

TITLE AND SEARCH REPORT

DESCRIPTION OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO 1 TO 11 FORMING PART OF SURVEY NO 360 PART ADMEASURING TOTAL AREA 3250 SQUARE METRES ALONGWITH FLATTED BUILDING CONSTRUCTED THEREON SITUATED AT SILLOD , TALUKA SILLOD AND DISTRICT AURANGABAD WITHIN THE LIMITS OF SILLOD MUNICIPAL CORPORATION SILLOD ALONGWITH COMMON APPURTANCES THEREON

PROSPECTIVE OWNER

MRS PUSHPA NANDKISHOR SAHARE
AND OTHERS



OFFICE OF

ANUP S. DHANUKA.

Address: Office No.6, Agrawal House, Bansilal Nagar, Station Road, Aurangabad

Tel: 0240-2337090, Fax: 0240-2336122, Mob: 9823016820

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH005001225201617E	BARCODE	Form ID : 0	Date 14/10/2016 15:46:53
Department	Inspector General Of Registration	Payee Details		
Receipt Type	Search Fee/Other Items	Dept. ID (If Any)		
Office Name	ARB2_AURANGA BAD 2 JT SUB REGISTRAR	Location	PAN No. (If Applicable)	
Year	Period: From : 01/04/2016 To : 31/03/2099	Full Name	ADV ANUP S DHANUKA	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg		
Amount of Tax	750.00	Road/Street, Area /Locality		
Amount Of TDS	0.00	Town/ City/ District		
Interest Amount	0.00	PIN		
Penalty Amount	0.00	Remarks (If Any) : SEARCH FOR A PERIOD OF 30 YEARS		
Composition Money	0.00			
Fine	0.00			
Fees	0.00			
Advance Payment/Deposits	0.00			
Amount Forfeited	0.00			
Total	750.00	Amount in words	Rupees Seven Hundred Fifty Only	
Payment Details:IDBI NetBanking Payment ID : 101904233	FOR USE IN RECEIVING BANK			
Cheque- DD Details:	Bank CIN No.	69103332016101414010		
Cheque- DD No.	Date	14/10/2016 15:46:53		
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



ANUP S. DHANUKA

ADVOCATE

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E-mail: anup.dhanuka@yahoo.co.in

TITLE SEARCH REPORT

Date: 14/10/2016

I wish to submit my report as under:

1. Detail/ Description of Property/ies:

Unit No./ SHOP No., Wing if any	PLOT NO 1 TO 11
Area, Floor	TOTAL AREA 3250 SQAUARE METRES
Plot No./ Survey No./ Gut No./ C.S. No./C.T.S. No.	SURVEY NO 360 PART
Name of Road / Layout/ Locality	SILLOD
Name of Village/ Mouza	SILLOD
Taluka	SILLOD
District	AURANGABAD

2. Name And Address of Mortgagor/s/Title Holder/s:

Full Name of the Borrower/s	MRS PUSHPA NANDKISHOR SAHARE AND OTHERS
Address of Borrower/s	SILLOD
Full Name of Mortgagor/s/Title Holder/s	MRS PUSHPA NANDKISHOR SAHARE AND OTHERS
Address of the mortgagor	R/O: SILLOD



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3. Detail/ Description of Title Property:

ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO 1 TO 11 FORMING PART OF SURVEY NO 360 PART ADMEASURING TOTAL AREA 3250 SQUARE METRES ALONGWITH FLATTED BUILDING CONSTRUCTED THEREON SITUATED AT SILLOD, TALUKA SILLOD AND DISTRICT AURANGABAD WITHIN THE LIMITS OF SILLOD MUNICIPAL CORPORATION SILLOD ALONGWITH COMMON APPURTANCES THEREON

LIST OF DOCUMENTS VERIFIED :

- 1] COPY OF SALE DEED IN FAVOR OF MR PUSHPA SAHARE
- 2] COPY OF SALE DEED IN FAVOR OF MR SHAIKH SHAMIM AND OTHER
- 3] COPY OF 7/12 EXTRACTS
- 4] COPY OF N A ORDER
- 5] COPY OF CONSTRUCTION PERMISSION ALONGWITH BUILDING PLAN
- 6] COPY OF LAYOUT PERMISSION

4. Brief History of devolution of title on to the Mortgagors/Title Holders:

CERTIFIED THAT, I HAVE VERIFIED THE RECORDS MADE AVAILABLE TO ME, AND ALSO VERIFIED DOCUMENTS PLACED BEFORE ME ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PLOT NO 1 TO 11 FORMING PART OF SURVEY NO 360 PART ADMEASURING TOTAL AREA 3250 SQUARE METRES ALONGWITH FLATTED BUILDING CONSTRUCTED THEREON SITUATED AT SILLOD, TALUKA SILLOD AND DISTRICT AURANGABAD WITHIN THE LIMITS OF SILLOD MUNICIPAL CORPORATION SILLOD ALONGWITH COMMON APPURTANCES THEREON



A handwritten signature in black ink, appearing to be "Anup S. Dhanuka".

ANUP S. DHANUKA

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I FOUND THAT, MR SAIYYAD YUNUS SAIYYAD ISMAIL, MR SAIYYADAJJI SAIYYAD ISMAIL, MR SAIYYAD ISMAIL SAIYYAD SARVAR, MR DAULATBI SAIYYAD ISMAIL WERE OWNER AND POSSESSOR OF LAND BEARING SURVBAY NO 360 TOTAL AREA 32 ACRE OUT OF WHICH 19 R IS OWNED BY MR SAIYYAD YUNUS SAIYYAD ISMAIL, MR SAIYYADAJJI SAIYYAD ISMAIL AND 20R OWNED BY MR SAIYYAD ISMAIL SAIYYAD SARVAR, MR DAULATBI SAIYYAD ISMAIL MAKING TOTAL 39 R LAND WAS SOLD TO MRS PUSHPA NANDKISHOR SAHARE (75% SHARE)AND MR SHRIRANG ANANDA SALAVE (25% SHARE)BY VIRTUE OF SALE DEED REGISTERED AT SR NO 1393/2013 DTD 10.04.2013

FURTHER MRS PUSHPA NANADKISHOR SAHARE PURCHASED 25% SHARE OF MR SHRIRANG SALAVE BY VIRTUE OF REGISTERED SALE DEED NO 1719/2015 DTD 27.03.2015 AND BECOME OWNER OF LAND ADMEASURING 39 R OF SURVEY NO 360 PART, TALUKA SILLOD DISTRICT AURANGABAD

FURTHER, MR SHAIKH SHAMIM SHAIKH IBRAHIM AND MR SHAIKH FARHAN SHAIKH FAIM PURCHASED LAND BEARING SURVEY NO 360 PART ADMEASURING 5 AND HALF R FROM MRS PUSHPA SAHARE BY VIRTUE OF REGISTERED SALE DEED NO 3126/2015 DTD 29/05/2015

THEY OBTAINED N A ORDER FROM DISTRICT COLLECTOR AURANGABAD

THEY OBTAINED CONSTRUCTION PERMISSION FROM SILLOD MUNICIPAL CORPORATION ALONGWITH SANCTION BUILDING PLAN FOR CONSTRUCTION OF FLATTED BUILDINGS AND ROW HOUSES

5. SEARCH AND INVESTIGATION:

MOREOVER IN VIEW OF THE INCOMPLETE, MISSING, TORN AND DAMAGED RECORDS AND THE POSSIBILITY OF OVERSIGHT DUE TO THE HUMAN ERROR DUE TO THE VOLUMINOUS RECORDS AND CONCURRENT JURISDICTION OF THE SUB- REGISTRAR OFFICES, DECLARATION DULY SWORN BY BORROWER TO THE EFFECT THAT THE AFORESAID PROPERTY IS FREE FROM ENCUMBRANCES OF ALL TYPES AND THAT THE PROPERTY IS NOT THE SUBJECT MATTER OF ANY LITIGATION, ATTACHMENT OF THAT THERE IS NO THIRD PARTY INTEREST CREATED IN THE AFORESAID PROPERTY



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6. CERTIFICATE IN FOLLOWING FORMAT:

I HAVE PERUSED THE TITLE DEEDS MENTIONED ABOVE AND CARRIED OUT SEARCH FOR 30 YEARS VIDE SEARCHING RECEIPT DATED **14.10.2016** IN THE OFFICE OF COMPETENT AUTHORITIES AND PERUSING THE RECORDS MADE AVAILABLE EXCLUDING THE INCOMPLETE, MISSING, TORN AND DAMAGED RECORDS AND I HAVE NOT FOUND ANY ADVERSE ENTRIES WHICH WOULD AFFECT THE TITLE ON SAID PROPERTY.

WE HAVE ALSO SATISFIED OURSELVES INCASE OF SUSPICION/ DOUGHT BY MAKING NECESSARY ENQUIRIES HEREBY CERTIFY THAT THE DOCUMENTS OF TITLE REFERRED TO ABOVE ARE PERFECT EVIDENCE OF TITLE

THERE IS NO PRIOR MORTGAGE WHATSOEVER IN RESPECT OF PROPERTY AND TITLE DEEDS AFTER COMPLIANCE OF CONDITIONS ABOVE.

THERE ARE NO CLAIMS/ INTEREST OF MINOR INVOLVED IN PROPERTY. THERE ARE NO TAXES, LEVIES PENDING IN RESPECT OF THE SAID PROPERTY.

I HEREBY CERTIFY THAT MRS PUSHPA NANDKISHOR SAHARE, MR SHAIKH SHAMIM SHAIKH IBRAHIM AND MR SHAIKH FARHAN SHAIKH FAIM HAVE TITLE TO THE PROPERTY MENTIONED IN SCHEDULE ABSOLUTE, CLEAR, LEGAL, MARKETABLE AND FREE FROM ENCUMBRANCES

ANUP S. DHANUKA

ADVOCATE

