

MAHESH P.KATHAR,
Advocate.

R/o: Plot No: 49, P/1 Town center
Lokmat Nagar, Cidco, Aurangabad.
Mobile: 9226114604.

TITLE SEARCH REPORT

To Whom So Ever It May Concern

SUBJECT: -

Title Search Report on the Property of:-
Land Gut No: 99, admeasuring 23 R, Situated
at Pisadevi, Taluka and Dist. Aurangabad.

Upon information, authority and instruction given to me by 'Shri Om Sai Ram Constructions Builders & Developers Through it's partner 1) Sunil Bhagawat Mahajan 2) Mayur Purushottam Kathar and 3) Rambhau Appichand Kale to prepare & obtain title search report of the Property Under Search, for the purpose of to find out Clear & Encumbrances free marketable & Alienable title of the described in the property under search, I have obtained title search report in respect of the Property Under Search relying upon the documents supplied to me.

I have deposited the search fees vide application receipt no. 1417 dated 04/02/2016 (for the year 1987 to 2016) and inspected all the entries in respect of above said property at the Sub-Registrar Office, Aurangabad for the year 1987 to 2016 (30 years).

Terms Used In The Report:

(1)Property Under Search:-

Land Gut No: 99, admeasuring 23 R, situated at
Pisadevi Tq & District Aurangabad.

[For the sake of brevity and to avoid repetition, the
property is referred as 'Property Under Search' in the
report.]

I. DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

I have verified & inspected certified the following documents
received from the Property Owner:-

List of title deeds / documents peruse	1. Copy of sale deed no 253 dt: 20/01/2011 executed by Gaunaji Bajirao Dhamne in favor of Shri Om Sai Ram Construction Builders & Developers Through its partners. 2. Copy of 7/12 extract from the year 1973 3. Copy of Partition Deed no. 2091 dt: 23-04-2001 executed by Sujanbai Bajirao Dhamne in favor of her son Gaunaji Bajirao Dhamne. 4. Copy of Mutation Entry No. 276 dt.12/5/2001. 5. Copy of NA 44 Order issued by Collector dt. 3/9/2013.
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II. **DESCRIPTION OF PROPERTY/PROPERTIES:**

property. No.	Extent area	Location-address	Boundaries
Gut No: 99	23R	Gut No: 99, Pisadevi, Tq & District Aurangabad	East: Gut No.98(Shrinath Construction) West: Part of land of Gut No. 99 South: Land of Gut No 98 (Shrinath Construction) North: Land of Gut No.102

III. **FLOW OF TITLE (At least for 30 years)**

The flow of title is very short and completed satisfactorily.

As per the documents referred above it reveal that originally Land Gut No. 99 admeasuring 1 Hectar 40 R. situated at Pisadevi, Taluka and Dist. Aurangabad was owned by one Smt. Sujanbai Bajirao Dhamane as per documents it reveals that from 1973 her name was mutated in 7/12 extract of Gut No. 99 became the owner in possession of the property.

Registered Partition deed No.2091/ 2001:-

I find that However, by executing a Registered Partition Deed Sr.NO.2091 dated 23 April 2001 in the Office of Sub Registrar Aurangabad, the owner Sujanbai Bajirao Dhamane was given shares in the property under search in favor of her Son Gaunaji Bajirao Dhamne admeasuring 01 Hectar i.e. (02 Acres 20 gutha) by way of registered partition Deed. Since that day said Gaunaji Bajirao Dhamne become owner in possession of Land Gut No. 99 to the extent of 1 Hectar. His name is Mutated in 7/12 extract of Gut. No. 99 by way of Mutation Entry No. 276 dated 12/05/2001.

Registered sale deed No.253/2011:-

I find that However, by executing a Registered Sale deed **Sr.NO.253 dated 20 January 2011** in the Office of the Sub-Registrar Aurangabad, the owner Gaunaji Bajirao Dhamne Sold the land Gut No:99 Admg. 23 R. under Search in favor of 'Shri Om Sai Ram Constructions Builders & Developers Through it's partner 1) Sunil Bhagawat Mahajan, 2) Mayur Purushottam Kathar and 3) Rambhau Appichand Kale. Thereafter Revenue officer sanctioned Mutation Entry No. 928 in the name of 'Shri Om Sai Ram Construction Builders & Developers Through it's partner 1) Sunil Bhagawat Mahajan 2) Mayur Purushottam Kathar and 3) Rambhau Appichand Kale'.

As per the above Chain of title of property Shri Om Sai Ram Construction Builders & Developers Through it's partner 1) Sunil Bhagawat Mahajan 2) Mayur Purushottam Kathar and 3) Rambhau Appichand Kale have a Clear and good marketable title in respect of their shares in the property under search. The said property is free from any charge and any encumbrances.

Thus, the flow of title could be traced out.

IV. ENCUMBRANCES ON THE PROPERTY:

During the search taken by me for a period of 30 years from 1987-2016, I find that the said property is not carries any charge & encumbrances of Gut no. 99 and at present the property under search carries is free from any charge & encumbrances and there is no any third party interest created over it.

VI. OBSERVATIONS BASED ON SEARCH CUM INVESTIGATION:

- (1) The property under search is Non Agricultural Land.
- (2) At present, the property under search carries is free from any charge and encumbrances.
- (3) The property under search carries good, clear, and marketable title.
- (4) The documents suggest that there is not dispute of title as regards to the Property Under Search.
- (5) The flow of title is Correct and Proper.

MY LEGAL OPINION & CERTIFICATE:-

I have obtained title search report in respect of the Property Under Search in the office of the Sub Registrar Aurangabad and found that the said Property Under Search is having clear, good, and marketable title. I found that at present the Property Under Search is not carries any encumbrance and there is no any third party interest created over it. The Property Under Search is a part and parcel of Pisadevi area and is a Non Agricultural property. The Property Under Search the Mutation is recorded on 7/12 Extract vide its Mutation No is 928 in favor of 'Shri Om Sai Ram Construction Builders & Developers Through it's partner 1) Sunil Bhagawat Mahajan 2) Mayur Purushottam Kathar and 3) Rambhau Appichand Kale is of the Land peaceful owner & possessor is having Clear and Marketable title in respect of their share on the said land and the title is passed correctly.

I have examined the documents, fully described relation to the property described in Para of description of documents, I found no any contrary remarks or any contradiction with regard to its title the same is well established and proved by virtue of transaction. That "Shri Om Sai Ram Constructions Builders & Developers Through it's partners 1) Sunil Bhagawat Mahajan 2) Mayur Purushottam Kathar and 3) Rambhau Appichand Kale who derive rights and title to the said land of Gut No. 99 to the extent of 23 R by virtue of the mentioned documents & procedure.

I have to report that the owner & possessor Shri Om Sai Ram Constructions Builders & Developers have Not Created any charge & encumbrances or any third party interest against the said Land Gut No.99 admg 23R. Therefore said Shri Om Sai Ram Construction Builders & Developers Through its partners 1) Sunil Bhagawat Mahajan 2) Mayur Purushottam Kathar and 3) Rambhau Appichand Kale is peaceful owner in possession of land in respect of their share situated at Gut no. 99, admeasuring 23 R Pisadevi, Taluka and Dist. Aurangabad.

Hence This Search and Title Report.

Place: Aurangabad.

Date: 05-02-2016.



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Lokmat Nagar, Cidco, Aurangabad.
Mobile: 9226114604.

TITLE SEARCH REPORT

To Whom So Ever It May Concern

Subject: -

Title search report on the property of :-
Land Gut No:100, Situated at Pisadevi, Taluka
and Dist. Aurangabad.

I have deposited the search fees (for the year 1987 to 2016) and inspected all the entries in respect of above said property at the Sub-Registrar Office, Aurangabad for the year 1987 to 2016 (30 years).

Upon information, authority and instruction given to me to prepare & obtain title search report of the Property Under Search, for the purpose of mortgage loan against the property under search, I have obtained title search report in respect of the Property Under Search relying upon the documents supplied to me.

Terms used in the report:

(1)**Property Under Search:** Land Gut No:100, measuring 30 R, situated at Pisadevi Tq & District Aurangabad.
[For the sake of brevity and to avoid repetition, the property is referred as 'Property Under Search' in the report.]

1. **DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:**

I have verified the following documents received from the property owner :-

List of title deeds/
documents peruse

1. copy of sale deed no 5236 dt 29/12/2007
2. copy of sale deed no 1636 dt 25/05/2007
3. copy of sale deed no 5516 dt 25/11/2005
4. copy of 7/12 extract of Gut no. 100, situated at Pisadevi, Aurangabad.
5. Copy of Ferafar.

II. **DESCRIPTION OF PROPERTY/PROPERTIES:**

property. No.	Extent area	Location-address	Boundaries
Gut No: 100	30 R	Gut no: 100, pisadevi, Tq. & District Aurangabad	East: land of Shantilal Babulal Ingale, West: land of Vishnu Dhamane and Pandurang Dhamane South: land of gut no 98(Shreenath Construction) North: Government Road of Pisadevi

III. **FLOW OF TITLE (At least for 30 years)**

The flow of title is very short and completed satisfactorily.

As per the documents referred above it reveal that originally land Gut no. 100 admeasuring 2 Acre 15 R. situated at Pisadevi, Taluka and Dist. Aurangabad was owned by one Shree. Saluba Balawanta. and after his death by way of succession the legal heirs of Saluba i.e. his son Survbhan Saluba became the owner in possession vide mutation entry no. 79 which is sanctioned in the year 1973. And as per documents it reveals that since 1973 her named was mutated in 7/12 extract of gut no. 100 became the owner in possession of the property.

Registered Sale deed No.5516/ 2005:-

I find that However, by executing a registered Sale deed Sr.NO.5516 dated 25 November 2005 in the O/o Sub Registry Aurangabad, the owner Survbhan Saluba was Sold 35 R. land under search in favor of Kundlik Sheshrao Mhaske.. His name is mutated over 7/12 extract of Gut. No. 100 by way of mutation entry no. 530 dated 24/02/2006..

Registered sale deed No.1636/ 2007:-

I find that However, by executing a registered sale deed Sr.NO.1636 dated 25 May 2007 in the O/o Sub Registry Aurangabad, the owner Kundlik Sheshrao Mhaske is sold the land Admg. 35 R. under Search in favour of Shobhabai baban Chavan. Her name is mutated over 7/12 extract of Gut. No. 100 by way of mutation entry no. 639 in the year 2007.

Registered Sale deed No.5236/ 2007:-

I find that However, by executing a registered Sale deed **Sr.NO.5236 dated 29 December 2007** in the O/o Sub Registry Aurangabad, the owner Shobhabai baban Chavan was Sold 30 R. land under search in favor of Shreenath Constructions Through it's partner 1) sunil Bhagawat Mahajan, 2) Purushottam Mahadu Kathar and 3) Rambhau Appichand Kale. As per Ragister sale Deed the revenue officer sanctioned mutation entry No. 654 dated 17-01-2008 in the name of Shreenath Constructions Through it's partner 1) Sunil Bhagawat Mahajan, 2) Purushottam Mahadu Kathar and 3) Rambhau Appichand Kale.

As per the above chain of title of property Shreenath Constructions Through it's partner 1) Sunil Bhagawat Mahajan, 2) Purushottam Mahadu Kathar and 3) Rambhau Appichand Kale have a clear and good marketable title in respect of their shares in the property under search. The said property is free from any charge and any encumbrances.

Thus, the flow of title could be traced out.

IV. ENCUMBRANCES ON THE PROPERTY:

During the search taken by me for a period of 30 years from 1987-2016, I could find that The said property is not carries any encumbrances of Gut no. 100 and At present, the property under search carries is free from any encumbrances.

VLOBSERVATIONS BASED ON SEARCH CUM INVESTIGATION:

- (1) The property under search is a agricultural property.
- (2) At present, the property under search carries is free from any charge and encumbrances.
- (3) The property under search carries good, clear, and marketable title.
- (4) The documents suggest that there is not dispute of title as regards to the Property Under Search.
- (5) The flow of title is correct and proper.

MY OPINION :

I have obtained title search report in respect of the Property Under Search in the office of the Sub Registry Aurangabad and found that the said Property Under Search is having clear, good, and marketable title. I found that at present the Property Under Search is not carries any encumbrance. The Property Under Search is a part and parcel of Pisadevi area and bears agricultural potential. The Property Under Search the mutation is recorded on 7/12 Extract. The vendors of the land owner is having clear and marketable title in respect of their share on the said land and the title is passed correctly.

I have examined the documents, fully described at para no.1 herein before in relation to the property described at para no.2 herein-above, I found no any contrary remarks or any contradiction with regard to its title the same is well established and proved by virtue of transaction. That "Shreenath Constructions Through it's partner 1) Sunil Bhagawat Mahajan, 2) Purushottam Mahadu Kathar and 3) Rambhau Appichand Kale who derive rights and title to the said land of Gut No. 100 by virtue of the mentioned documents & procedure.

I have to report that the owner "Shreenath Constructions have not created any charge/ encumbrances against the said land. Therefore said "Shreenath Constructions Through it's partner 1) Sunil Bhagawat Mahajan, 2) Purushottam Mahadu Kathar and 3) Rambhau Appichand Kale is owner in possession of land in respect of their share situated at Gut no. 100, Pisadevi, Taluka and Dist. Aurangabad.

Hence this search and title report.

Place: Aurangabad.

Date: 20/07/2017.



MAHESH P. KATHAR
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