5	That, registered Partition Deed No.AGG-2-163 dated 07.01.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Smt. Punam Devidas Kasure.	Xerox copy perused by me.
6	That, mutation entry No.9495 dated 20.01.2016 approved by the competent authority on 05.03.2016 has been taken in record of rights by the talathi of sajja Kanchanwadi in favour of Shri. Ramesh Devidas Kasure in respect of land admeasuring 3.14 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of registered Partition Deed No.AGG-2-163 dated 07.01.2016.	Xerox copy perused by me.
7	That, registered Correction Deed No.AGG-2-5630 dated 23.08.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. However, the said Correction Deed is in respect of share of other owners and not in respect of share of Smt. Punam Devidas Kasure.	Xerox copy perused by me.
8	That, registered Correction Deed No.AGG-1-497 dated 17.01.2019 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure, thereby attaching symbolic map of land at Gat No.161 under partition.	Xerox copy perused by me.
	(3) Documents of Smt. Varsha Vishal Kasure :	
1	That, the agricultural land at situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad, was originally owned & possessed by one Shri. Gulam Mehboob Khan which was inherited by 2 sons (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan since prior to year 1983. Similarly the names of (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan are appearing in the record of rights i.e. 7/12 extracts since year 1983.	Xerox copy perused by me.

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2	That, mutation entry No.112 dated 15.08.1984, approved by the competent authority on 10.09.1984 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Devidas Kanhaiyalal Kasure and (2) Shri. Shri. Fulchand Kanhaiyalal Kasure in respect of agricultural land admeasuring 5 Hectare 47 R situated at Gat No.161 village Tisgaon, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad taken on the basis of registered sale deed No.2765 dated 13.06.1983 executed by (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan and Sale deeds No.2731 dated 02.05.1980 and No.5753 dated 09.12.1983 executed by (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan.	Xerox copy perused by me.
3	That, mutation entry No.1528 dated 11.08.2004, approved by the competent authority on 31.08.2004 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure, (4) Shri. Punam Devidas Kasure, (5) Smt. Dolabai Devidas Kasure, (6) Smt. Kausabai Narayan Sale, (7) Smt. Meenabai Ramchandra Suryawanshi, (8) Smt. Durgabai Tuljaram Kanicchhe, (9) Smt. Tarabai Hiralal Suryawanshi in respect of land at Gat No.105, 161 and 189 village Tisgaon, Taluka and District Aurangabad taken on account of death of previous owner late Devidas Kanhaiyalal Kasure.	Xerox copy perused by me.
4	That, registered Relinquishment Deed No.AGG-2-161 dated 07.01.2016 has been executed by (1) Smt. Ramabai Bhopal Kanise, (2) Smt. Kousabai Narayan Sale, (3) Smt. Durgabai Tujiram Kanije, (4) Smt. Tarabai Hiralla Suryawanshi, (5-a) Shri. Pritpal Ramchandra Suryawanshi (5-b) Shri. Lakhan Ramchandra Suryawanshi, (5-c) Smt. Manda Tarachand Salampure, all legal heirs of Smt. Meenabai Ramchandra Suryawanshi, (6) Smt. Reena Ajay Salampure Thanage in respect of their undivided share in land situated at Gat No.105, 161, 189, 206 village Tisgaon, Taluka and District Aurangabad.	Xerox copy perused by me.

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5	That, registered Partition Deed No.AGG-2-163 dated 07.01.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Shri. Chandulal Devidas Kasure.	Xerox copy perused by me.
6	That, mutation entry No.9495 dated 20.01.2016 approved by the competent authority on 05.03.2016 has been taken in record of rights by the talathi of sajja Kanchanwadi in favour of Shri. Chandulal Devidas Kasure in respect of land admeasuring 3.14 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of registered Partition Deed No.AGG-2-163 dated 07.01.2016.	Xerox copy perused by me.
7	That, registered Correction Deed No.AGG-2-5630 dated 23.08.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. However, the said Correction Deed is in respect of share of other owners and not in respect of share of Shri. Chandulal Devidas Kasure.	Xerox copy perused by me.
8	That, Registered Partition Deed No.AGG-5-1310 dated 07.03.2017 has been executed by Shri. Chandulal Devidas Kasure in favour of Shri. Vishal Chandulal Kasure in respect of land admeasuring 3.14 R + 1.22 R = 4.36 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad. The Partition Deed has been signed by (1) Smt. Gangabai Chandulal Kasure and (2) Shri. Nihal Chandulal Kasure as a "consenting party".	Xerox copy perused by me.
9	That, mutation entry No.9692 dated 10.03.2017, approved by the competent authority on 12.04.2017, has been taken in record of rights by the Concerned Talathi in favour of Shri. Vishal Chandulal Kasure in respect of land totally admeasuring 3.14 R + 1.22 R = 4.36 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of Registered Partition Deed No.AGG-5-1310 dated 07.03.2017 has been executed by Shri. Chandulal Devidas Kasure in his favour.	Xerox copy perused by me.

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10	That, registered Correction Deed No.AGG-1-497 dated 17.01.2019 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure, thereby attaching symbolic map of land at Gat No.161 under partition.	Xerox copy perused by me.
11	That, Notarized Partition Deed dated 11.03.2022 has been executed by Shri. Vishal Chandulal Kasure in favour of Smt. Varsha Vishal Kasure in respect of land totally admeasuring 3.14 R + 1.22 R = 4.36 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad.	Xerox copy perused by me.
12	That, mutation entry No.12287 dated 20.05.2022, approved by the competent authority on 19.08.2022, taken in record of rights by the Concerned Talathi in favour of Smt. Varsha Vishal Kasure in respect of land totally admeasuring 3.14 R + 1.22 R = 4.36 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of Notarized Partition Deed dated 11.03.2022 has been executed by Shri. Vishal Chandulal Kasure in her favour.	Xerox copy perused by me.
	(4) Common Documents :	
1	That, Approved Tentative Layout Permission No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TP)/ 10 dated 10.05.2023 has been issued by the CIDCO in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
2	That, Approved Map attached to the Tentative Layout Permission No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TP)/ 10 dated 10.05.2023 has been issued by the CIDCO in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.

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3	That, "Sanad" (N. A. Order) No.JA KRA 2023/ AKRUSHIK/ PARI B/ CR-689 dated 24.07.2023 has been issued by the Upper Tahsildar, Aurangabad in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
4	That, Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (LP)/ 16 dated 01.09.2023 has been issued by the CIDCO in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
5	That, Approved Map attached to the Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (LP)/ 16 dated 01.09.2023 has been issued by the CIDCO in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Xerox copy perused by me.
6	That, Registered Development Agreement No.AGG-6-650 dated 18.01.2024 has been executed by (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in favour of M/s. Sai Shraddha Builders through its Proprietor Shri. Sajansing Motilal Jarwal in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). The Development Agreement is signed by (1) Smt. Jamunabai Ramesh Kasure, (2) Shri. Ajay Ramesh Kasure, (3) Smt. Sima Punam Kasure, (4) Shri. Rohit Punam Kasure and (5) Shri. Piyush Punam Kasure as "Consenting Party". The break-up of Units to be constructed on the said Plot retained by the (1) Owner and (2) Builder/ Developer are as follows : **Units retained by the Owner :** **Sr. No. / Unit No. / Floor / Built/up area in sq.mtrs. / Carpet area in sq.mtrs. / Unit Holder Name** 1 / A1 / First / 64.09 / 40.15 / Shri. Punam	Original perused by me.

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					Devidas Kasure
2	A4	Second	65.80	41.15	Shri. Punam Devidas Kasure
3	B1	First	64.27	40.15	Smt. Varsha Vishal Kasure
4	B4	Second	65.80	41.15	Smt. Varsha Vishal Kasure
5	C1	First	64.27	40.15	Shri. Ramesh Devidas Kasure
6	C4	Second	73.76	44.93	Shri. Ramesh Devidas Kasure

Units retained by the Builder/ Developer :

Sr. No.	Unit No.	Floor	Built/up area in sq.mtrs.	Carpet area in sq.mtrs.	Unit Holder Name
1	A2	First	65.80	41.15	Developer
2	A3	Second	64.09	40.15	Developer
3	A5	Third	64.09	40.15	Developer
4	A6	Third	65.80	41.15	Developer
5	B2	First	65.80	41.15	Developer
6	B3	Second	64.27	40.15	Developer
7	B5	Third	64.27	40.15	Developer
8	B6	Third	65.80	41.15	Developer
9	C2	First	73.76	44.93	Developer
10	C3	Second	64.27	40.15	Developer
11	C5	Third	64.27	40.15	Developer
12	C6	Third	73.76	44.93	Developer

7	That, Registered General Power of Attorney (GPA) No.AGG-6-651 dated 18.01.2024 has been executed by (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in favour of M/s. Sai Shraddha Builders through its Proprietor Shri. Sajansing Motilal Jarwal in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Original perused by me.

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8	That, Registered Deed of Declaration No.AGG-6-4079 dated 19.04.2024 has been executed by (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure and M/s. Sai Shraddha Builders through its Proprietor Shri. Sajansing Motilal Jarwal in respect of housing project known as **"TIRUPATI PARK NX"** being constructed on Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).	Original perused by me.

C	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	A Project known as **"TIRUPATI PARK NX"** to be constructed on Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).
i	Survey No.	Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).
ii	Door no. (in case of house property)	Plot No.01.
iii	Extent/Areas including plinth/built up area in case of house property	681.96 sq.mtrs. plot area.
iv	Locations like name of the place, village, city, registration, sub-district etc.	Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).
v	**BOUNDARIES OF PLOT NO.01 (PROJECT LAND)** (As mentioned in the Registered Development Agreement) ON OR TOWARDS EAST : GAT NO.161/PART (CIDCO SURRENDERED LAND). ON OR TOWARDS WEST : GAT NO.161/PART, TIRUPATI PARK PROJECT. ON OR TOWARDS NORTH : 10 MTRS. WIDE ROAD (12 MTRS. WIDE PROPOSED ROAD). ON OR TOWARDS SOUTH : 15 MTRS. WIDE ROAD.	

FLOW OF THE TITLE

(1) Shri. Ramesh Devidas Kasure :

That, the agricultural land at situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad, was originally owned & possessed by one Shri. Gulam Mehboob Khan which was inherited by 2 sons (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan since prior to year 1983. Similarly the names of (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan are appearing in the record of rights i.e. 7/12 extracts since year 1983.

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That, mutation entry No.112 dated 15.08.1984, approved by the competent authority on 10.09.1984 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Devidas Kanhaiyalal Kasure and (2) Shri. Shri. Fulchand Kanhaiyalal Kasure in respect of agricultural land admeasuring 5 Hectare 47 R situated at Gat No.161 village Tisgaon, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad taken on the basis of registered sale deed No.2765 dated 13.06.1983 executed by (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan and Sale deeds No.2731 dated 02.05.1980 and No.5753 dated 09.12.1983 executed by (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan.

That, mutation entry No.1528 dated 11.08.2004, approved by the competent authority on 31.08.2004 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure, (4) Shri. Punam Devidas Kasure, (5) Smt. Dolabai Devidas Kasure, (6) Smt. Kausabai Narayan Sale, (7) Smt. Meenabai Ramchandra Suryawanshi, (8) Smt. Durgabai Tuljaram Kanicchhe, (9) Smt. Tarabai Hiralal Suryawanshi in respect of land at Gat No.105, 161 and 189 village Tisgaon, Taluka and District Aurangabad taken on account of death of previous owner late Devidas Kanhaiyalal Kasure.

That, registered Relinquishment Deed No.AGG-2-161 dated 07.01.2016 has been executed by (1) Smt. Ramabai Bhopal Kanise, (2) Smt. Kousabai Narayan Sale, (3) Smt. Durgabai Tujiram Kanije, (4) Smt. Tarabai Hiralla Suryawanshi, (5-a) Shri. Pritpal Ramchandra Suryawanshi (5-b) Shri. Lakhan Ramchandra Suryawanshi, (5-c) Smt. Manda Tarachand Salampure, all legal heirs of Smt. Meenabai Ramchandra Suryawanshi, (6) Smt. Reena Ajay Salampure Thanage in respect of their undivided share in land situated at Gat No.105, 161, 189, 206 village Tisgaon, Taluka and District Aurangabad.

That, registered Partition Deed No.AGG-2-163 dated 07.01.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Shri. Ramesh Devidas Kasure.

That, mutation entry No.9495 dated 20.01.2016 approved by the competent authority on 05.03.2016 has been taken in record of rights by the talathi of sajja Kanchanwadi in favour of Shri. Ramesh Devidas Kasure in respect of land admeasuring 3.14 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of registered Partition Deed No.AGG-2-163 dated 07.01.2016.

That, registered Correction Deed No.AGG-2-5630 dated 23.08.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. However, the said Correction Deed is in respect of share of other owners and not in respect of share of Shri. Ramesh Devidas Kasure.

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That, registered Correction Deed No.AGG-1-497 dated 17.01.2019 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure, thereby attaching symbolic map of land at Gat No.161 under partition.

(2) Shri. Punam Devidas Kasure :

That, the agricultural land at situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad, was originally owned & possessed by one Shri. Gulam Mehboob Khan which was inherited by 2 sons (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan since prior to year 1983. Similarly the names of (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan are appearing in the record of rights i.e. 7/12 extracts since year 1983.

That, mutation entry No.112 dated 15.08.1984, approved by the competent authority on 10.09.1984 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Devidas Kanhaiyalal Kasure and (2) Shri. Shri. Fulchand Kanhaiyalal Kasure in respect of agricultural land admeasuring 5 Hectare 47 R situated at Gat No.161 village Tisgaon, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad taken on the basis of registered sale deed No.2765 dated 13.06.1983 executed by (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan and Sale deeds No.2731 dated 02.05.1980 and No.5753 dated 09.12.1983 executed by (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan.

That, mutation entry No.1528 dated 11.08.2004, approved by the competent authority on 31.08.2004 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure, (4) Shri. Punam Devidas Kasure, (5) Smt. Dolabai Devidas Kasure, (6) Smt. Kausabai Narayan Sale, (7) Smt. Meenabai Ramchandra Suryawanshi, (8) Smt. Durgabai Tuljaram Kanicchhe, (9) Smt. Tarabai Hiralal Suryawanshi in respect of land at Gat No.105, 161 and 189 village Tisgaon, Taluka and District Aurangabad taken on account of death of previous owner late Devidas Kanhaiyalal Kasure.

That, registered Relinquishment Deed No.AGG-2-161 dated 07.01.2016 has been executed by (1) Smt. Ramabai Bhopal Kanise, (2) Smt. Kousabai Narayan Sale, (3) Smt. Durgabai Tujiram Kanije, (4) Smt. Tarabai Hiralla Suryawanshi, (5-a) Shri. Pritpal Ramchandra Suryawanshi (5-b) Shri. Lakhan Ramchandra Suryawanshi, (5-c) Smt. Manda Tarachand Salampure, all legal heirs of Smt. Meenabai Ramchandra Suryawanshi, (6) Smt. Reena Ajay Salampure Thanage in respect of their undivided share in land situated at Gat No.105, 161, 189, 206 village Tisgaon, Taluka and District Aurangabad.

That, registered Partition Deed No.AGG-2-163 dated 07.01.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and

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(4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Smt. Punam Devidas Kasure.

That, mutation entry No.9495 dated 20.01.2016 approved by the competent authority on 05.03.2016 has been taken in record of rights by the talathi of sajja Kanchanwadi in favour of Shri. Ramesh Devidas Kasure in respect of land admeasuring 3.14 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of registered Partition Deed No.AGG-2-163 dated 07.01.2016.

That, registered Correction Deed No.AGG-2-5630 dated 23.08.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. However, the said Correction Deed is in respect of share of other owners and not in respect of share of Smt. Punam Devidas Kasure.

That, registered Correction Deed No.AGG-1-497 dated 17.01.2019 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure, thereby attaching symbolic map of land at Gat No.161 under partition.

(3) Smt. Varsha Vishal Kasure :

That, the agricultural land at situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad, was originally owned & possessed by one Shri. Gulam Mehboob Khan which was inherited by 2 sons (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan since prior to year 1983. Similarly the names of (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan are appearing in the record of rights i.e. 7/12 extracts since year 1983.

That, mutation entry No.112 dated 15.08.1984, approved by the competent authority on 10.09.1984 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Devidas Kanhaiyalal Kasure and (2) Shri. Shri. Fulchand Kanhaiyalal Kasure in respect of agricultural land admeasuring 5 Hectare 47 R situated at Gat No.161 village Tisgaon, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad taken on the basis of registered sale deed No.2765 dated 13.06.1983 executed by (1) Shri. Samiullahkhan s/o. Gulam Mehboob Khan and (2) Shri. Gulam Gous Khan s/o. Gulam Mehboob Khan and Sale deeds No.2731 dated 02.05.1980 and No.5753 dated 09.12.1983 executed by (1) Shri. Irsad Khan s/o. Umardaraj Khan (2) Shri. Ahmed Khan s/o. Umardaraj Khan (3) Shri. Gulam Mustafa Khan s/o. Umardaraj Khan.

That, mutation entry No.1528 dated 11.08.2004, approved by the competent authority on 31.08.2004 has been taken in record of rights by the talathi of sajja Tisgaon in favour of (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure, (4) Shri. Punam Devidas Kasure, (5) Smt. Dolabai Devidas Kasure, (6) Smt. Kausabai Narayan Sale, (7) Smt. Meenabai Ramchandra

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Suryawanshi, (8) Smt. Durgabai Tuljaram Kanicchhe, (9) Smt. Tarabai Hiralal Suryawanshi in respect of land at Gat No.105, 161 and 189 village Tisgaon, Taluka and District Aurangabad taken on account of death of previous owner late Devidas Kanhaiyalal Kasure.

That, registered Relinquishment Deed No.AGG-2-161 dated 07.01.2016 has been executed by (1) Smt. Ramabai Bhopal Kanise, (2) Smt. Kousabai Narayan Sale, (3) Smt. Durgabai Tujiram Kanije, (4) Smt. Tarabai Hiralla Suryawanshi, (5-a) Shri. Pritpal Ramchandra Suryawanshi (5-b) Shri. Lakhan Ramchandra Suryawanshi, (5-c) Smt. Manda Tarachand Salampure, all legal heirs of Smt. Meenabai Ramchandra Suryawanshi, (6) Smt. Reena Ajay Salampure Thanage in respect of their undivided share in land situated at Gat No.105, 161, 189, 206 village Tisgaon, Taluka and District Aurangabad.

That, registered Partition Deed No.AGG-2-163 dated 07.01.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. As per the partition deed, land admeasuring 3.14 R situated at Gat No.161 village Tisgaon, Taluka and District Aurangabad has come to the share of Shri. Chandulal Devidas Kasure.

That, mutation entry No.9495 dated 20.01.2016 approved by the competent authority on 05.03.2016 has been taken in record of rights by the talathi of sajja Kanchanwadi in favour of Shri. Chandulal Devidas Kasure in respect of land admeasuring 3.14 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of registered Partition Deed No.AGG-2-163 dated 07.01.2016.

That, registered Correction Deed No.AGG-2-5630 dated 23.08.2016 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure. However, the said Correction Deed is in respect of share of other owners and not in respect of share of Shri. Chandulal Devidas Kasure.

That, Registered Partition Deed No.AGG-5-1310 dated 07.03.2017 has been executed by Shri. Chandulal Devidas Kasure in favour of Shri. Vishal Chandulal Kasure in respect of land admeasuring 3.14 R + 1.22 R = 4.36 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad. The Partition Deed has been signed by (1) Smt. Gangabai Chandulal Kasure and (2) Shri. Nihal Chandulal Kasure as a "consenting party".

That, mutation entry No.9692 dated 10.03.2017, approved by the competent authority on 12.04.2017, has been taken in record of rights by the Concerned Talathi in favour of Shri. Vishal Chandulal Kasure in respect of land totally admeasuring 3.14 R + 1.22 R = 4.36 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of Registered Partition Deed No.AGG-5-1310 dated 07.03.2017 has been executed by Shri. Chandulal Devidas Kasure in his favour.

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That, registered Correction Deed No.AGG-1-497 dated 17.01.2019 has been executed by and between (1) Shri. Chandulal Devidas Kasure, (2) Shri. Ramesh Devidas Kasure, (3) Shri. Mohan Devidas Kasure and (4) Shri. Punam Devidas Kasure, thereby attaching symbolic map of land at Gat No.161 under partition.

That, Notarized Partition Deed dated 11.03.2022 has been executed by Shri. Vishal Chandulal Kasure in favour of Smt. Varsha Vishal Kasure in respect of land totally admeasuring 3.14 R + 1.22 R = 4.36 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad.

That, mutation entry No.12287 dated 20.05.2022, approved by the competent authority on 19.08.2022. taken in record of rights by the Concerned Talathi in favour of Smt. Varsha Vishal Kasure in respect of land totally admeasuring 3.14 R + 1.22 R = 4.36 R situated at Gat No.161, village Tisgaon, Taluka and District Aurangabad, taken on the basis of Notarized Partition Deed dated 11.03.2022 has been executed by Shri. Vishal Chandulal Kasure in her favour.

(4) Common Documents :

That, Approved Tentative Layout Permission No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TP)/ 10 dated 10.05.2023 has been issued by the CIDCO in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, Approved Map attached to the Tentative Layout Permission No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (TP)/ 10 dated 10.05.2023 has been issued by the CIDCO in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, "Sanad" (N. A. Order) No.JA KRA 2023/ AKRUSHIK/ PARI B/ CR-689 dated 24.07.2023 has been issued by the Upper Tahsildar, Aurangabad in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (LP)/ 16 dated 01.09.2023 has been issued by the CIDCO in favour of (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, Approved Map attached to the Development Permission (Final Layout Permission) No.CIDCO/ ATPO/ BP/ AUR (WLJ)/ 2023 (LP)/ 16 dated 01.09.2023 has been issued by the CIDCO in favour of (1)

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Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, Registered Development Agreement No.AGG-6-650 dated 18.01.2024 has been executed by (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in favour of M/s. Sai Shraddha Builders through its Proprietor Shri. Sajansing Motilal Jarwal in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). The Development Agreement is signed by (1) Smt. Jamunabai Ramesh Kasure, (2) Shri. Ajay Ramesh Kasure, (3) Smt. Sima Punam Kasure, (4) Shri. Rohit Punam Kasure and (5) Shri. Piyush Punam Kasure as "Consenting Party". The break-up of Units to be constructed on the said Plot retained by the (1) Owner and (2) Builder/ Developer are as follows :

Units retained by the Owner :

Sr. No.	Unit No.	Floor	Built/up area in sq.mtrs.	Carpet area in sq.mtrs.	Unit Holder Name
1	A1	First	64.09	40.15	Shri. Punam Devidas Kasure
2	A4	Second	65.80	41.15	Shri. Punam Devidas Kasure
3	B1	First	64.27	40.15	Smt. Varsha Vishal Kasure
4	B4	Second	65.80	41.15	Smt. Varsha Vishal Kasure
5	C1	First	64.27	40.15	Shri. Ramesh Devidas Kasure
6	C4	Second	73.76	44.93	Shri. Ramesh Devidas Kasure

Units retained by the Builder/ Developer :

Sr. No.	Unit No.	Floor	Built/up area in sq.mtrs.	Carpet area in sq.mtrs.	Unit Holder Name
1	A2	First	65.80	41.15	Developer
2	A3	Second	64.09	40.15	Developer
3	A5	Third	64.09	40.15	Developer
4	A6	Third	65.80	41.15	Developer
5	B2	First	65.80	41.15	Developer
6	B3	Second	64.27	40.15	Developer
7	B5	Third	64.27	40.15	Developer
8	B6	Third	65.80	41.15	Developer

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9	C2	First	73.76	44.93	Developer
10	C3	Second	64.27	40.15	Developer
11	C5	Third	64.27	40.15	Developer
12	C6	Third	73.76	44.93	Developer

That, Registered General Power of Attorney (GPA) No.AGG-6-651 dated 18.01.2024 has been executed by (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure in favour of M/s. Sai Shraddha Builders through its Proprietor Shri. Sajansing Motilal Jarwal in respect of Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

That, Registered Deed of Declaration No.AGG-6-4079 dated 19.04.2024 has been executed by (1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure and M/s. Sai Shraddha Builders through its Proprietor Shri. Sajansing Motilal Jarwal in respect of housing project known as **"TIRUPATI PARK NX"** being constructed on Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad).

On the basis of Documents produced before me, I am of the opinion that, **(1) Shri. Ramesh Devidas Kasure, (2) Shri. Punam Devidas Kasure and (3) Smt. Varsha Vishal Kasure** are the absolute Owners and **M/s. Sai Shraddha Builders (PAN NO. AQTPJ 7406Q), Chh. Sambhajinagar (Aurangabad), through its Proprietor Shri. Sajansing Motilal Jarwal** is the Developer, GPA Holder and Possessor of a Project known as **"TIRUPATI PARK NX"** being constructed on Plot No.01 admeasuring 681.96 sq.mtrs., situated at Gat No.161, Village Tisgaon, Taluka and District Chh. Sambhajinagar (Aurangabad). Their 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, Chh. Sambhajinagar (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.MH001192174202425E dated 26.04.2024 which are annexed hereto.

Place : Chh. Sambhajinagar (Aurangabad).
Date : 26.04.2024

Advocate P. B. Paithankar ★Aurangabad★ MAH 2961/2001 Date: 1-10-01

P.B.Paithankar.
Advocate.

CHALLAN
MTR Form Number-6

GRN MH001192174202425E	BARCODE	Date 26/04/2024-09:32:51	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ACAPP3995M
Office Name	ARB6_AURANGABAD NO 6 SUB REGISTRAR	Full Name	PRAKASH B PAITHANKAR
Location	CHHATRAPATI SAMBHAJINAGAR		
Year	2024-2025 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street							
Area/Locality	AURANGABAD						
Town/City/District							
PIN		4	3	1	0	0	3

Remarks (If Any)

PLOT NO.1 TIRUPATI PARK NX GAT NO.161 VILLAGE TISGAON TALUKA AND DISTRICT AURANGABAD

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	00040572024042687002	IK0CSTHZP3
Bank Date	RBI Date	26/04/2024-09:24:33	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9823270026

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Advocate P. B. Paithankar
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Aurangabad

Print Date 26-04-2024 09:33:55