PRAKASH B. PAITHANKAR
ANIRUDDHA P. PAITHANKAR
ADVOCATES

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

PHONE NO. 0240-2488395 **MOBILE NO. 98232-70026**

Date : 19.04.2017

TO WHOMSOEVER IT MAY CONCERN

TITLE INVESTIGATION REPORT

1	Name of the unit/concern /company /person offering the property (ies) as security	**M/s. Nabhraj Constructions, Aurangabad.**
2.	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.
A	That, N.A.Order No.RB/Desk/II/LND/NAP/CR/87/87 dated 04.11.1987 has been passed by the Collector, Aurangabad, in favour of M/s. Deccan Flour Mill Ltd., in respect of S.No.22/1 & 23, CTS No.19048/1 and 19048/2 admeasuring 52246.18 + 3277.41 sq.mtrs., Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.	Certified copy.
B	That, plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad (hereinafter referred to as the demised plot) was owned and possessed by M/s. Deccan Flour Mill Ltd., since year 1987 and its name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 28.10.1987 taken on the basis of layout sanction order No.MANAPA/AMC/NARAVI/REKHANKAN/2953 dated 28.09.1987 passed by the Aurangabad Municipal Corporation, Aurangabad.	Xerox copy.
C	That, the demised plot was purchased by Shri. Bhagirath Madanlalji Chandak vide registered sale deed No.617 dated 09.08.1989 and his name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 22.08.1989 taken on the basis of registered sale deed No.617 dated 09.08.1989 executed by M/s. Deccan Flour Mill Ltd., in his favour.	Xerox copy.
D	That, the owner has purchased the demised plot vide registered sale deed No.699 dated 08.02.2001 executed by Shri. Bhagirath Madanlalji Chandak in her favour and her name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 27.07.2001 taken on the basis of registered sale deed No.699 dated 08.02.2001 executed by Shri. Bhagirath Madanlalji Chandak in her favour.	Original.

Advocate P. B. Paithankar & Co. MAH/2761/2001 Date : 1-10-01

E	That, registered Development Agreement No.AGG-6-1405 dated 03.04.2017 has been executed by Smt. Premlata Omprakash Sharma in favour of M/s. Nabhraj Constructions through its Partner Shri. Rajesh Balabax Butole in respect of plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.	Original.
F	That, registered Irrevocable General Power of Attorney No.AGG-3-759 dated 18.03.2017 has been executed by Smt. Premlata Omprakash Sharma in favour of Shri. Nilesh Omprakash Sharma in respect of plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.	Original.

7	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/ registered mortgage	All the part and parcel of plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.
i	Survey No.	CTS No.19048/1/50.
ii	Door no. (in case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	
iv	Locations like name of the place, village, city, registration, sub-district	S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.

SCHEDULE OF THE PROPERTY

(As)

All the part and parcel of plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad, the boundaries of which are as under :

ON OR TOWARDS EAST :	PLOT NO.52.
ON OR TOWARDS WEST :	PLOT NO.48.
ON OR TOWARDS NORTH :	9.00 MTR. WIDE ROAD.
ON OR TOWARDS SOUTH :	PLOT NO.51.

FLOW OF TITLE

That, N.A.Order No.RB/Desk/II/LND/NAP/CR/87/87 dated 04.11.1987 has been passed by the Collector, Aurangabad, in favour of M/s. Deccan Flour Mill Ltd., in respect of S.No.22/1 & 23, CTS No.19048/1 and 19048/2 admeasuring 52246.18 + 3277.41 sq.mtrs., Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.



That, plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad (hereinafter referred to as the demised plot) was owned and possessed by M/s. Deccan Flour Mill Ltd., since year 1987 and its name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 28.10.1987 taken on the basis of layout sanction order No.MANAPA/AMC/NARAVI/REKHANKAN/2953 dated 28.09.1987 passed by the Aurangabad Municipal Corporation, Aurangabad.

That, the demised plot was purchased by Shri. Bhagirath Madanlalji Chandak vide registered sale deed No.617 dated 09.08.1989 and his name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 22.08.1989 taken on the basis of registered sale deed No.617 dated 09.08.1989 executed by M/s. Deccan Flour Mill Ltd., in his favour.

That, the owner has purchased the demised plot vide registered sale deed No.699 dated 08.02.2001 executed by Shri. Bhagirath Madanlalji Chandak in her favour and her name is mutated in the record of rights i.e. ownership column of P.R.Card vide mutation entry dated 27.07.2001 taken on the basis of registered sale deed No.699 dated 08.02.2001 executed by Shri. Bhagirath Madanlalji Chandak in her favour.

That, registered Development Agreement No.AGG-6-1405 dated 03.04.2017 has been executed by Smt. Premlata Omprakash Sharma in favour of M/s. Nabhraj Constructions through its Partner Shri. Rajesh Balabax Butole in respect of plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.

That, registered Irrevocable General Power of Attorney No.AGG-3-759 dated 18.03.2017 has been executed by Smt. Premlata Omprakash Sharma in favour of Shri. Nilesh Omprakash Sharma in respect of plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad.

On perusal of the aforesaid documents, revenue record and record of rights, I am of the opinion that Smt. Premlata Omprakash Sharma is the owner and M/s. Nabhraj Constructions is the developer of aforesaid plot of land bearing CTS No.19048/1/50 admeasuring 550.20 sq.mtrs., situated at S.No.22/1 & 23, Padampura, Jalannagar, within the limits of Aurangabad Municipal Corporation, Aurangabad. Its title is perfect, clear, marketable and free from all encumbrances.

Advocate P. B. Paithankar
MAH/
2761/2001
Date : 1-10-01

That, an affidavit should be obtained from M/s. Nabhraj Constructions, Aurangabad that, the property is free from all encumbrances and doubts and litigations as directed by the Hon'ble High Court of Bombay in Ramniklal Tulsidas Kotak V/s. Varsha Builders i.e. AIR 1992 Bombay 62, in respect of each flat at the time of its sale.

That, separate Title Investigation Report / Search Report should be obtained by the Banks / individual purchasers in respect of each flat at the relevant time.

I have inspected the record of registry and Index - II of the Office of Sub-Registrar, Aurangabad for last 15 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH000561779201718E dated 19.04.2017 which is annexed hereto.

Place : Aurangabad.
Date : 19.04.2017

P. B. Paithankar.
Advocate.

CHALLAN

MTR Form Number-6

GRN MH000561779201718E	**BARCODE**	**Date** 19/04/2017-09:16:20	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID (If Any)**	
		PAN No.(If Applicable)	ACAPP3995M
Office Name ARB6_AURANGABAD NO 6 SUB REGISTRAR		**Full Name**	Adv Prakash B Paithankar
Location AURANGABAD			
Year 2017-2018 One Time		**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	375.00	**Road/Street**	
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 3
		Remarks (If Any)	for 2003 to 2017 Plot CTS No.19048-1-50 S. No.22-1 and 23 Jalan Nagar Padampura Aurangabad
Total	375.00	**Amount In Words**	Three Hundred Seventy Five Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017041902588	IK00DVBXZ1
Cheque/DD No.		Date		19/04/2017-09:16:57	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : 9823270026

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.



Print Date 19-04-2017 09:16:59