

PRAKASH B. PAITHANKAR
ADVOCATE

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

PHONE NO.2488395

MOBILE NO. 98232-70026

Date : 07.09.2015

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 Construction, 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, land totally admeasuring 5 acres 36 gunthas situated at Gat No.734 village, Chikalthana, Taluka and District Aurangabad was owned and possessed by late Dagadu Tukaram Dhotre since year 1971 as per certified copy of 7/12 extract for the year 1971 to 2015 perused by me.	Certified copy.
B	That, mutation entry No.559 dated 25.07.1994 approved by the competent authority on 25.07.1994 has been taken in record of rights by the talathi of sajja Chikalthana in favour of (1) Shri. Govinda Dagadu Dhotre (2) Shri. Kacharu Dagadu Dhotre, (3) Shri. Maroti Dagadu Dhotre, (4) Shri. Babaji alias Babasaheb Dagadu Dhotre, (5) Smt. Bhagubai Dagadu Dhotre, (6) Smt. Prayagbai Shamrao Kanade, (7) Smt. Gayabai Manohar Gajare, (8) Smt. Sumanbai Bhausaheb Jadhav and (9) Smt. Meerabai Trimbak Navpute in respect of land admeasuring 5 acre 36 gunthas situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad taken on account of death of previous owner late Dagadu Tukaram Dhotre.	Certified copy.
C	That, mutation entry No.9954 dated 27.12.2012 approved by the competent authority on 25.02.2013 has been taken in record of rights by the talathi of sajja Chikalthana in favour of (1) Smt. Gitabai Govind Dhotre and (2) Smt. Venubai Govind Dhotre in respect of land situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad taken on account of death of previous owner late Govind Dagadu Dhotre.	Certified copy.
D	That, mutation entry No.10180 dated 17.06.2013 approved by the competent authority on 04.07.2013 has been taken in record of rights by the talathi of sajja Chikalthana in favour of Shri. Babasaheb Dagadu Dhotre in respect of land situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad thereby correcting his name instead of Babaji Dagadu Dhotre recorded vide mutation entry No.559.	Certified copy.

E	That, mutation entry No.11310 dated 14.02.2015 approved by the competent authority on 01.03.2015 has been taken in record of rights by the talathi of sajja Chikalthana in favour of (1) Smt. Kalabai Kacharu Dhotre, (2) Shri. Durgadas Kacharu Dhotre and (3) Smt. Sindhu Eknath Dolas in respect of land situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad taken on account of death of previous owner late Kacharu Dagadu Dhotre.	Certified copy.
F	That, Death Certificate No.1266 dated 10.10.1986 has been issued by the Aurangabad Municipal Corporation on account of death of late Dagadu Tukaram Dhotre at Aurangabad.	Xerox copy.
G	That, Death Certificate No.11848 dated 22.10.2013 has been issued by the Aurangabad Municipal Corporation on account of death of late Bhagubai Dagadu Dhotre at Aurangabad.	Xerox copy.
H	That, Death Certificate No.15914 dated 30.10.2010 has been issued by the Aurangabad Municipal Corporation on account of death of late Govind Dagadu Dhotre at Aurangabad.	Xerox copy.
I	That, registered Relinquishment Deed No.AGG-6-1549 dated 16.06.2015 executed by Smt. Sindhu Eknath Dolas in favour of (1) Shri. Maroti Dagadu Dhotre, (2) Shri. Babasaheb Dagadu Dhotre, (3) Smt. Jijabai Govind Dhotre, (4) Smt. Yenubai Govind Dhotre, (5) Smt. Kalabai Kacharu Dhotre and (6) Shri. Durgadas Kacharu Dhotre in respect of her undivided share in land situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad.	Original.
J	That, registered Relinquishment Deed No.AGG-3-3094 dated 16.06.2015 executed by (1) Smt. Prayagbai Shamrao Kanade, (2) Smt. Gayabai Manohar Gajare, (3) Smt. Sumanbai Bhausaheb Jadhav and (4) Smt. Meerabai Trimbak Navpute in favour of (1) Shri. Maroti Dagadu Dhotre, (2) Shri. Babasaheb Dagadu Dhotre, (3) Smt. Jijabai Govind Dhotre, (4) Smt. Yenubai Govind Dhotre, (5) Smt. Kalabai Kacharu Dhotre and (6) Shri. Durgadas Kacharu Dhotre in respect of her undivided share in land situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad.	Original.
K	That, registered Development Agreement No.AGG-5-5871 dated 02.09.2015 has been executed by (1) Smt. Jijabai Govind Dhotre, (2) Smt. Yenubai Govind Dhotre, (3) Smt. Kalabai Kacharu Dhotre and (4) Shri. Durgadas Kacharu Dhotre (5) Shri. Maroti Dagadu Dhotre and (6) Shri. Babasaheb Dagadu Dhotre in favour of M/s. Nabhraj Construction, Aurangabad a registered partnership firm through its authorized partner Shri. Rajesh Balabax Butole, in respect of land admeasuring 20 R or 2000.00 sq.mtrs., situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad.	Original.

L	That, registered Irrevocable General Power of Attorney No.AGG-5-5872 dated 02.09.2015 has been executed by (1) Smt. Jijabai Govind Dhotre, (2) Smt. Venubai Govind Dhotre, (3) Smt. Kalabai Kacharu Dhotre and (4) Shri. Durgadas Kacharu Dhotre (5) Shri. Maroti Dagadu Dhotre and (6) Shri. Babasaheb Dagadu Dhotre in favour of Shri. Rajesh Balabax Butole in favour of M/s. Nabhraj Construction, Aurangabad, in respect of land admeasuring 20 R or 2000.00 sq.mtrs., situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad.	Original.
7	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/registered mortgage	Land admeasuring 20 R or 2000.00 sq.mtrs., situated at Gat No.734, village Chikalthana, Taluka and District Aurangabad
i	Survey No.	GAT NO.734.
ii	Door no. (In case of house property)	N.A.
iii	Extent/Areas including plinth/built up area in case of house property	N.A.
iv	Locations like name of the place, village, city, registration, sub-district	VILLAGE CHIKALTHANA, TALUKA & DISTRICT AURANGABAD
v	BOUNDARIES OF LAND (As mentioned in registered Development Agreement) ON OR TOWARDS EAST : REMAINING PART OF GAT NO.734. ON OR TOWARDS WEST : MAIN ROAD. ON OR TOWARDS NORTH : REMAINING PART OF GAT NO.734. ON OR TOWARDS SOUTH : GAT NO.735.	

FLOW OF TITLE

That, land totally admeasuring 5 acres 36 gunthas situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad was owned and possessed by late Dagadu Tukaram Dhotre since year 1971 as per certified copy of 7/12 extract for the year 1971 to 2015 perused by me.

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Prayagbai Shamirao Kanade, (7) Smt. Gayabai Manohar Gajare, (8) Smt. Sumanbai Bhausaheb Jadhav and (9) Smt. Meerabai Trimbak Navpute in respect of land admeasuring 5 acre 36 gunthas situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad taken on account of death of previous owner late Dagadu Tukaram Dhotre.

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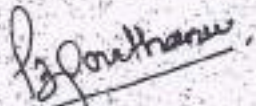
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and (6) Shri. Babasaheb Dagadu Dhotre in favour of Shri. Rajesh Balabax Butole in favour of M/s. Nabhraj Construction, Aurangabad, in respect of land admeasuring 20 R or 2000.00 sq.mtrs. situated at Gat No.734 village Chikalthana, Taluka and District Aurangabad.

On perusal of the aforesaid documents, revenue record I am of the opinion that, (1) Smt. Jijabai Govind Dhotre, (2) Smt. Venubai Govind Dhotre, (3) Smt. Kalabai Kacharu Dhotre and (4) Shri. Durgadas Kacharu Dhotre (5) Shri. Maroti Dagadu Dhotre and (6) Shri. Babasaheb Dagadu Dhotre are the absolute owners and M/s. Nabhraj Construction, Aurangabad is the Developer, GP holder and possessor of land admeasuring 20 R or 2000.00 sq.mtrs., situated at Gat No.734 village Chikalthana, Taluka and District 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 Aurangabad for last 13 years made available to me through "online search" and have deposited the requisite charges towards search fees "online" vide receipt GRN No.MH003426006201516 dated 07.09.2015 which is annexed hereto.

Place : Aurangabad.
Date : 07.09.2015


P.B. Patil
Advocate.



CHALLAN
MTR Form Number-6

[illegible]

Mobile No. : Not Available