

CERTIFICATE OF LAND

Certified that land admeasuring 35498.80 Sq. meters bearing City Survey No. 4987 situated at Aurangapura, Aurangabad, Maharashtra, is owned by Shri Saraswati Bhuvan Education Society, Aurangabad. It is part of the land Survey No. 80 from western side which is purchased by Shri Saraswati Bhuvan Education Society by virtue of sale deed dated 19/07/1945 in respect of land survey No. 80 adm. 13 A 01 Guntha. During the City Survey Enquiry in the year 1971 the said land came to be marked as City Survey No. 4987 by the Land Record / City Survey Department Aurangabad Division, Maharashtra State and name of Shri Saraswati Bhuvan Education Society is recorded as owner & possessor thereof.

It is further certified that Shri Saraswati Bhuvan Education Society has allotted 4200.11 sq.m. area with Building out of CTS No. 4987 to SBES CENTENARY SCHOOL, AURANGAPURA, AURANGABAD. The said premises are more particularly described in the schedule.

THE SCHEDULE OF THE LAND :

All that piece and parcel of land admeasuring 4200.11 square meters specifically allotted to S B E S CENTENARY SCHOOL forming part of City Survey No. 4987 at Aurangapura, Aurangabad, Maharashtra bounded as follows:

NORTH – Access road & thereafter Parking & Department of Music & Art.

EAST – SBES College of Arts and Commerce

WEST – 15 meter wide Main Road

SOUTH – PUCCA Compound Wall of SHRI S B EDUCATION SOCIETY CAMPUS

Executive Magistrate & Corporator
NAME OF THE OFFICER – Manoj B. Gangwe
NAME OF THE DISTRICT - Aurangabad



Rekshamparashad vs. Narsidas

date of return $\frac{22}{3}$ 68

c. o. c.

Zpabau m SB 50
ExNo 87
Rgn 842/83
Reaktivflorant m
den andere.
II HC

II HCTB
13/12/99

2021
RCS 18/70

EX 43

Mar 78/6)

[illegible]

تورہ

J. H. Muley

دعوت ہے۔ لی۔ لی۔ لی۔

نہایت گہری

[illegible]

دستخط: ...

سلسله - تاریم فروخت - قیمت استادیجی هر نام فرید از مکتوبات - کسکه - لی - مقام
۱۳ فروردین ۱۳۰۸ ... کسکه درم و در گاهی یکی ... ۹۵۸ ... اسی اریه

تاریخ و اسرار و اسرار و اسرار ...
بر لایق برادر و قیاس ...
لی و اسرار و اسرار ...



Handwritten notes in red ink, including the word 'مکتوبات' (Makotab) and other illegible characters.

... در این کتاب ...
... کسکه درم ...
... ۹۵۸ ...
... ۱۳ فروردین ...

... در این کتاب ...
... کسکه درم ...
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... در این کتاب ...
... کسکه درم ...
... ۹۵۸ ...
... ۱۳ فروردین ...

2031

Admitted in
evidence *Am*

admitted
1.11.73

Original sale-deed
S.N. 80/western half

- Documents filed by deft

in Res No 892/83

- Documents returned to deft

as per order Eth. 98 dt 22.9.06

[Signature]
28.9.06

As per order

In The Court of C.J. (S.D.) Aurangabad.

No. ~~78~~ 78 (1)

Filed by ~~Plaintiff~~ ^{Defendant} in case No. 78 1967

Dated 3/8/68 Advocate for Piff/Def. O.P.

S.G. Zaidi

Case No. M.A. - 78 of 1967

Presented by O.P.

Proved by *W. No. 3 for D.P.*

By H.S.

3/68 Civil Judge (S.D.)

Relinquish objection
Petitioner as per order of
court on 11-9-70.

By *W. No. 3*

W. No. 3
Clerk of Court

M

exh-52

TRANSLATION OF SALE-DEED

30

38

We by name Shankarlal S/o Laldas, Caste Gujrathi, age 33 Yrs Occupation : Trade R/o Machalikhadak City of Aurangabad in person and through lawyer:

Naonitdas S/o Laldas, Caste Gujrathi, Age 17 Yrs, minor under the guardianship of real ~~brother~~ brother executant No.1 R/o as above execute this deed of sale willingly and with consent and without any outward pressure and coercion to the effect, we have sold absolutely the western half part of our ownership and possession and self acquired of our father, of land s.No.80, 26 acres and 2gunt assessment Rs.52/- inclusive of local fund by name Vitthal Malika number situated at and near Mohalla Nathmandir of City of Aurangabad - the boundaries of which are to the **East** : the half part of the land which belonged to Jashodabai W/o Pannalal and is now sold to and is in the possession of Saraswati Bhuvan Education Society, Aurangabad to the **West** : Path and Nala to the **North** : Rambhau Mandir and Nath Mandir to the **South** boundary Fort wall of Aurangabad City is sold finally to Shri Raikishan Prashad S/o Rai Chotelal Sahu Resident of Kuwafalli, Aurangabad for the consideration of Rs.8000/- (Rs.Eight thousand) osmania Sikka hali out of the Rupees seven thousand are received by me in cash prior to the execution of Sale-Deed. out of the consideration, the remaining amount of Rs.One thousand I have received in cash in presence of the Registrar at the time of Registrar of the Sale-Deed. The Vendee has no complaint regarding the receipt of the amount. The amount was necessary for personal use, for the family use & guardianship of the minor and for the repayment of ancestral loan so this amount was raised by selling the land. The

The patta of the sold land is in the name of our late father which we shall get transfered in the name of the vendee as per procedure. If I refuse to do so the vendee shall have right to get it transfered in his name in accordance with the document. All right which we enjoyed in the capacity of the owner and possessor are transfered to the vendee. Now we have no concern what so ever or right over the property sold. We stand responsible if any one interfere in the title and possession of the purchaser. Hence this document. Dt. 4th Khurdad 1354 fasli.

Sd/- in Gujarathi
Shankarlal S/o Laldas

Sd/-
Shankarlal S/o Laldas in
capacity of guardian of
minor Navnitdas S/o Laldas
my own brother.

Endorsement

This document as sale deed was submitted in the Registration Office, Dist. Aurangabad to-day Wednesday the 4th Khurdabad 1354 F. at 9.15 A.M. by Shankarlal S/o Laldas.

4-7-1354 Fasli

Sd/-
Sub-Registrar

Sd/- in Gujarathi
Shankarlal

Regd. No. 403/Book 1 Vol 1 of 1354 fasli

4th Khurda 1354 fasli

True copy
BB Ad

Sd/-
Sub-Registrar.

TRANSLATION OF SALE-DEED

We by name Shankarlal S/o Laldas, Caste: Gujrathi, Age: 33 years, Occupation: Trade R/o Machalikhadak, City of Aurangabad in person and through lawyer.

Naonitdas S/o Laldas, Caste: Gujrathi, Age 17 years, minor under the guardianship of real brother executants No. 1, R/o as above execute this deed of sale willingly and with consent and without any outward pressure and coercion to the effect, we have sold absolutely the western half part of our ownership and possession and self acquired of our father, of land S.No. 80, 26 acres and 2 gunthas assessment Rs. 52/- inclusive of local fund by name Vitthal Malika number situated at and near Mohalla Nathmandir of City of Aurangabad – the boundaries of which are :-

to the East: the half part of the land which belonged to Jashodabai W/o Pannalal and is now sold to and is in the possession of Saraswati Bhuvan Education Society, Aurangabad

to the West: Path and Nala

to the North: Rambhau Mandir and Nath Mandir

to the South boundary : Fort wall of Aurangabad City

is sold finally to Shri Raikishan Prashad S/o Rai Chotalal Sahu, Resident of Kuwarfalli, Aurangabad for the consideration of Rs. 8000/- (Rs. Eight thousand) osmania Sikka hali out of the Rupees Seven thousand are received by me in cash prior to the execution of Sale-Deed. Out of the consideration, the remaining amount of Rs. One thousand I have received in cash in presence of the Registrar at the time of Registration of the Sale-Deed. The Vendee has no complaint regarding the receipt of the amount. The amount was necessary for personal use, for the family use and guardianship of the minor and for the repayment of ancestral loan so this amount was raised by



selling the land. The possession of the said land is handed over the vendee.

The patta of the sold land is in the name of our Late father which we shall get transferred in the name of the vendee as per procedure. If I refuse to do so the vendee shall have right to get it transferred in his name in accordance with the document. All rights which we enjoyed in the capacity of the owner and possessor are transferred to the vendee. Now we have no concern what so ever or right over the property sold. We stand responsible if any one interferes in the title and possession of the purchaser. Hence this document. Dt. 4th Khurdad 1354 fasli.

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Shankarlal S/o Laldas

Sd/-
Shankarlal S/o Laldas in Capacity
of guardian of minor Navnitdas
S/o Laldas my own brother.

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Sd/-
Sub-Registrar

Sd/- in Gujrathi
Shankarlal

Regd. No. 403/Book 1 Vol 1 of 1354 fasli, 4th Khurda 1354 fasli.

Sd/-
Sub-Registrar.

True Translation




ABDUL WAJID ABDU. RAZZAK
ADVOCATE
3, Amer Market, Nizamuddin Dargah
Road, Near Shahganj, Aurangabad.

Date : 02-08-2022

TITLE REPORT

TITLE REPORT IN RESPECT OF LAND ADMEASURING 35498.80 SQ. MTRS, BEARING CTS NO.4987, SITUATED AT AURANGPURA, AURANGABAD AND WITHIN THE LIMITS OF AURANGABAD MUNICIPAL CORPORATION.

1. On perusal of revenue records and other documents placed before me it is revealed that, land bearing old survey No. 80 adm. 13 Acres 1 Guntha was purchased and acquired by Saraswati Bhuvan Education Society, Aurangabad under registered sale deed dated 19th July 1354 Fasle (1945 AD) from Shankarlal Das and Navneet Das. In pursuance to the execution of the said sale deed, the name of the society was mutated and recorded in the old revenue record of survey No. 80 as owner and possessor of the land adm. 13 Acre 1 Guntha.

2. On perusal of old revenue records of survey No. 80, it has transpired that the land was converted into various plots and one of the plot adm. 35498.80 sq.m. came to be marked as CTS No. 4987. During City Survey enquiry conducted in the year 1971 by the Land Record Department, the City Survey Officer entered name of Shri Saraswati Bhuvan Education Society as owner & possessor of CTS No. 4987 adm. 35498.80 sq.m.



3. Shri Saraswati Bhuvan Education Society is a registered Public Trust under the Maharashtra Public Trust Act and the property CTS No. 4987 is shown to be owned & possessed by Shri Saraswati Bhuvan Education Society in the records maintained by the Charity Commissioner Office.
4. On further perusal of revenue records and other documents placed before me it is revealed that, the society has paid all the municipal taxes in respect of the said land till this date and there are no outstanding taxes to be paid by the society in respect of the said property.
5. It is also revealed that Shri Saraswati Bhuvan Education Society has allotted 4200.11 sq.m. area including the building standing thereon out of CTS No. 4987 for Shri Saraswati Bhuvan Education Society's "Centenary School " and Governing Council Resolution of the said Society is also passed.
6. I have taken the search of the records maintained at the Sub-Registrar Office, Aurangabad for last 13 years and it is observed that there are no encumbrances and charges on the said land. Copy of search receipt bearing No. MH005905583202223E is annexed with the report.

Hence this Title Report.


Lahrimanohar D. Vakil
(Advocate)

Adv. Lahrimanohar D. Vakil
Aurangabad2 | Page

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MH005905583202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Aug 2022	Receipt	Receipt no.: 1112506022
Name of the Applicant : Dinesh Lalitmohan Vakil Gangapurkar		
Details of property of which document has to be searched :		Dist :Aurangabad Village :Aurangabad Shahar S.No/CTS No/G.No. : 4987
Period of search :		From :2010 To :2022
Received Fee :		325
The above mentioned Search fee has been credited to government vide GRN no :MH005905583202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/fmSearchChallanWithOutReg.php'.		



Shri Saraswati Bhuvan Education Society, Aurangabad

(Reg. No. F-10-Aurangabad. Society Reg. No.14/1953)

Saraswati Nagar, Aurangpura, Aurangabad-431 001 (MS) INDIA

Ph. : 0240-2331240 , 2354020 (Fax) | Email- sbcentraloffice@gmail.com



Shri. Ram Bhogale
President

Adv. Dinesh Vakil
Vice President

Dr. Madhav Gumaste
Vice President

Dr. Nandkumar Ukadgaonkar
General Secretary

Shri. Arun Medhekar
Treasurer

Ref.:

Date :

Date : 29 /07 /2022

Resolution

RESOLVED that Shri Saraswati Bhuvan Education Society, Saraswati Nagar, Aurangpura, Aurangabad (Maharashtra) has started Centenary School, Aurangpura, Aurangabad in 2016.

As per the land requirement norms of the CBSE Regulatory authorities, Shri Saraswati Bhuvan Education Society has allotted 4200.11 Sq.m.of land (including existing Building and Playground) in 2016 for Saraswati Bhuvan Education Socitey's "Centenary School", Aurangpura, Aurangabad out of property bearing City Survey No. 4987 adm. 35498.80 sq.m. Situated at Aurangpura, Aurangabad owned by Shri Saraswati Bhuvan Education Society, Aurangabad.

Sr.No.	Name	Designation	Signature
1	Shri Ram Bhogale	President	
2	Adv. Dinesh Vakil	Vice-President	
3	Shri Madhav Gumaste	Vice-President	
4	Dr.Nandkumar Ukadgaonkar	General Secretary	

P.T.O.

5	Shri Arun Medhekar	Treasurer	
6	Shri Milind Ranade	Member	<i>Milind</i>
7	Shri Narendra Chapalgaokar	Member	<i>N. G. /</i>
8	Dr. Sudhir Rasal	Member	<i>S. Rasal /</i>
9	Dr. Ulhas Shiurkar	Member	<i>U. Shiurkar /</i>
10	Dr. Suhas Bardapurkar	Member	<i>S. Bardapurkar /</i>
11	Dr. Shrirang Deshpande	Member	<i>S. Deshpande /</i>
12	Dr. Rashmi Borikar	Member	<i>Rashmi Borikar</i>
13	Dr. Prashant Deshpande	Member	
14	Adv. Rameshwar Totala	Member	