o Baburao Palaskar, Mr. Babasaheb S/o Raghunath Sable, Mr. Anil S/o Daulatrao Borse on the said Plot is enclosed herewith as annexure.

Encl: Annexure

Date:01/03/2023



P. Wani
01/03/2023

ADVOCATE: PRAVIN C WANI



PRAVIN C.WANI
VIJAYA P.WANI (BARSE)

B.S.L.L.L.B
Advocate

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FLOW OF THE TITLE ON THE SAID PLOT

- A. It is seen from old 7/12 extract recital the land Gat No. 31 total admeasuring 14 Hector 59 Aar of village Sawangi, Tq. And Dist.Aurangabad is owned and possessed by SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA and theirs names are seen over the said land.

It is seen from recital of Sale Deed Dt.26/11/1976, the above said land owners named SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA sold the land Gat No. 31 total admeasuring 14 Hector 59 Aar to the extent of **03 Hector 63 Aar** land of village Sawangi, Tq. And Dist.Aurangabad to ABDUL GAFUR ABDUL KARIM vide Registered Sale Deed No.2527/1976. Which was registered in the Office of Sub-Registrar Aurangabad. On the basis of above said sale deed the name of said land purchaser is entered over the said land vide mutation entry no.281.

It is seen from recital of Mutation Entry No.696, Abdul Gafur Abdul karim died leaving behind legal heirs wife namely Ajim Bee Abdul Gafur only (issueless) and as per the order of Tahsildar her name came to be recorded in revenue record as owner and possessor vide mutation entry no.696.

It is seen from recital of Gift Deed Dt.29/08/2006 the above said land owners named AJIM BEE ABDUL GAFUR Through her



Holder ABDUL NAIM ABDUL KADAR gifted the land Gat No. 31 total admeasuring 14 Hector 59 Aar to the extent of **03 Hector 65 Aar** land of village Sawangi, Tq. And Dist.Aurangabad to ABDUL KAYYUM ABDUL KADAR vide Reg.No.3231/2006. Which was registered in the Office of Sub-Registrar Aurangabad No.2. On the basis of said Gift Deed the Mutation entry No.2024 Dt.23/02/2007 is sanction in the revenue record.

- B. It is seen from recital of Sale Deed Dt.26/11/1976 the above said land owners named SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA sold the land Gat No. 31 total admeasuring 14 Hector 59 Aar to the extent of **03 Hector 63 Aar** land of village Sawangi, Tq. And Dist.Aurangabad to ABDUL RASHID ABDUL KARIM vide Registered Sale Deed No.2528/1976. Which was registered in the Office of Sub-Registrar Aurangabad. On the basis of above said sale deed the name of said land purchaser is entered over the said land vide mutation entry no.283 in the revenue record.

It is seen from recital of Mutation Entry No.2421, in the year 2008 Abdul Rashid Abdul Karim died leaving behind legal heirs namely, Raisa Mansur Ahemad, Mohommed Harun Abdul Rashid, Shaikh Anisa Fayyaj, Shaikh Shahin Irfan, Gulam Hussain Abdul Rashid, Shaikh Shahnaj Anisa, Afjal Abdul Rashid, Ajij Abdul Rashid, Shaikh Farhin Avesh, Abdul Karim Abdul Rashid and accordingly their names came to be recorded in revenue record as owner and possessor vide mutation entry no.2421.

- C. It is seen from recital of Sale Deed Dt.26/11/1976 the above said land owners named SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA sold the land Gat No. 31 total admeasuring 14 Hector 59 Aar to the extent of **03 Hector 65 Aar** land of village Sawangi, Tq. And Dist.Aurangabad to ABDUL



KADAR ABDUL KARIM vide Registered Sale Deed No.2529/1976. Which was registered in the Office of Sub-Registrar Aurangabad. On the basis of above said sale deed the name of said land purchaser is entered over the said land vide mutation entry no.282 in the revenue record

It is seen from recital of Mutation Entry No.4473, Abdul Kadar Abdul Karim died leaving behind legal heirs namely, Aminabee Abdil kadar, Abdul Wasim Abdul Kadar, Abdul Naim Abdul Kadar, Abdul faim Abdul Kadar, Shabana Irfan Patel, Shabina Jahid Ali Ahemed Tanaji, Samina Mohanul Shaikh , Heena Asrar Kureshi and accordingly theirs names came to be recorded in revenue record as owner and possessor vide mutation entry no.2421

- D. It is seen from recital of Sale Deed Dt.26/11/1976 the above said land owners named SAMPATRAJ PUKHRAJ DEODA & Smt.ICHARAJBAI MOTILAL KANKARIYA sold the land Gat No. 31 total admeasuring 14 Hector 59 Aar to the extent of **03 Hector 63 Aar** land of village Sawangi, Tq. And Dist.Aurangabad to and ABDUL VAHED ABDUL KARIM vide Registered Sale Deed No.2530/1976. Which was registered in the Office of Sub-Registrar Aurangabad. On the basis of above said sale deed the name of said land purchaser is entered over the said land vide mutation entry no.284, in the revenue record.

It is seen from recital of Mutation Entry No.4472, Abdul Vahed Abdul Karim died leaving behind legal heirs namely, Jahed Mohammed Shaikh, Mohammad Shaikh, Aarif Shaikh vahed Sahikh, Asifa Shaikh vahed Shaikh, Nasima Anis Kureshi, Najama najim Shaikh and accordingly theirs names came to be recorded in revenue record as owner and possessor vide mutation entry no.4472.



It is seen from recital of 7/12 extract of Gat NO 31 of village Sawangi, Tq. And Dist.Aurangabad, the names of above said legal heirs are seen over the said respective land as an owner and possessor.

It is further seen the Power Of Attorney Dt.30/09/2020 executed between Farook Mohammad Shaikh @ Farook Mohammad Shaikh S/o Abdul Wahed , Aasif Shaikh S/o Wahed Shaikh @ Aasif Mohammad Shaikh S/o Abdul Wahed, Naseema W/o Anis Qureshi (Naseema D/o Abdul Wahed), Najmabi @ Najma W/o Nazim Shaikh (Najmabi D/o Abdul Wahed) being the EXECUTANTS and Aarif Shaikh S/o Wahed Shaikh @ Aarif Mohammad Shaikh S/o Abdul Wahed being the ATTORNEY HOLDER.(Reg.No.TNN-3-10526/2020) for presentation of documents before the register office.

It is further seen the Power Of Attorney Dt.25/09/2020 executed between Mohammad Haroon S/o Abdul Rashid @ Mohammad Hariin Kamble S/o Abdul Rashid, Anisa W/o Fayyaz Shaikh @ Anisa Mohammad W/o Fayyaz Shaikh (Anisa D/o Abdul Rashid), Gulam Hussain S/o Abdul Rashid Shaikh, Shahnaz W/o Anees Shaikh @ Shahnaz W/o Anees Ghone (Shahnaz D0 Abdul Rashid), Farheen W/o Avesh Shaikh (Farheen D/o Abdul Rashid), Abdul Kareem S/o Abdul Rashid, being the EXECUTANTS and Abdul Aziz S/o Abdul Rashid being the ATTORNEY HOLDER.(Reg.No.BDR-15-2270/2020) for presentation of documents before the register office.

It is further seen the Power Of Attorney Dt.25/09/2020 executed between Aminabi Wd/o Abdul Kadar, Abdul Nayeem S/o Abdul Kadar, Shaikh faheem S/o Abdul Kadar,Shabana W/o Irfan Patel (Shabana D/o Abdul kadar), Shabina W/o Jahid Ali Ahmad Tanaji (Shabina D/o Abdul Kadar), Samina W/o Mohnul Shaikh @ Samina W/o Moinul Shaikh (Samina D/o Abdul Kadar), Heena W/o Asrar Qureshi (Heena D/o Abdul Kadar) being the EXECUTANTS and Abdul Waseem S/o Abdul Kadar being the ATTORNEY



HOLDER.(Reg.No.BDR-15-2271/2020) for presentation of documents before the register office

It is further seen the of Power Of Attorney Dt.30/09/2020 executed between Shama W/o Zahid @ Jahed Shaikh, Junaid S/o Zahid @ Jahed Shaikh, Shazia W/o Ubaid Ahmed Shaikh (Shazia D/o Zahid @ Jahed Shaikh), Zoheb S/o Zahid @ Jahed Shaikh, Sumaiya W/o Mufaiz Qureshi (Sumaiya D/o Zahid @ Jahed Shaikh), Ibrahim S/o Zahid @ Jahed Shaikh, Mohammad Umer S/o Zahid @ jahed Shaikh, Asma D/o Zahid @ jahed Shaikh, Mohammad usman S/o Zahid @ Jahed Shaikh being the EXECUTANTS and Shabnam Mustkim (Shabnam D/o Abdul Rashid) being the ATTORNEY HOLDER.(Reg.No.TNN-3-10528/2020) for presentation of documents before the register office.

It is seen from recital of Sale Deed Dt.08/10/2020 the above said land owners named Zahid @ Jahed Mohammad Shaikh S/o Abdul Wahed, Farook Mohammad Shaikh @ Farook Mohammad Shaikh S/o Abdul Wahed, Aarif Shaikh S/o Wahed Shaikh @ Aarif Mohammad Shaikh S/o Abdul Wahed, Aasif Shaikh S/o Wahed Shaikh @ Aasif Mohammad Shaikh S/o Abdul Wahed, Naseema W/o Anis Qureshi (Naseema D/o Abdul Wahed), Najmabi @ Najma W/o Nazim Shaikh (Najmabi D/o Abdul Wahed), Rais @ Raisa Mansur D/o Abdul Rashid, Mohammad Haroon S/o Abdul Rashid @ Mohammad Hariin Kamble S/o Abdul Rashid, Anisa W/o Fayyaz Shaikh @ Anisa Mohammad W/o Fayyaz Shaikh (Anisa D/o Abdul Rashid), Shaheen W/o Irfan Shaikh (Shaheen D/o Abdul Rashid), Gulam Hussain S/o Abdul Rashid Shaikh, Shahnaz W/o Anees Shaikh @ Shahnaz W/o Anees Ghone (Shahnaz D0 Abdul Rashid), Farheen W/o Avesh Shaikh (Farheen D/o Abdul Rashid), Abdul Afjal S/o Abdul Rashid , Abdul Aziz S/o Abdul Rashid, Abdul Kareem S/o Abdul Rashid, Aminabi Wd/o Abdul Kadar, Abdul Kayyum S/o Abdul Kadar, Abdul Waseem S/o Abdul Kadar, Abdul Nayeem S/o Abdul



Kadar, Shaikh faheem S/o Abdul Kadar, Shabana W/o Irfan Patel (Shabana D/o Abdul kadar), Shabina W/o Jahid Ali Ahmad Tanaji (Shabina D/o Abdul Kadar), Samina W/o Mohnul Shaikh @ Samina W/o Moinul Shaikh (Samina D/o Abdul Kadar), Heena W/o Asrar Qureshi (Heena D/o Abdul Kadar) sold the land Gat No. 31 total admeasuring 14 Hector 59 Aar of village Sawangi, Tq. And Dist.Aurangabad to **M/s.Jayesh Infra, Through its Partners**, Mr. Imtiyaz Khan S/o Sardar Khan, Mr. Sandeep S/o Daulatrao Borse, Mr.Abhijit S/o Bhaskarrao Deshmukh, Mr.Amit S/o Laxmanrao Bhosale, Mr.Mahendra S/o Rameshchand Methi, Mr.Pankaj S/o Panjabrao Chavan, Mr.Satish S/o Limbaji Mete, Mr.Subhash S/o Baburao Palaskar, Mr. Babasaheb S/o Raghunath Sable, Mr. Anil S/o Daulatrao Borse and Consent Given By Shabnam Mustkim (Shabnam D/o Abdul Rashid), Shama W/o Zahid @ Jahed Shaikh, Junaid S/o Zahid @ Jahed Shaikh, Shazia W/o Ubaid Ahmed Shaikh (Shazia D/o Zahid @ Jahed Shaikh), Zoheb S/o Zahid @ Jahed Shaikh, Sumaiya W/o Mufaiz Qureshi (Sumaiya D/o Zahid @ Jahed Shaikh), Ibrahim S/o Zahid @ Jahed Shaikh, Mohammad Umer S/o Zahid @ jahed Shaikh, Asma D/o Zahid @ jahed Shaikh, Mohammad usman S/o Zahid @ Jahed Shaikh, vide Registered Sale Deed No.6123/2020. Which was registered in the Office of Sub-Registrar Aurangabad No.2.

It is seen from recital of Mutation Entry No.4779 Dt. 03/11/2020, the competent authority sanction the said mutation entry on the name of above said land purchasers and their names are recorded over the said land as an owners and possessors.

It is seen from recital of Lease Deed Dt.21/05/2021 executed by **M/s.Jayesh Infra**, Through its Partner Mr. Satish Limbaji Mete *in favour of M.S.E.D.C.L.* (Reg.No.4116/2021). Which was registered in the Office of Sub-Registrar Aurangabad No.5 in respect of 25.00 Sq.mtrs area out of said land.



It is further seen from the Order Dt.05/02/2021 bearing no.2020/JAMA-2/ROR/CR-47 passed by Tahsildar Aurangabad in respect of above said land gat No.31 of village Sawangi, Aurangabad.

The Order Dt.27/07/2021 bearing no.2021/MAG/ROR/CR-17 passed by Sub Divisional officer Aurangabad in respect of said land one Mirza Yusuf Baig Sandu Baig filed appeal against the order of Tahsildar above mention, but vide said order Sub Divisional Officer Aurangabad dismissed said appeal and directed to competent authority sanction mutation entry of said land purchasers.

The Order Dt.30/07/2021 and 09/08/2021 has been passed by Honble High Court of Judicature at Bombay, Aurangabad Bench in writ Petition No.3872/2021, thereby dismissing the appeal filed by the respondents against the order passed by Sub Divisional Officer and directing the competent authority to implement the order passed by the Sub Divisional Officer.

It is further seen the Certificate of Registration of Partnership Firm No.AU000009429 named "M/s. Jayesh Infra" Dt.27/08/2021 has been issued by Assistant Registrar of Partnership Firm, Aurangabad.

The Mutation Entry No.5083 Dt.28/07/2021 is sanction in respect of other side column stay entry set aside as per the order passed above.

The above said land owner filed application before the CIDCO for permission of Layout and thereafter as per rules and regulation Final Layout Permission issued by CIDCO vide out ward no. CIDCO/TPO/AFA (FLP)/2021/110 Dt.07/10/2021 in respect of said land. And also sanction Layout and issued Layout plan Dt.07/10/2021 as per their rules and regulation.



The Affidavit executed by M/s. JAYESH INFRA through its partners Imtiyaz Khan Sardar Khan and others 23 in respect of said land is free from all encumbrances and no any litigation pending in respect of said land.

The above said land owner filed application before the Tahsildar Aurangabad for N.A. permission and thereafter N.A.Order No.JA.K.2022/JAMA-2/CR/66 Dt.27/04/2022 issued by Tahsildar Aurangabad in respect of said land.

The above said land owner filed application for revise Layout and thereafter the Revised Final Layout Permission issued by CIDCO vide out ward no. CIDCO/TPO/AFA (FLP)/2022/143 Dt.03/08/2022 in respect of said land. And also issued/sanction revised final Layout plan Dt.03/08/2022.

At the time of sanction said layout the Agriculture plot no.259 admeasuring 14471.40 Sq.Mtrs is sanction for Group Housing Society for EWS/LIG by CIDCO.

Thereafter the said land/plot owner filed application before the CIDCO for Building Permission for "Group Housing Scheme" on plot No.259. Thereafter CIDCO issued Building Permission for "Group Housing Scheme" on plot No.259 vide out ward no. CIDCO/TPO/AFA (BP)/2022/213 Dt.25/11/2022. And also sanction Building Plan Dt.25/11/2022 over the said plot.

It is also seen vide Search Report Dt.21/10/2022 Issued by Adv. Prakash B. Paithankar in respect of land Gut No.31 of village Sawangi, Tq. And Dist.Aurangabad and given opinion in respect of present owners have clear title over the said land.

It is seen further the Deed of Declaration Dt.28/02/2023 executed by **M/s.Jayesh Infra, Through its Partners, Mr. Imtiyaz Khan S/o Sardar**



Khan, Mr. Sandeep S/o Daulatrao Borse, Mr.Abhijit S/o Bhaskarrao Deshmukh, Mr.Amit S/o Laxmanrao Bhosale, Mr.Mahendra S/o Rameshchand Methi, Mr.Pankaj S/o Panjabrao Chavan, Mr.Satish S/o Limbaji Mete, Mr.Subhash S/o Baburao Palaskar, Mr. Babasaheb S/o Raghunath Sable, Mr. Anil S/o Daulatrao Borse in respect of said plot and given name said project " Sawangi City" which is bearing Reg.No.1642/2023. Which was registered in the Office of Sub-Registrar Aurangabad No.1.

Litigation if any- No

Date:01/03/2023

P. Wani
01/03/2023

ADVOCATE: PRAVIN C WANI





CHALLAN
MTR Form Number-5



GRN	MH015694397202223P	BARCODE			Date	22/02/2023-09:30:07		Form ID		
Department					Inspector General Of Registration					
Type of Payment					Search Fee					
Type of Payment					Other Items					
Office Name					ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name		ADV PRAVIN C WANI	
Location					AURANGABAD		Flat/Block No.			
Year					2022-2023 One Time		Premises/Building			
Account Head Details					Amount In Rs.		Road/Street			
0030072201 SEARCH FEE					750.00		Area/Locality			
							Town/City/District			
							PIN			
							Remarks (If Any)			
							SEARCH FEE FOR 30 YRS PLOT NO 259 OUT OF LAND GAT NO 31			
							SAWANGI AURANGABAD			
							Amount In		Seven Hundred Fifty Rupees Only	
Total					750.00		Words			
Payment Details					SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN		Ref. No.		10000502023022200330 4501278243033	
Cheque/DD No.					Bank Date		RBI Date		22/02/2023-09:30:33 Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No.: 9503875306
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
चददर चदरल ेदष ऑफ पेमेंट सधे लमूद कारणसदीच लागू आहे .इतर कारणसदी किंवा नोंदणी न करावयाच्या दस्तासदी लागू नाही .

