

A) ANNEXURE-A : TITLE INVESTIGATION & SEARCH REPORT

1.	To whom Report Submitted	TO WHOMSOEVER IT MAY CONCERN
2.	Reference Number & date of letter under the cover of which the documents tendered for scrutiny are forwarded	-----
3.	Name of the unit / concern / company / person offering the property for sell	M/s Shagun Associates, Nanded Through Partners – 1. Gangaprasad s/o Rameshwar Toshniwal 2. Ramesh s/o Vishwambar Parsewar & 3. Pradeep s/o Gajananrao Chadawar
4.	Constitution of the unit / concern / person / body / authority offering the property	A Regd. Partnership Firm bearing its Regn. No. ABD/5227 dt. 08/03/2011
5.	State as to under what capacity the property is offered (whether as joint application or borrower or as guarantor, etc)	Joint Owners
6A.	Particulars of documents scrutinized serially & chronologically	1] 7/12 Extract of Gut No. 228 2] Regd Sale Deed No. 6437/2010 dt. 20/10/2010 3] Regd Sale Deed No. 9938/2012 dt. 06/12/2012 4] Regd Sale Deed No. 2489/2015 dt. 14/05/2015 5] Regd General Power of Attorney No. 7302/2017 dt. 30.12.2017
6B.	Nature of document verified & as to whether they are originals or certified copies or registration extracts duly certified	Certified Copies
7.	Complete & full description of the immovable property under Search	

[Handwritten signature]



A	Survey No./ Gut No./ Plot No.	Gut No. 228 of village Kautha, Tq & Dist Nanded
B	Door No. (In case of house property)	_____
C	Extent / area including plinth / built up area in case of house property	Total Land Area adm. 1H 74 R
D	It should give clear location of the property such as "Name of areas / Mohalla, village, city, dist., so as to reach the spot in case of need	Behind Rambagh Residency, Gut No 228, Off 24.00 mtr wide Kautha Main Cement Road, Kautha, Nanded Tq & Dist. Nanded
E	Boundaries	<u>E</u> - Land Gut No. 108 <u>W</u> - Land Gut No. 174 <u>N</u> - Land of Shivaji, Damaji, Balaji s/o Gangaram Kale in Gut No. 228 <u>S</u> - Land of Kausalyabai w/o Marotrao Sontakke And Others
8.	Flow of title pressing out the title of the intended offeror & his/ its predecessors in interest from the Mother Deed to the latest Title Deed & whenever minor's interest or other clog on the title is involved for further period depending on the need for clearance of such a clog in the title	Shivaji, Damaji & Balaji all s/o Gangaram Kale were the original owners of the property under search total adm. 1H74R who initially sold land admeasuring 0 H 81 R out of land Gut No. 228 vide Regd Sale Deed No. 6437/2010 dt. 20/10/2010 to M/s Shagun Associates, Nanded through its Partners and then again sold them land adm. 0H42R vide Regd Sale Deed No. 9938/2012 dt. 06/12/2012 & finally sold them land adm. 0 H 51 R vide Regd Sale Deed No. 2489/2015 dt. 14/05/2015 & since then the said land total adm. 1H74R is owned & possessed by said M/s Shagun Associates, Nanded through its aforesaid Partners till date.
9.	Nature of Title of the intended Offeror over the property (whether full ownership rights, leasehold rights, occupancy / possessory rights or Inam Holder or Govt. Grantee / Allottee)	Full Ownership



	A) If the Offeror has only a possessory right please comment on the nature of such right, the validity thereof	NA
	B) Please state the name of the person who has a primary / absolute title	M/s Shagun Associates, Nanded Through Partners - 1. Gangaprasad s/o Rameshwar Toshniwal 2. Ramesh s/o Vishwambar Parsewar & 3. Pradeep s/o Gajananrao Chaudwar
	C) Whether permission of such person is required, AND if it is so, whether obtained?	NA
	D) Please state in what manner it would affect the intended Purchaser	NA
10A	Encumbrances, Attachments and/or Claims, whether of Government, Central or State or other local third party claims, liens & details thereof	-----No-----
10B	The period covered under the encumbrances certificate & the name of the person in whose favour the encumbrance is created & if so satisfaction of charge, if any	NA
11	Details regarding property tax or land revenue or other statutory dues paid / payable as on date & if not paid what remedy	All Taxes Paid
12	Details of RTC extracts / mutation extracts / Khata extracts pertaining to the property in question	-----
13	Any bar / restriction for creation of transfer of property under any local or special enactments & details of proper registration of documents payment of proper stamp duty	NA
14	In case of absence of original title deeds details of legal & other requirements for creation of a proper valid & enforceable transfer of property	NA



15	The specific person who are required to sell the property	M/s Shgun Associates, Nanded Through Partners – 1. Gangaprasad s/o Rameshwar Toshniwal 2. Ramesh s/o Vishwambar Parsewar & 3. Pradeep s/o Gajananrao Chaudwar Through Their Regd General Power of Attorney No. 7302/2017 dt. 30.12.2017 Holder Gangaprasad s/o Rameshwar Toshniwal
16	Whether searches had been conducted physically at the office of the –	
i)	Sub Registrar Office/ Municipal/ Collector/ Taluka or such other Revenue Office	Sub-Registrar, Nanded
ii)	Registrar of Companies	NA
iii)	Civil / High Court – in the DISPENSER REGISTRER	NA
iv)	Whether mutated in the name of the person offering it for sell	Yes
v)	Whether the property has been notified for acquisition by the Govt. Dev. Authority / or any other Govt. Authority	NO, as per my best knowledge
vi)	If so, whether search has been conducted with the Village Account / Chavadi Register / Register of Acquisitions	NA
vii)	Whether the holding / acquisition is in accordance with the provisions of Land Reforms Act	NA
viii)	Please state the nature of any intervening charges or encumbrances observed / found against the property	NA
ix)	Whether the search has been conducted for 15 or 30 years. Please produce the search receipts & other documents in respect thereof	15 yrs. Search conducted vide Receipt No. 12932 dt. 26.12.2017 issued towards search fees by the Office of Sub Registrar, Nanded-2.
x)	Whether the property is subject matter of any litigation & if so, the details thereof	NA



B) ANNEXURE-B : FLOW OF TITLE

It is evident from the above record that Shivaji, Damaji & Balaji all s/o Gangaram Kale were the original owners of the property under scatch total adm. 1H74R out of land Gut No. 228 of village Kautha, Tq & Dist Nanded who initially sold land admeasuring 0H81R out of said land Gut No. 228 vide Regd Sale Deed No. 6437/2010 dt. 20/10/2010 to M/s Shagun Associates, Nanded through its aforesaid three Partners and then again sold them land adm. 0H42R vide Regd Sale Deed No. 9938/2012 dt. 06/12/2012 & finally sold them land adm. 0H51R vide Regd Sale Deed No. 2489/2015 dt. 14/05/2015 & since then the said land total adm. 1H74R purchased vide aforesaid three different sale deeds is owned by said M/s Shagun Associates, Nanded through its aforesaid Partners till date who later converted the said land into Non Agricultural User Land by further dividing the same into various plots of which lay-out was also finally approved by the competent municipal authorities. Therefore, resultantly, M/s Shagun Associates, Nanded through its aforesaid Partners, as on today, are the owners of all of the plots in the aforesaid total land admeasuring 1H74R out of land Gut No. 228 of village Kautha, Tq & Dist Nanded.

C) ANNEXURE-C : CHECKLIST

1.	Nature of Title – Ownership / Leasehold / Occupancy / Government Allotment	Ownership
2.	If the Leasehold whether – A) Lease Deed is duly scant & registered B) Lessee is permitted to mortgage the leasehold rights C) Duration of the Lease / un expired period of Lease	NA



	D) If a sub lease, check the lease deed in favour of the lessee as to whether Lease Deed permits sub leasing & mortgage by Sub Lessor also encumber & the date of the letter under the cover of which the documents tendered for scrutiny are forwarded	
3.	If Govt. grant/allotment/lease cum sale agreement whether grant / agreement provides for alienable rights to the Offeror with or without conditions	NA
4.	If occupancy right, whether- A) Such right is heritable & transferable B) Mortgage can be created	NA
5A.	Urban & Ceiling clearance whether required & if so details thereof	NA
5B.	Whether No Objection Certificate under the Income Tax Act is required / obtained for	NA
6.	Nature of Minor's interest, if any & if so whether creation of mortgage could be possible- the modalities / procedure to be followed & the reasons for coming to such conclusion	NA
7.	If the property is agricultural land, whether the local laws permits mortgage of agricultural land & whether there are any restrictions for enforcing thereon	NA
8.	In case of conversion of agricultural land for commercial purposes or otherwise, whether the requisition procedure followed / requisition permission obtained	Yes, Non agricultural permission of part of the land to the extent of 1H23R is sanctioned by The District Collector, Nanded vide his Order No. 2014/NA/CR-03 dt. 03.10.2016 & that of the residue land adm. 0H 51R is sanctioned by The District Collector, Nanded vide his Order No. 2016/MSK-2/JM/NAP/T-1/CR-31 dt. 22.12.2017
9.	Whether the property is affected by any local laws / agricultural laws / weaker section / minority laws, etc.	NO



10A	In case of partition / settlement deeds, whether the original deed is available for verification. If not the mortality / procedure to be followed to create a valid & enforceable transfer of property	NA
10B	Whether mutation has been effected & whether the Offerrer is in possession & enjoyment of his share	Mutation is executed in Revenue Records and possession lies with Offerrer
10C	Whether the partition made is valid in law & the Offerrer has a lawful title thereon	NA
11A	In case of partnership firm, whether the property belongs to the firm & the deed is properly registered	Yes
11B	Whether the person creating mortgage has authority to create mortgage for & on behalf of the firm	NA
12A	Whether the property belongs a limited company, check the borrowing the powers, BOD resolution, authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar, Articles of Association / provision for common seal	NA
12B	In case of Society, Association, the required authority / power to borrow & whether the sell can be effected & the requisite resolution, by laws	NA
13	Whether the Sell is being effected by POA holder, check the genuineness of the POA & the extent of powers even they are in & whether the same is properly executed / stamped / authenticated in the terms of the law of the place where it is executed	The sell is being executed through Regd. GPA No. 7302/2017 dt. 30.12.2017 Holder Gangaprasad s/o Rameshwar Toshniwal for and on behalf of the Vendor's Partnership Firm M/s Shagun Associates, Nanded & the execution of said Power of Attorney is genuine & said POA Holder has authority to present & get executed the sell related documents in favour of third person/s lawfully
14	If the property is a flat/apartment or residential / commercial complex check-	NA
A	Promoter's / Land Owner's title to the land	NA



	/ building	
B	Development Agreement / POA	NA
C	Extent of authority of the Developer/Builder	NA
D	Independent title verification of the land and / or building in question	NA
E	Agreement for sale (duly registered)	NA
F	Payment of proper stamp duty	NA
G	Conveyance in favour of Society / condominium concerned	NA
H	Occupancy Certificate / allotment letter / letter of possession	NA
I	Membership details in the society, etc	NA
J	Shares Certificates	NA
K	No objection letter of the society	NA
L	Deed of Declaration	NA
M	All legal requirements under the local / municipal laws regarding ownership of flat / apartment / building regulations, development control regulations, co-operative societies laws	NA
15	Whether the property is a joint family property, sell is effected for family benefit / legal necessity whether the Major Coparceners have no objection / joint execution, minor's share if any, rights of female members, etc	NA
16	Pending litigations/Court attachments/ Injunction/ stay orders/ acquisition by Govt./ local authorities etc that could be ascertained	NA
17	Any other details required for the purpose	NA
18	Class of property	Class - I
19	Whether the property is B tenure & whether it is sellable? If so in what manner	NA

ANNEXURE D : CERTIFICATE OF TITLE

I have examined the copy of title deed of the present owner M/s Shagan Associates, Nanded Through Partners 1. Gangaprasad s/o Rameshwar Toshniwal 2. Ramesh s/o Vishwambar Parsewar & 3. Pradeep s/o Gajananrao Chadawar & I further certify that-



1) I have examined the documents in detail taking into account all the guidelines in the checklist vide Annexure-C & other relevant factors.

1A) I confirm having made to the best of my ability & efforts a search in the office of Sub Registrar, Nanded of all the available records, I do not find anything adverse, which would prevent the Title Holder from creating a valid transfer of property in favour of a third person.

1B) Following scrutiny of revenue records & relative Title Deeds, I hereby certify the genuineness of the Title Deeds, suspicious/doubts if any has been clarified by making necessary enquiries

2A) The property in question is free from all other encumbrances.

2B) There are no mortgages.

3) There is no interest of minor in the property

4) I certify that M/s Shagun Associates, Nanded Through Partners 1. Gangaprasad s/o Rameshwar Toshniwal 2. Ramesh s/o Vishwambar Parsewar & 3. Pradeep s/o Gajananrao Chadawar jointly will get the absolute, clear & marketable title over the schedule property. I further certify that the above title deeds are genuine & a valid transfer of property can be created by execution of appropriate deed to be executed in favour of the intending purchaser/transferee & the said transfer would be enforceable

There are no legal impediments for creation of the transfer of property under the applicable law/ rules in force.

ANNEXURE E : SCHEDULE OF PROPERTY

Full correct description of the property :

Survey / Gut No.	Gut No. 228
Patta / Khata No.	-----
Plot / Flat No.	-----
Measurement / Extent of property	Total Land Area adm. 1H74R



Location / Land marks / name of the area, Mohalla (it should give clear location of the property so as to reach the spot in case of need)	Behind Ramnagar Residency, Gut No 228, Off 24.00 mtr wide Kautha Main Cement Road, Kautha, Nanded Tq & Dist, Nanded
City / District	Nanded
Boundaries (collectively)	<u>E</u> - Land Gut No. 108 <u>W</u> - Land Gut No. 174 <u>N</u> - Land of Shivaji, Darraji, Balaji s/o Gangaram Kale in Gut No. 228 <u>S</u> - Land of Kausalyabai w/o Marotrao Sontakke And Others

HENCE THIS TITLE INVESTIGATION & SEARCH REPORT IS
 ISSUED UNDER MY SEAL AND SIGNATURE TODAY THE 31st DAY
 OF DECEMBER 2017 AT NANDED.

Place- Nanded

Date- 31.12.2017



ADV. ANAND R. BANG
 (Nanded)