दस्त स्टेन झाला

कमल/कमल

मुळदस्त परत केला

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pt (pavti)

3/5101

esday,June 20 ,2023

37 PM

पावती

मुळदस्त परत केला

Original/Duplicate

नोंदणी क्र. :39म

Regn. 39M

पावती क्र.: 6516 दिनांक: 20/06/2023

हाचे नाव: इटखेडा

लाचेवजाचा अनुक्रमांक: अवग6-5101-2023

लाचेवजाचा प्रकार: खरेदीखत

दर करणाऱ्याचे नाव: बी. बीजीडी रिअलिटी तर्फे कारभारी श्री. दीपक दिगंबरराव डाकवर -

| | |
|---|---|
| नोंदणी फी | ₹. 30000.00 |
| दस्त हाताळणी फी | ₹. 1000.00 |
| पृष्ठांची संख्या: 50 | |
| एकूण: | ₹. 31000.00 |

Joint S[illegible]ghad VII

बाजार मूल्य: ₹.4263229.00 /-

मोबदला ₹.4510000.00/-

भरलेले मुद्रांक शुल्क : ₹. 270600.00/-

[illegible]देयकाचा प्रकार: DHC रक्कम ₹.1000/-

[illegible]सूचनादेणारे बँकेचे बँक चलन: 1606202308825 दिनांक: 20/06/2023

[illegible]बँकेचे नाव व पत्ता:

[illegible]देयकाचा प्रकार: eChallan रक्कम ₹.30000/-

[illegible]सूचनादेणारे बँकेचे चलन: MH003899304720232E दिनांक: 20/06/2023

[illegible]बँकेचे नाव व पत्ता:

मुळदस्त परत केला



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# दस्त स्कॅन झाला CHALLAN मूळदस्त परत केला

**MTR Form Number-6**

| | | | |
|---|---|---|---|
| MH003893047202324E | BARCODE | Date 20/06/2023-13:21:28 | Form ID 25.1 |

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | **Payer Details** | |
| | Stamp Duty | TAX ID / TAN (If Any) | |
| of Payment | Registration Fee | PAN No.(If Applicable) | |
| e Name | ARB6_AURANGABAD NO 6 SUB REGISTRAR | Full Name | BCD REALITY THROUGH PARTNER DEEPAK DIGAMBARRAO DAWKHAR AND OTHERS |
| tion | AURANGABAD | | |
| | 2023-2024 One Time | Flat/Block No. | PLOT NO. 04/A AND 04/B, GUT NO. 75 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 046401 Stamp Duty | 2706000.00 | Road/Street | ITKHEDA |
| 063301 Registration Fee | 30000.00 | Area/Locality | AURANGABAD |
| | | Town/City/District | |
| | | PIN | 4 3 1 0 0 1 |
| | | Remarks (If Any) | SecondPartyName=AURANGABAD PROPERTIES LLP THRPARTNER PRAMOD PREMSUKHJI MANTRI AND OTHERS~CA=45100000~MarketVal=43632600 |
| | | Amount In Words | Twenty Seven Lakh Thirty Six Thousand Rupees Only |
| | 27,36,000.00 | | |

DEFACED 736000.00 DEFACED

| | | | | | |
|---|---|---|---|---|---|
| ment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No | 00040572023062081714 | CKK2362942 |
| eque/DD No. | | Bank Date | RBI Date | 20/06/2023-13:24:22 | Not Verified with RBI |
| e of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| e of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

partment ID : Mobile No 9999999999

TE:- This challan is valid for documents registered in Sub-Registrar office only. Not valid for unregistered document.

Seal of the Sub-Registrar No.6 Aurangabad.

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allan Defaced Details

| No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-343-5101 | 00020326062023 24 | 20/06/2023-14:31:14 | IGR210 | 30000.00 |
| 2 | (iS)-343-5101 | 00020326062023 24 | 20/06/2023-14:31:14 | IGR210 | 2706000.00 |
| | | | Total Defacement Amount | | 27,36,000.00 |

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| Department of Stamp & Registration, Maharashtra | | | |
|---|---|---|---|
| Receipt of Document Handling Charges | | | |
| **PRN** | 1606202308825 | **Date** | 16/06/2023 |
| Received from SELF. Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Aurangabad 3 of the District Aurangabad. | | | |
| Payment Details | | | |
| **Bank Name** | SBIN | **Date** | 16/06/2023 |
| **Bank CIN** | 10004152023061605218 | **REF No.** | CHM8524290 |
| This is computer generated receipt, hence no signature is required. | | | |

Seal of the Sub-Registrar No.6 Aurangabad.

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**D**ocument **H**andling **C**harges
Inspector General of Registration & Stamps

## Receipt of Document Handling Charges

| PRN | 1606202308825 | Receipt Date | 20/06/2023 |
|---|---|---|---|

Received from SELF, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 5101 dated 20/06/2023 at the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.

DEFACED
₹ 1000
DEFACED

### Payment Details

| Bank Name | SBIN | Payment Date | 16/06/2023 |
|---|---|---|---|
| Bank CIN | 10004152023061605218 | REF No. | CHM8824290 |
| Deface No | 16062023088250 | Deface Date | 20/06/2023 |

This is computer generated receipt, hence no signature is required

Seal of the Sub-Registrar No.6 Aurangabad.

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# CHALLAN

**MTR Form Number-6**

| GRN | MH003893047202324E | BARCODE | | Date | 20/06/2023-13:21:26 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | ARB6_AURANGABAD NO 6 SUB REGISTRAR | Full Name | BCD REALITY THROUGH PARTNER DEEPAK DIGAMBARRAO DAWKHAR AND OTHERS |
| Location | AURANGABAD | | |
| Year | 2023-2024 One Time | Flat/Block No. | PLOT NO. 04/A AND 04/B, GUT NO. 75 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 2706000.00 | Road/Street | ITKHEDA |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | AURANGABAD |
| | | Town/City/District | |
| | | PIN | 4 3 1 0 0 1 |
| | | Remarks (If Any) | SecondPartyName=AURANGABAD PROPERTIES LLP THRPARTNER PRAMOD PREMSUKHJI MANTRI AND OTHERS~CA=45130000~MarketVal=43632600 |
| Total | 27,36,000.00 | Amount In Words | Twenty Seven Lakh Thirty Six Thousand Rupees Only |

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572023062061714 | CKOZ362942 |
| Cheque/DD No. | | Bank Date | RBI Date | 20/06/2023-13:24:22 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 0000000000
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी कायद्याच्या दस्तासाठी लागू आहे. नोंदणी न कायद्याच्या दस्तासाठी सदर चलन लागू नाही.

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Print Date 20-06-2023 01:22:39

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# SALE DEED

Zone No.3

Government Valuation Rs.4,36,32,600/-

Actual Consideration Rs.4,51,00,000/- (Rupees four crores fifty one lakhs only).

This Sale Deed of open plot is made and executed on this 20th day of June 2023 at Aurangabad by & between:

**M/s. Aurangabad Properties LLP**
(LLPIN No.AAV-2623),
Having its registered Office at G.No.735,
Office No.17, Nabhraj Near Shivtantra
School, Aurangabad – 431001
Through its partners :

1. **Mr. Pramod s/o. Premsukhji Mantri**
   Age : 57 years, Occupation : Business,
   R/o. Main Road, Pimpalner, Beed – 431122
   Aadhar No.4817 0373 9137.

2. **Mr. Mahendra s/o. Uttamchand Marlecha**
   Age : 54 years, Occupation : Business,
   R/o. H.No.2-6-149, Sneh Nagar, Behind Moti Mahel
   Subhash Road, Beed – 431122.
   Aadhar No.5800 5636 4615.

3. **Mr. Satyanarayan s/o. Chaganlal Lohiya**
   Age : 75 years, Occupation : Business,
   R/o. H.No.2-13-37, Near Public Library
   Sharda Niwas, Netaji Maidan, Beed - 431122
   Aadhar No.7365 4894 7434.

4. **Mr. Rajesh s/o. Balabax Butole**
   Age : 55 years, Occupation : Business,
   R/o. Madhurya, Plot No.72, N-2,
   Behind Kamgar Chowk, CIDCO Aurangabad – 431001.
   Aadhar No.2355 1068 1507.

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5. **Mr. Santosh s/o. Lakkhichand Runwal**
Age 51 years, Occupation Business,
R/o. Bin No.19413, Bajaj Nagar, Wahid,
Aurangabad 431001.
Aadhar No.4219 9852 1561.

6. **Mr. Sanjaykumar s/o. Madanlal Agrawal**
Age 58 years, Occupation Business,
R/o. Golden Jubilee School, [illegible]
Jawaharlal Nagar, Jalna 431203
Aadhar No.[illegible]

7. **Mr. Prakash s/o. Ramkishan Lahoti**
Age 53 years, Occupation Business,
R/o. Lahoti Hospital, Ganapati Road, Shivaji Nagar,
Ward No.3, Mantha, Buldhana 443301
Aadhar No.[illegible]

8. **Mr. Sanjay s/o. Raghunathji Murdiwala**
Age 54 years, Occupation Business,
R/o. Vijay Nagar, Near Swastik Mantri School,
Beed 431201.
Aadhar No.[illegible]

9. **Mr. Jaisundra s/o. Uttamchand Mantecha**
Age 53 years, Occupation Business,
R/o. Mantecha, Mahore, Dudhani Road,
Beed 431122
Aadhar No.[illegible]

10. **Mr. Ravindra s/o. Subhadas Khandelwal (HUF)**
Age 52 years, Occupation Business,
R/o. Sahib Nagar, Pratibha Building, Plot No.1
Beed 431122
Aadhar No.[illegible]

Hereinafter collectively called the SELLER of the first part (which expression shall mean and include all their legal heirs, successors, and assignees in interest of the first part).

First Party

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2023

**M/s. BCD Reality**
(PAN No.ABBFB0757F)
A registered Partnership Firm
having its office at _____
_____
through its partners :

1. Mr. Deepak s/o. Digambarrao Dawkhar
   Age : 49 years, Occupation : Business,
   R/o. Plot No.11, S.No.2, Beed By Pass,
   Behind Nishant Park Hotel, Mustafabad,
   Aurangabad – 431001.
   (Aadhar No.2504 4697 2927)

2. Mrs. Sangita w/o. Ramesh Bornare
   Age : 52 years, Occupation : Business,
   R/o. Gangapur Road, Murari Park,
   Vaijapur Dist. Aurangabad – 423701.
   (Aadhar No.6073 7441 8795)

3. Mr. Sanjay s/o. Nanasaheb Bornare
   Age : 55 years, Occupation : Business
   R/o. Gangapur Road, Murari Park,
   Vaijapur Dist. Aurangabad – 423701.
   (Aadhar No.9918 2610 8976)

4. Mr. Nikhil s/o. Kalyanrao Chavan
   Age : 33 years, Occupation : Business
   R/o. Shantai, Plot No.15, Ravindra Nagar,
   Near Tilak Nagar, Garkheda Parisar,
   Aurangabad – 431001.
   (Aadhar No.5391 2331 2072)

Hereinafter called the PURCHASER of the second part (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the partners for the time being in the firm of **M/s. BCD Reality,** the survivor of them, their respective heirs, executors, administrators, successors and assigns).

***...Second Party***

WHEREAS Certified copy of 7/12 extract for the year 1993 to 2023 in respect of Land situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad

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show the names of (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbal
Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Sh
Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalab
Vijaykumar Kankriya in ownership column since year 1993 mutated on th
basis of mutation entry No.64.

AND WHEREAS Registered Sale Deed No.1099 dated 02.09.19
has been executed by (1) Shri. Moreshwar Dinanath Save, (2) Sh
Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kotha
(4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalab
Vijaykumar Kankriya in favour of Smt. Sarala Arun Munot in respect
Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within th
limits of Aurangabad Municipal Corporation, Taluka and Distri
Aurangabad.

AND WHEREAS mutation entry No.229 dated 07.05.1991, approve
by the competent authority on 27.05.1991, has been taken in record
rights by the Concerned Talathi in favour of Smt. Sarala Arun Munot i
respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda
within the limits of Aurangabad Municipal Corporation, Taluka and Distric
Aurangabad, taken on the basis of Registered Sale Deed No.1099 date
02.09.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri
Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari
(4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalaba
Vijaykumar in her favour.

AND WHEREAS Registered Sale Deed No.1777 dated 03.10.198
has been executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri.
Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari,
(4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai
Vijaykumar Kankriya in favour of Smt. Anjali Deepak Munot in respect of
Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the

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limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

AND WHEREAS mutation entry No.230 dated 07.05.1991, approved by the competent authority on 27.05.1991, has been taken in record of rights by the Concerned Talathi in favour of Smt. Anjali Deepak Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1777 dated 03.10.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar in her favour.

AND WHEREAS Registered Sale Deed No.1778 dated 03.10.1989 has been executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankriya in favour of M/s. Ameen Brothers Trust, Aurangabad through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

AND WHEREAS mutation entry No.231 dated 07.05.1991, approved by the competent authority on 27.05.1991, has been taken in record of rights by the Concerned Talathi in favour of M/s. Ameen Brothers Trust, Aurangabad through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1778 dated 03.10.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari,

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(4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chancha
Vijaykumar in its favour.

AND WHEREAS Registered Sale Deed No.1098 dated 02.09.1
has been executed by (1) Shri. Moreshwar Dinanath Save, (2) S
Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Koth
(4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchala
Vijaykumar Kankriya in favour of M/s. Babulal Ameen Sons Trust thro
its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of L
admeasuring 20 R situated at Gat No.75, Village Itkheda, within the lir
of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

AND WHEREAS mutation entry No.232 dated 07.05.1991, appro
by the competent authority on 27.05.1991, has been taken in record
rights by the Concerned Talathi in favour of M/s. Babulal Ameen Sc
Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect
Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within t
limits of Aurangabad Municipal Corporation, Taluka and Distr
Aurangabad, taken on the basis of Registered Sale Deed No.1098 dat
02.09.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Sh
Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kotha
(4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalab
Vijaykumar Kankriya in its favour.

AND WHEREAS Registered Sale Deed No.AGG-6-3544 date
18.08.2008 has been executed by M/s. Babulal Ameen Sons Trust throug
its Trustee Shri. Jayvirbhai Balubhai Ameen & others in favour of M/s
Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 2
R situated at Gat No.75, Village Itkheda, within the limits of Aurangaba
Municipal Corporation, Taluka and District Aurangabad. The sale deed ha
been signed by M/s. Nagori Construction as a Consenting Party.

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AND WHEREAS Registered Sale Deed No.AGG-6-3545 dated 18.08.2008 has been executed by M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen & others in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Suyog Sunil Macchar as a Consenting Party.

AND WHEREAS Registered Sale Deed No.AGG-6-3546 dated 18.08.2008 has been executed by Smt. Anjali Deepak Munot in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Rahul Sharad Mishrikotkar as a Consenting Party.

AND WHEREAS Registered Sale Deed No.AGG-6-3547 dated 18.08.2008 has been executed by Smt. Anjali Deepak Munot in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Rahul Sharad Mishrikotkar as a Consenting Party.

AND WHEREAS mutation entry No.1200 dated 29.08.2008, approved by the competent authority on 15.09.2008, has been taken in record of rights by the Concerned Talathi in favour of M/s. Zambad Construction House Pvt. Ltd., through its Managing Director Shri. Subhash Manakchand Zambad in respect of Land totally admeasuring 80 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of (1) Registered Sale Deed No.3544 dated 18.08.2008 executed by M/s. Babulal

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Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Amee
(2) Registered Sale Deed No.3545 dated 18.08.2008 executed by M
Ameen Brothers Trust, Aurangabad through its Trustee Shri. Jayvirb
Balubhai Ameen, (3) Registered Sale Deed No.3546 dated 18.08.20
executed by Smt. Anjali Deepak Munot and (4) Registered Sale De
No.3547 dated 18.08.2008 executed by Smt. Sarala Arun Munot in
favour.

AND WHEREAS mutation entry No.1917 dated 24.08.20
approved by the competent authority on 12.09.2011, has been taken
record of rights by the Concerned Talathi in favour of Aurangab
Municipal Corporation, Aurangabad in respect of Land admeasuri
623.42 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits
Aurangabad Municipal Corporation, Taluka and District Aurangabad, tak
on the basis of Registered Relinquishment Deed No.3336 dat
22.08.2011 executed by M/s. Zambad Construction House Pvt. Ltd
through its Managing Director Shri. Subhash Manakchand Zambad in
favour.

AND WHEREAS N. A. Order No.JA KRA 2011/ MASHAKA/ JAMIN-1
NAP-34/ MAUJE ITKHEDA TQ. AURANGABAD/ PRA KRA 329 date
03.09.2011 has been issued by the Collector, Aurangabad in favour
M/s. Zambad Construction House Pvt. Ltd. in respect of Land admeasurin
8000.00 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limit
of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

AND WHEREAS Approved Final Layout Order No.JA KRA/ MANAPA
NARAVI/ NR-/ SSNR/ 1871/ 2011 dated 20.09.2011 has been issued b
the Aurangabad Municipal Corporation, Aurangabad in favour of M/s
Zambad Construction House Pvt. Ltd. in respect of Land admeasurin
8000.00 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limit
of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

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AND WHEREAS Approved Map attached to the Final Layout Order No.JA KRA/ MANAPA/ NARAVI/ NR-/ SSNR/ 1871/ 2011 dated 20.09.2011 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Zambad Construction House Pvt. Ltd. in respect of Land admeasuring 8000.00 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

AND WHEREAS Resolution dated 20.09.2011 has been passed by the Board of Directors of M/s. Zambad Infrastructure Ltd., in respect of Land situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, thereby resolving to sell the said property and authorizing Shri. Subhash Manakchand Zambad to execute sale deed on behalf of the Company.

AND WHEREAS Registered Sale Deed No.AGG-2-5657 dated 22.09.2011 has been executed by [1] M/s. Zambad Construction House Pvt. Ltd. alias M/s. Zambad Infrastructure Ltd. (CIN No.U45200MH1987PLC044544), through its Director Shri. Subhash Manakchand Zambad and [2] (1) Shri. Umesh Sharma, (2) Shri. Sunil Thole, (3) Shri. Ashok Baheti and (4) Shri. Rupesh Sarda in favour of M/s. Aurangabad Properties Pvt. Ltd., through its Authorized Director Shri. Sanjay Madanlal Bora in respect of Plot No.01 to 04 totally admeasuring 5408.47 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad.

AND WHEREAS mutation entry No.1937 dated 12.09.2011, approved by the competent authority on 30.09.2011, has been taken in record of rights by the Concerned Talathi in favour of M/s. Aurangabad Properties Pvt. Ltd., through its Authorized Director Shri. Sanjay Madanlal Bora in respect of Plot No.01 to 04 totally admeasuring 5408.47 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad

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Municipal Corporation, Taluka and District Aurangabad, taken on the
of Registered Sale Deed No.AGG-2-5657 dated 22.09.2011 execute
[1] M/s. Zambad Construction House Pvt. Ltd. alias M/s. Za
Infrastructure Ltd. (CIN No.U45200MH1987PLC044544), through
Director Shri. Subhash Manakchand Zambad and [2] (1) Shri. U
Sharma, (2) Shri. Sunil Thole, (3) Shri. Ashok Baheti and (4) Shri. R
Sarda in its favour.

AND WHEREAS mutation entry No.1944 dated 01.10.2
approved by the competent authority on 18.10.2011, has been take
record of rights by the Concerned Talathi in favour of Aurang
Municipal Corporation, Aurangabad in respect of Land admeasu
1968.86 sq.mtrs. situated at Gat No.75, Village Itkheda, within the li
of Aurangabad Municipal Corporation, Taluka and District Aurangab
taken on the basis of Registered Relinquishment Deed No.7103 da
16.09.2011 executed by M/s. Zambad Construction House Pvt. L
through its Managing Director Shri. Subhash Manakchand Zambad in
favour.

AND WHEREAS Plot Sub-Division Order No.JA KRA/ MANAP
NARAVI/ SSNR/ 2019/ 2079 dated 18.10.2019 has been issued by
Aurangabad Municipal Corporation, Aurangabad in favour of M
Aurangabad Properties Pvt. Ltd. through Shri. Rajesh Balabax Butole a
3 others in respect of Plot No.04 totally admeasuring 1766.50 sq.mtr
(consisting of sub-divided plot No.04/A & 04/B), situated at Gat No.7
Village Itkheda, within the limits of Aurangabad Municipal Corporatio
Taluka and District Aurangabad. As per the Sub-Division Order, the sa
plot is sub-divided as :

| Sr. No. | Plot No. | Area in sq.mtrs. |
|---|---|---|
| 1 | 04/A | 958.86 |
| 2 | 04/B | 807.64 |

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AND WHEREAS Approved Map attached to the Plot Sub-Division Order No.JA KRA/ MANAPA/ NARAVI/ SSNR/ 2019/ 2079 dated 18.10.2019 has been issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Aurangabad Properties Pvt. Ltd. through Shri. Rajesh Balabax Butole and 3 others in respect of Plot No.04 totally admeasuring 1766.50 sq.mtrs., (consisting of sub-divided plot No.04/A & 04/B), situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. As per the Sub-Division Order, the said plot is sub-divided as :

| Sr. No. | Plot No. | Area in sq.mtrs. |
|---|---|---|
| 1 | 04/A | 958.86 |
| 2 | 04/B | 807.64 |

AND WHEREAS Certificate of Registration (on Conversion of M/s. Aurangabad Properties Pvt. Ltd., to M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623)) No.AAV-2623 dated 29.12.2020 has been issued by the Ministry of Corporate Affairs, Government of India in favour of M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623).

AND WHEREAS Stamped Limited Liability Partnership Agreement dated 05.01.2021 has been executed by and between Shri. Pramod Premsukhji Mantri and 9 others in respect of an LLP Firm known as M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623), having its Office at Office No.17, NABHRAJ NR SHIVTANTRA SCHOOL, Gat No.735, Chikalthana, Aurangabad.

AND WHEREAS Stamped First Supplemental Agreement dated 30.04.2021 has been executed by and between Shri. Pramod Premsukhji Mantri and 9 others in respect of an LLP Firm known as M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623), thereby stating the names of the Designated Partners of the Firm as (1) Shri. Pramod Premsukhji Mantri,

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(2) Shri. Mahendra Uttamchand Marlecha, (3) Shri. Satyanaraya
Chhaganlal Lohiya and (4) Shri. Rajesh Balabax Butole.

AND WHEREAS mutation entry No.3815 dated 18.04.202
approved by the competent authority on 22.04.2022, has been taken
record of rights by the Concerned Talathi in favour of M/s. Aurangab
Properties LLP (LLPIN No.AAV-2623) through its Designated Partners
Shri. Pramod Premsukhji Mantri, (2) Shri. Mahendra Uttamcha
Marlecha, (3) Shri. Satyanarayan Chhaganlal Lohiya and (4) Shri. Raje
Balabax Butole in respect of Land situated at Gat No.75, Village Itkhed
within the limits of Aurangabad Municipal Corporation, Taluka and Distr
Aurangabad, taken on the basis of (1) Certificate of Registration (
Conversion of M/s. Aurangabad Properties Pvt. Ltd., to M/s. Aurangab
Properties LLP (LLPIN No.AAV-2623)) No.AAV-2623 dated 29.12.202
issued by the Ministry of Corporate Affairs, Government of India in
favour and (2) Stamped First Supplemental Agreement dated 30.04.202
executed by and between Shri. Pramod Premsukhji Mantri and 9 others.

AND WHEREAS police complaint dated 04.01.2022 has been file
by M/s. Aurangabad Properties Pvt. Ltd., before the Police Inspecto
Chikalthana Police Station, Aurangabad in respect of loss of origin
Registered Sale Deed No.AGG-2-5657 dated 22.09.2011.

AND WHEREAS public notice "Jahir Pragatan" has been published
Indian Express and Loksatta daily newspapers dated 06.01.2022
respect of loss of original Registered Sale Deed No.AGG-2-5657 date
22.09.2011 published through Adv. Prakash B. Paithankar.

AND WHEREAS public notice "Jahir Pragatan" has been published
Lokmat daily newspaper dated 26.05.2023 in respect of plot No.04/A an
04/B totally admeasuring 1766.50 sq.mtrs., situated at Gat No.75, Villag
Itkheda, within the limits of Aurangabad Municipal Corporation, Taluk

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and District Aurangabad published through Adv. Prakash B. Paithankar and no objection has been received from any person till date.

AND WHEREAS digitally signed 7/12 extract dated 01.06.2023 downloaded from official website of Mahabhulekh in respect of land at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, show the name of M/s. Aurangabad Properties LLP (LLPIN No.AAV-2623) in ownership column.

AND WHEREAS, the Purchasers have considered the title of the seller to aforesaid **Plot No.04 totally admeasuring 1766.50 sq.mtrs., (consisting of sub-divided plot No.04/A admeasuring 958.86 sq.mtrs. & 04/B admeasuring 807.64 sq.mtrs.), situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad** (hereinafter referred to as the "said plot") and requested the seller to sell the said plot to him for a consideration of Rs.4,51,00,000/- (Rupees four crores fifty one lakhs only) and the seller agreed to sell the same.

**NOW THIS SALE DEED WITNESSETH AS UNDER :**

1. It is agreed that the plot area of the said plot is 1766.50 sq.mtrs. The mutually agreed sale price of the said plot is Rs.4,51,00,000/- (Rupees four crores fifty one lakhs only).

2. That, the purchaser has paid the entire amount of consideration to the Seller at the time of execution of this sale deed as under :

Seal of the Sub-Registrar No.6 दुय्यम निबंधक औरंगाबाद क्र. ६ यांची मुद्रा * Aurangabad *

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2023

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| Sr.No. | Particulars of payment-bank | Amount in Rupees |
|---|---|---|
| 1. | By RTGS on 03.06.2023 | 1,00,00,000 |
| 2. | By RTGS on 09.06.2023 | 1,00,00,000 |
| 3. | By RTGS on 17.06.2023 | 2,00,00,000 |
| 4. | By CH NO. 504147 on 20.06.2023 – SBI | 46,49,000 |
| 5. | Amount of TDS 1% | 4,51,000 |
| | **TOTAL** | **4,51,00,000** |

**(Rupees four crores fifty one lakhs only)**

**The seller acknowledges having received the entire amou of consideration Rs.4,51,00,000/- (Rupees: four crores fi one lakhs only) and there is no dispute whatsoever abo the same.**

**3.** That, on receiving the entire amount of consideration, the Seller h handed over the vacant and peaceful possession of the said pl under sale to the purchaser with all ownership rights & privileges a the purchaser acknowledges the same.

**4.** That, the Seller has also handed over the copies of title deeds a other documents in respect of the said plot in their possession to th purchaser and the purchaser acknowledges the same.

**5.** That, the N.A. tax and all other taxes, cess charges levied by th Government, Semi Government or local authority up to the date o handing over of actual possession of the said plot will be paid / borne

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by the Seller and the purchaser shall be liable to pay all such taxes from the date of this sale deed.

**6.** That the transfer in question will mean and include the transfer of right, title and interest in relation to the land covered by the said plot.

**7.** That, the Seller hereby declares that, the said plot is free from all encumbrances and he has the legal right and authority to execute this Sale Deed and no one else is having any right, title or interest, whatsoever, in the said plot. In the event of any adverse claim is made by any party in respect of the said plot in future, the same shall be defended and cleared by the Seller at his own cost and the purchaser shall always be kept harmless indemnified by the Seller in this regard.

**8.** That, the Seller hereby gives his consent for mutation of name of the purchaser in the record of rights i.e. 7/12 extract and all other Government, Semi-Government offices/records on the basis of this Sale Deed and separate consent of the Seller will not be required for this purpose. However, in case such consent / signature is required by any office or authority the same shall be given by the Seller without any demur.

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9. That, all expenses towards drafting & execution of registered
Sale Deed, such as stamp duty, registration fees, advocate's fe
miscellaneous expenses etc., have been paid by the purchaser only

**Schedule – I**
(Description of said plot)

All that piece and parcel of open **Plot No.04 total admeasuring 1766.50 sq.mtrs., (consisting of sub-divided pl No.04/A admeasuring 958.86 sq.mtrs. & 04/B admeasurin 807.64 sq.mtrs.), situated at Gat No.75, Village Itkheda, with the limits of Aurangabad Municipal Corporation, Taluka an District Aurangabad**, boundaries of which are as under :

| | |
|---|---|
| On or towards East : | Layout open space. |
| On or towards West : | 60.00 mtrs. wide Road. |
| On or towards North : | Plot No.3. |
| On or towards South : | 6.00 mtrs. wide Road. |

In witness whereof the parties hereto have subscribed their signatures o the date and place mentioned hereinabove.

**SELLER / FIRST PARTY :**

**M/s. Aurangabad Properties LLP**
Through its partners :



1. **Mr. Pramod s/o. Premsukhji Mantri** pramod

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of the Sub-Registrar No
सह दिवाणी न्यायाधीश अ.ग.वांशी

ution of registered
fees, advocate's fe
by the purchaser only



2. Mr. Mahendra s/o. Uttamchand Marlecha





Plot No.04 tota
of sub-divided pl
04/B admeasurin
ge Itkheda, with
ation, Taluka an
nder :

3. Mr. Satyanarayan s/o. Chaganlal Lohiya





4. Mr. Rajesh s/o. Balabax Butole



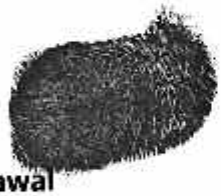
ad.



5. Mr. Santosh s/o. Lakhichand Runwal



d.



6. Mr. Sanjaykumar s/o. Madanlal Agrawal

their signatures on





7. Mr. Prakash s/o. Rambilas Lahoti

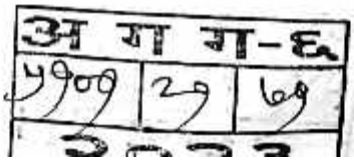







8. Mr. Sanjay s/o. Raghunathji Mundada






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9. Mr. Jainendra s/o. Uttamchand Marlecha



10.Mr. Ravindra s/o. Sukhdeo Khandelwal (HUF)

**PURCHASER / SECOND PARTY :**

**M/s. BCD Reality**
through its partners :



1. Mr. Deepak Digambarrao Dawkhar



2. Mrs. Sangita Ramesh Bornare

3. Mr. Sanjay Nanasaheb Bornare



4. Mr. Nikhil Kalyanrao Chavan

WITNESS :



1. Mr. Ranjeet Madhujkar Chavan
   Age : 48 years, Occupation : Business,
   R/o. Gangapur Road, Murari Park
   Vaijapur, Aurangabad – 423701



2. Mr. Sandip Shivaji Shitole
   Age : 35 years, Occupation : Business,
   R/o. Satara Parisar, Aurangabad – 431001.

Joint Sub-Registrar
सह दुय्यम निबंधक औरंगाबाद क्र. ६, वर्ग १

महाराष्ट्र शासन

# गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम ९९७१ यातील नियम ३,५,६ आणि ७]

गाव :- उस्मानपुरा इटखेडा (१४३२१९) तालुका :- औरंगाबाद जिल्हा :- औरंगाबाद

35445828769

भूमापन क्रमांक व उपविभाग ७५ 35445828769

पद्धती भोगवटादार वर्ग-१ शेतासाठी स्थानीक नाव :

| स्था व आकारणी | खाते क्र. | भोगवटादाराचे नाव | क्षेत्र | आकार | गा.ख. | फेरफार क्र | कुळ, खंड व इतर अधिकार |
|---|---|---|---|---|---|---|---|
| क हे.आर.चौ.मी | ५७८ | श्री रमेश रामनाथ धुत | | | | (१३३) | कुळाचे नाव व खंड |
| | | सौ पदमादेवी रमेश धुत | | | | (१३३) | |
| ड योग्य क्षेत्र | | ------सामाईक क्षेत्र------ | ०.२३०० | ०.४१ | | | इतर अधिकार |
| १.५७.०० | | | | | | | इतर |
| - | ४०० | मनपा औरंगाबाद . . . | ०.९९.६९ | ०.३५ | | (१९४४) | विहीर १ कुसुमताई हक्क स्वंतत्र घर १(१) |
| त्र १.५७.०० | ५८५ | चंद्रशेखर भगीरथ कुशारे | ०.१०.०० | ०.१७ | | (७४२) | प्रलंबित फेरफार : नाही. |
| राब क्षेत्र | ५८६ | सौ.छाया एकनाथ गायकवाड | ०.०५.०० | ०.०८ | | (७४२) | शेवटचा फेरफार क्रमांक : ३८९५ व दिनांक : २२/०४/२०२२ |
| ड अयोग्य) | ५८७ | सौ.माया मनोहर पैरे | ०.०५.०० | ०.०८ | | (७४२) | |
| - | | | | | | | |
| | ६१८ | रमेश रामनाथ धुत | | | | (८०१) | |
| ः ०.००.०० | | पदमादेवी रमेशचंद्र धुत | | | | (८०१) | |
| | | ------सामाईक क्षेत्र------ | ०.०८०० | ०.१४ | | | |
| र १.५७.०० | १५०८ | मृत पा ओ बाद | ०.०६.२३ | ०.११ | | (९९७७) | |
| २.८० | २८८९ | डॉ. सौ.कुसुमताई ० ब्र. भगीरथ . | ०.२६.०० | ०.४६ | | (१३३) | |
| क्षेत्र | २९९६ | [ राजेश बाळासाहेब बुटोले | ०.५४.०८ | ०.९६ | ] | (३८९५) | |
| | | [ से औरंगाबाद प्रायव्हेट एल एल पी संचालक सत्यनारायण छगनलाल लोढिया | | | ] | (३८९५) | |
| | | [ महेंद्र उत्तमचंद मरलेचा | | | ] | (३८९५) | |
| | | [ प्रमोद प्रेमसुख मंत्री | | | ] | (३८९५) | |
| | | ------सामाईक क्षेत्र------ | ० | ० | | | |
| | २९९० | महेंद्र उत्तमचंद मरलेचा | | | | (३८९५) | |
| | | राजेश बाळासाहेब बुटोले | | | | (३८९५) | |
| | | औरंगाबाद प्रायव्हेट एल एल पी संचालक | | | | (३८९५) | |
| | | सत्यनारायण छगनलाल लोढिया | | | | | |
| | | प्रमोद प्रेमसुख मंत्री | | | | (३८९५) | |
| कार क्र : (१९३७) (१९३५) (२९६७) | | ------सामाईक क्षेत्र------ | ०.५४०८ | ०.९६ | | | सीमा आणि भूमापन चिन्हे |

हा गाव नमुना क्रमांक ८ दिनांक २२/०४/२०२२ ३३:१४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंनिर्मित जमाबंदी ८/१२ अभिलेखावर वर शोधलाही सही शिक्क्याची आवश्यकता नाही. पृष्ठ क्र. १/३

सूचना : सदर ८/१२ डिजिटल स्वाक्षरीत झाल्यानंतर घेण्यात आलेला प्रलंबित फेरफार क्र.५०५४ ची सद्यस्थिती http://mahabhum.gov.in/searchland या संकेत स्थळावर पहावी.

८/१२ डाउनलोड दि. : २९/०६/२०२३ ... या संकेत स्थळावर जाऊन 19351030010847961 हा क्रमांक ... वापरावा.

Seal of the Sub Registrar No.6 मुख्य निबंधक औरंगाबाद क्र.६ यांची मुद्रा Aurangabad.

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AKASH B. PAITHANKAR
RUDDHA P. PAITHANKAR
VOCATES

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

ONE NO. 2488395
MOBILE NO. 98232-70026/ 98600-10271

Date : 01.06.2023

## TO WHOMSOEVER IT MAY CONCERN
## TITLE INVESTIGATION REPORT

| | |
|---|---|
| Name of the unit/concern /company /person offering the property (ies) as security/ Owner of the Property | **Shri. Nikhil Chavan.** |
| Name of the unit/concern /company /person for which the Search Report is issued | **Shri. Nikhil Chavan.** |
| Particulars of the documents scrutinized-serially and chronologically | Nature of documents verified and as to whether they are originals, certified copies, Xerox copies or registration extracts duly certified. |
| Certified copy of 7/12 extract for the year 1993 to 2023 in respect of Land situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad showing the names of (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankriya in ownership column since year 1993 mutated on the basis of mutation entry No.64. | Certified copy. |
| Certified copy of Registered Sale Deed No.1099 dated 02.09.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankriya in favour of Smt. Sarala Arun Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. | Certified copy. |
| Xerox copy of mutation entry No.229 dated 07.05.1991, approved by the competent authority on 27.05.1991, taken in record of rights by the Concerned Talathi in favour of Smt. Sarala Arun Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1099 dated 02.09.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shalleshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar in her favour. | Xerox copy. |

Seal of the Sub-Registrar, No.6 Aurangabad.

Advocate P. B. Paithankar MAH 2961/2001 Date: 3-10-01 Aurangabad

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| 4 | Certified copy of Registered Sale Deed No.1777 dated 03.10.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankriya in favour of Smt. Anjali Deepak Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. | Certi |
| 5 | Xerox copy of mutation entry No.230 dated 07.05.1991, approved by the competent authority on 27.05.1991, taken in record of rights by the Concerned Talathi in favour of Smt. Anjali Deepak Munot in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1777 dated 03.10.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar in her favour. | Xer |
| 6 | Certified copy of Registered Sale Deed No.1778 dated 03.10.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankriya in favour of M/s. Ameen Brothers Trust, Aurangabad through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. | Certif |
| 7 | Xerox copy of mutation entry No.231 dated 07.05.1991, approved by the competent authority on 27.05.1991, taken in record of rights by the Concerned Talathi in favour of M/s. Ameen Brothers Trust, Aurangabad through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1778 dated 03.10.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar in its favour. | Xero |
| 8 | Certified copy of Registered Sale Deed No.1098 dated 02.09.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankriya in favour of M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. | Certifie |

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Sub-Registrar N.C.6

Advocate P. B. Paithankar
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Date: 1-10-01

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| | Xerox copy of mutation entry No.232 dated 07.05.1991, approved by the competent authority on 27.05.1991, taken in record of rights by the Concerned Talathi in favour of M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.1098 dated 02.09.1989 executed by (1) Shri. Moreshwar Dinanath Save, (2) Shri. Subbalal Mishrilal Chhalani, (3) Shri. Bhanukumar Bhikanchand Kothari, (4) Shri. Shaileshkumar Vijaykumar Kankariya and (5) Smt. Chanchalabai Vijaykumar Kankriya in its favour. | Xerox copy. |
| ) | Certified copy of Registered Sale Deed No.AGG-6-3544 dated 18.08.2008 executed by M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen & others in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by M/s. Nagori Construction as a Consenting Party. | Certified copy. |
| 1 | Xerox copy of Registered Sale Deed No.AGG-6-3545 dated 18.08.2008 executed by M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen & others in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Suyog Sunil Macchar as a Consenting Party. | Xerox copy. |
| 2 | Xerox copy of Registered Sale Deed No.AGG-6-3546 dated 18.08.2008 executed by Smt. Anjali Deepak Munot in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Rahul Sharad Mishrikotkar as a Consenting Party. | Xerox copy. |
| 3 | Xerox copy of Registered Sale Deed No.AGG-6-3547 dated 18.08.2008 executed by Smt. Anjali Deepak Munot in favour of M/s. Zambad Construction House Pvt.Ltd., in respect of Land admeasuring 20 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. The sale deed has been signed by Shri. Rahul Sharad Mishrikotkar as a Consenting Party. | Xerox copy. |

Seal of the Sub-Registrar No.6 Aurangabad.

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

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| 14 | Xerox copy of mutation entry No.1200 dated 29.08.2008, approved by the competent authority on 15.09.2008, taken in record of rights by the Concerned Talathi in favour of M/s. Zambad Construction House Pvt. Ltd., through its Managing Director Shri. Subhash Manakchand Zambad in respect of Land totally admeasuring 80 R situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of (1) Registered Sale Deed No.3544 dated 18.08.2008 executed by M/s. Babulal Ameen Sons Trust through its Trustee Shri. Jayvirbhai Balubhai Ameen, (2) Registered Sale Deed No.3545 dated 18.08.2008 executed by M/s. Ameen Brothers Trust, Aurangabad through its Trustee Shri. Jayvirbhai Balubhai Ameen, (3) Registered Sale Deed No.3546 dated 18.08.2008 executed by Smt. Anjali Deepak Munot and (4) Registered Sale Deed No.3547 dated 18.08.2008 executed by Smt. Sarala Arun Munot in its favour. | |
| 15 | Xerox copy of mutation entry No.1917 dated 24.08.2011, approved by the competent authority on 12.09.2011, taken in record of rights by the Concerned Talathi in favour of Aurangabad Municipal Corporation, Aurangabad in respect of Land admeasuring 623.42 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Relinquishment Deed No.3336 dated 22.08.2011 executed by M/s. Zambad Construction House Pvt. Ltd., through its Managing Director Shri. Subhash Manakchand Zambad in its favour. | Xe |
| 16 | Xerox copy of N. A. Order No.JA KRA 2011/ MASHAKA/ JAMIN-1/ NAP-34/ MAUJE ITKHEDA TQ. AURANGABAD/ PRA KRA 329 dated 03.09.2011 issued by the Collector, Aurangabad in favour of M/s. Zambad Construction House Pvt. Ltd. in respect of Land admeasuring 8000.00 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. | Xero |
| 17 | Xerox copy of Approved Final Layout Order No.JA KRA/ MANAPA/ NARAVI/ NR-/ SSNR/ 1871/ 2011 dated 20.09.2011 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Zambad Construction House Pvt. Ltd. in respect of Land admeasuring 8000.00 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. | Xerox |
| 18 | Xerox copy of Approved Map attached to the Final Layout Order No.JA KRA/ MANAPA/ NARAVI/ NR-/ SSNR/ 1871/ 2011 dated 20.09.2011 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Zambad Construction House Pvt. Ltd. in respect of Land admeasuring 8000.00 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. | Xerox c |
| 19 | Xerox copy of Resolution dated 20.09.2011 passed by the Board of Directors of M/s. Zambad Infrastructure Ltd., in respect of Land situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, thereby resolving to sell the said property and authorizing Shri. Subhash Manakchand Zambad to execute sale deed on behalf of the Company. | Xerox co |

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Seal of the Office of the Sub-Registrar No.6 Aurangabad.

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

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| Certified copy of Registered Sale Deed No.AGG-2-5657 dated 22.09.2011 executed by [1] M/s. Zambad Construction House Pvt. Ltd. alias M/s. Zambad Infrastructure Ltd. (CIN No.U45200MH1987PLCO44544), through its Director Shri. Subhash Manakchand Zambad and [2] (1) Shri. Umesh Sharma, (2) Shri. Sunil Thole, (3) Shri. Ashok Baheti and (4) Shri. Rupesh Sarda in favour of M/s. Aurangabad Properties Pvt. Ltd., through its Authorized Director Shri. Sanjay Madanlal Bora in respect of Plot No.01 to 04 totally admeasuring 5408.47 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. | Certified copy. |
| Xerox copy of mutation entry No.1937 dated 12.09.2011, approved by the competent authority on 30.09.2011, taken in record of rights by the Concerned Talathi in favour of M/s. Aurangabad Properties Pvt. Ltd., through its Authorized Director Shri. Sanjay Madanlal Bora in respect of Plot No.01 to 04 totally admeasuring 5408.47 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Sale Deed No.AGG-2-5657 dated 22.09.2011 executed by [1] M/s. Zambad Construction House Pvt. Ltd. alias M/s. Zambad Infrastructure Ltd. (CIN No.U45200MH1987PLCO44544), through its Director Shri. Subhash Manakchand Zambad and [2] (1) Shri. Umesh Sharma, (2) Shri. Sunil Thole, (3) Shri. Ashok Baheti and (4) Shri. Rupesh Sarda in its favour. | Xerox copy. |
| Xerox copy of mutation entry No.1944 dated 01.10.2011, approved by the competent authority on 18.10.2011, taken in record of rights by the Concerned Talathi in favour of Aurangabad Municipal Corporation, Aurangabad in respect of Land admeasuring 1968.86 sq.mtrs. situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad, taken on the basis of Registered Relinquishment Deed No.7103 dated 16.09.2011 executed by M/s. Zambad Construction House Pvt. Ltd., through its Managing Director Shri. Subhash Manakchand Zambad in its favour. | Xerox copy. |
| Xerox copy of Plot Sub-Division Order No.JA KRA/ MANAPA/ NARAVI/ SSNR/ 2019/ 2079 dated 18.10.2019 issued by the Aurangabad Municipal Corporation, Aurangabad in favour of M/s. Aurangabad Properties Pvt. Ltd. through Shri. Rajesh Balabax Butole and 3 others in respect of Plot No.04 totally admeasuring 1766.50 sq.mtrs., (consisting of sub-divided plot No.04/A & 04/B), situated at Gat No.75, Village Itkheda, within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad. As per the Sub-Division Order, the said plot is sub-divided as : | |

| Sr. No. | Plot No. | Area in sq.mtrs. |
|---|---|---|
| 1 | 04/A | 958.86 |
| 2 | 04/B | 807.64 |

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