CHETAN D. CHAVAN
B.Com. LL.B., D.L.L.
Advocate

"DINUSHA"
Plot No. 60, New S.B.H. Colony
Shanoorwadi, Aurangabad- 431 005.

Ph.: 0240 - 2353030 **Cell .: 98220 77332**

CHETAN D. CHAVAN ADVOCATE

Date: 20/10/2016

TITLE INVESTIGATION REPORT (TIR)

I have perused the documents placed before me in respect of property bearing Plot No.02 Admeasuring 866.25 Sq. Meters project known as VASTU PRATIBHA RESIDENCY, Gut No. 24, Itkheda, Aurangabad. Please find below report based on the record and the documents supplied to us and the search taken by us in pursuance of the same.

Name of the Owner/Possessor: **1. Dr. Anand Amrutrao Deshpande(HUF)**
2. Dr. Deepak Anantrao Waghmare
3. Dr. Vilas Narsingrao Tonge
(Owners)
Vastu-Pratibha Developers & Builders
through its proprietor
Shri. Sunil Dayanand Dhilpe
(Developer)

Description of Property: Property bearing Plot No.02 Admeasuring 866.25 Sq. Meters project known as VASTU PRATIBHA RESIDENCY, Gut No. 24, Itkheda, Aurangabad.

I.	Description of Documents	
1.	Copy of 7/12 extract bearing Gut No. 24 Itkheda issued by the concern talathi in the name of Bhaginath Sonaji and others in the year 1983-84.	Xerox Copy.
2	Copy of Mutation entry bearing No. 178 dated 03/02/1989	Xerox Copy.

	in respect of Gut No. 24 Itkheda issued by concern talathi an entered the name of Smt. Narmadabai Pundalik Chaudhari, Sumati Vinay Chaudhari, Vimal Purshottam Chaudhari, Mrs. Shanta Bhimrao Gheware and Uttareshwar Bhagawanrao Kamble to the extent of area admeasuring 5 Acre (2 Hector) in Gut No. 24 on the basis of Registered Sale Deed bearing No. 1252/1989 dated 31/01/1989 executed by Bhaginath Sonaji Khadke and others.	
3.	Copy of Lay Out plan issued by Municipal Corporation Aurangabad bearing No. AMC/TPD/LAY/4363 dated 24/09/1992 with respect of property bearing Gut No. 24/P situated at Itkheda Aurangabad.	Xerox Copy.
4.	Copy of N. A. Order bearing NO. 91/MASHA/LAND-1/NA/CR/--/14/10/1992 issued by the Collector Aurangabad in the name of Sumati Chaudhari and others with respect of property bearing Gut No. 24 to the extent of area admeasuring 20250 Sq. Meters situated at Itkheda Aurangabad.	Xerox Copy.
5.	Copy of Mutation entry bearing No. 356 dated 10/05/1997 in respect of Gut No. 24 Itkheda issued by concern talathi an entered the name of Sumati Vinay Chaudhari and Smita Arun Chaudhari in respect of Plot No. 02 admeasuring 866.25 Sq. Meters in Gut No. 24 on the basis of Registered Sale Deed bearing No. 3055/1985 dated 29/09/1995 executed by Vimal Purshottam Chaudhari and others.	Xerox Copy.
6.	Copy of Mutation entry bearing No. 643 dated 26/05/2003 in respect of Gut No. 24 Itkheda issued by concern talathi an entered the name of Surekha Dadahari Chaure (North Part of Plot No. 02) and Mr. Chandrasen Namdeorao Chaure (South Part of Plot No. 02) in respect of Plot No. 02 admeasuring 866.25 Sq. Meters in Gut No. 24 on the basis of Registered Sale Deed bearing No. 1003/2003 dated 31/05/2003 executed by Sumati Vinay Chaudhari and Smita Arun Chaudhari.	Xerox Copy.
7.	Copy of Mutation entry bearing No. 1119 dated 07/03/2008 in respect of Gut No. 24 Itkheda issued by concern talathi an entered the name of Mrs Sharda Madhukar Sawant in respect of Plot No. 02 (South Part of Plot No. 02) admeasuring 433.125 Sq. Meters in Gut No. 24 on the basis of Registered Sale Deed bearing No. 1070/2006 dated 01/03/2006 executed by Mr. Chandrasen Namdeorao Chaure.	Xerox Copy.
8.	Copy of Registered Sale Deed bearing No. 3734/2011 dated 25/10/2011 executed by Mrs Sharda Madhukar Sawant and	Xerox Copy.

	Surekha Dadahari Chaure in favour of Dr. Anand Amrutrao Deshpande (HUF), Dr. Deepak Anantrao Waghmare and Dr. Vilas Narsingrao Tonge in respect of Plot No. 02 admeasuring 866.25 Sq. Meters in Gut No. 24 situated at Itkheda Aurangabad.	
9.	Copy of Mutation entry bearing No. 1956 dated 15/11/2011 in respect of Gut No. 24 Itkheda issued by concern talathi an entered the name of Dr. Anand Amrutrao Deshpande (HUF), Dr. Deepak Anantrao Waghmare and Dr. Vilas Narsingrao Tonge in respect of Plot No. 02 admeasuring 866.25 Sq. Meters in Gut No. 24 on the basis of Registered Sale Deed bearing No. 3734/2011 dated 25/10/2011 executed by Mrs Sharda Madhukar Sawant and Surekha Dadahari Chaure.	Xerox Copy.
10	Copy of Registered Development Agreement bearing No. 9097 dated 05/12/2011 executed by 1. Dr. Anand Amrutrao Deshpande(HUF) 2. Dr. Deepak Anantrao Waghmare 3. Dr. Vilas Narsingrao Tonge AND Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe in respect of Plot No.02, Admeasuring 866.25 Sq. Meters Gut No.24 situated at Itkheda, Aurangabad.	Xerox Copy.
11.	Copy of Registered Irrevocable General Power of Attorney bearing No. 9098 dated 05/12/2011 executed by 1. Dr. Anand Amrutrao Deshpande (HUF) 2. Dr. Deepak Anantrao Waghmare 3. Dr. Vilas Narsingrao Tonge in favor of Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe in respect of Plot No.02, Admeasuring 866.25 Sq. Meters Gut No.24 situated at Itkheda, Aurangabad.	Xerox Copy.
12	Copy of Commencement Certificate bearing Permission No. 399/2013 File No. 118/17/2011-12 dated 10/09/2013 issued by Municipal Corporation, Aurangabad in favor of 1. Dr. Anand Amrutrao Deshpande (HUF) & others through its G.P.A Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe in respect of Plot No.02, Admeasuring 866.25 Sq. Meters Gut No.24 situated at Itkheda, Aurangabad.	Xerox Copy.
13.	Registered Transfer Deed bearing No. 852/2014 dated 29/01/2014 in respect of TDR executed by Mr Ambadas Keshav Sonawane Through its GPA Holder Mr Pramod Kantilal Surana in favour of 1. Dr. Anand Amrutrao Deshpande(HUF) 2. Dr. Deepak Anantrao Waghmare 3. Dr. Vilas Narsingrao Tonge and M/s. Vastu-Pratibha Developers & Builders (Tthrough its proprietor Mr. Sunil Dayanand Dhilpe) in respect of TDR adm. 346.50 Sq.	Xerox Copy.

	Meters to be loaded at Plot No. 2, Gut No. 24/part, Itkheda, Aurangabad.	
14.	Copy of Revised Commencement Certificate bearing Permission No. 213/2015-16 dated 25/06/2015 issued by Municipal Corporation, Aurangabad in favor of 1. Dr. Anand Amrutrao Deshpande (HUF) & others through its G.P.A Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe in respect of Plot No.02, Admeasuring 866.25 Sq. Meters Gut No.24 situated at Itkheda, Aurangabad	Xerox Copy.
15.	Copy of Registered Confirmation Deed bearing No. 4533/2015 dated 06/07/2015 executed by 1. Dr. Anand Amrutrao Deshpande(HUF) 2. Dr. Deepak Anantrao Waghmare 3. Dr. Vilas Narsingrao Tonge in favour of Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe in respect of Plot No.02, Admeasuring 866.25 Sq. Meters Gut No. 24 situated at Itkheda, Aurangabad. (Extension of Development period)	Xerox Copy.
16.	Copy of Registered Deed of Declaration bearing No. 4534/2015 dated 06/07/2015 executed by 1. Dr. Anand Amrutrao Deshpande(HUF) 2. Dr. Deepak Anantrao Waghmare 3. Dr. Vilas Narsingrao Tonge AND Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe in respect of Plot No.02, Admeasuring 866.25 Sq. Meters project known as VASTU PRATIBHA RESIDENCY Gut No. 24 situated at Itkheda, Aurangabad.	Xerox Copy.
17	Copy of Letter issued by Sunderlal Sawaji Urban Co-op Bank Ltd. Jintur branch at Aurangabad in the name of Shri. Sunil Dayanand Dhilpe regarding the original Title Deed and other documents of the said property are kept in the said bank.	Xerox Copy.

II	Description of Property:
	Property bearing Plot No.02, Admeasuring 866.25 Sq. Meters project known as VASTU PRATIBHA RESIDENCY Gut No. 24 situated at Itkheda, Aurangabad.

v)	Boundaries:	
	Boundaries: ON OR TOWARDS EAST : ON OR TOWARDS WEST : ON OR TOWARDS NORTH : ON OR TOWARDS SOUTH : :	 36 M Wide D. P. Road, Open Space, 7.5 M Wide Road. Plot No.3
3.	Flow of titles tracing out the title, of the intended mortgagor and his/its predecessors in interest from the Mother Deed to the Latest Title Deed. And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title (Separate Sheets may be used)	Separate sheet enclosed showing flow of title.
4.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Guarantee/Allottee etc).	Ownership Right.
5.	Encumbrances Attachments, and/or claims whether of Government, Central or State or other Local authorities of Third Party Claims, Liens etc. and details thereof. If yes, give the details thereof.	Sunderlal Sawaji Urban Co-op Bank Ltd. Jintur
6.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge if any,	13 Years.
7.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Already Paid.
8.	Details of RTC extracts/mutation extracts/Khata extracts pertaining to the property in question.	As described in para No. 1 the details of the document
9.	Any bar/restriction for creation of mortgage under any local or special enactments, details of property registration of documents, payment of proper stamp duty etc.	N.A.

10.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard	N.A.
11.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	The Owner/possessor of the Property.

FLOW OF TITLE

Copy of 7/12 extract bearing Gut No. 24 Itkheda issued by the concern talathi in the name of Bhaginath Sonaji and others in the year 1983-84.

Copy of Mutation entry bearing No. 178 dated 03/02/1989 in respect of Gut No. 24 Itkheda issued by concern talathi an entered the name of Smt. Narmadabai Pundalik Chaudhari, Sumati Vinay Chaudhari, Vimal Purshottam Chaudhari, Mrs. Shanta Bhimrao Gheware and Uttareshwar Bhagawanrao Kamble to the extent of area admeasuring 5 Acre (2 Hector) in Gut No. 24 on the basis of Registered Sale Deed bearing No. 1252/1989 dated 31/01/1989 executed by Bhaginath Sonaji Khadke and others.

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Copy of Registered Irrevocable General Power of Attorney bearing No. 9098 dated 05/12/2011 executed by 1. Dr. Anand Amrutrao Deshpande (HUF) 2. Dr. Deepak Anantrao Waghmare 3. Dr. Vilas Narsingrao Tonge in favor of Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe in respect of Plot No.02, Admeasuring 866.25 Sq. Meters Gut No.24 situated at Itkheda, Aurangabad.

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Copy of Registered Deed of Declaration bearing No. 4534/2015 dated 06/07/2015 executed by 1. Dr. Anand Amrutrao Deshpande(HUF) 2. Dr. Deepak Anantrao Waghmare 3. Dr. Vilas Narsingrao Tonge AND Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe in respect of Plot No.02, Admeasuring 866.25 Sq. Meters project known as VASTU PRATIBHA RESIDENCY Gut No. 24 situated at Itkheda, Aurangabad.

Copy of Letter issued by Sunderlal Sawaji Urban Co-op Bank Ltd. Jintur branch at Aurangabad in the name of Shri. Sunil Dayanand Dhilpe regarding the original Title Deed and other documents of the said property are kept in the said bank.

That the present borrower obtains loan from Sunderlal Sawaji Urban Co-op Bank Ltd. Jintur branch at Aurangabad AND the said property already mortgaged with Sunderlal Sawaji Urban Co-op Bank Ltd. Jintur branch at Aurangabad.

CERTIFICATE OF TITLE

We certify that after obtaining charge released letter from **Sunderlal Sawaji Urban Co-op Bank Ltd. Jintur branch at Aurangabad** and thereafter only 1. Dr. Anand Amrutrao Deshpande (HUF) 2. Dr. Deepak Anantrao Waghmare 3. Dr. Vilas Narsingrao Tonge AND Vastu-Pratibha Developers & Builders through its proprietor Shri. Sunil Dayanand Dhilpe get clear, good, and marketable possessory title in respect of property bearing Plot No.02, Admeasuring 866.25 Sq. Meters project known as VASTU PRATIBHA RESIDENCY Gut No. 24 situated at Itkheda, Aurangabad (to the extent of only unsold flats or unsold or agreed to sale the flats). The said propertyget clear, good, and marketable possessory and free from all encumbrances except the charge of **Sunderlal Sawaji Urban Co-op Bank Ltd. Jintur branch at Aurangabad.**

CHETAN D. CHAVAN ADVOCATE

Chetan D. Chavan
Advocate

Note. Original Search Receipt issued by Sub Registrar Aurangabad in respect of the said property are enclosed herewith.