

Subhash R. Malani
Rahul S. Malani

ADVOCATE'S

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- ◆ Railways
- ◆ University
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Office : 18, Vikas Nagar, Behind Pawan Gas, New Osmanpura, Aurangabad.

1

Date: 18/03/2017

TITLE-CUM SEARCH REPORT

Whereas, Shaikh Rahim Shaikh Akbar and others approached me and requested to issue title-cum search report in respect of the property CTS No.19168 admg.2419.50 sq.mtrs., situated at Padampura, Station Road, Aurangabad, I have gone through the documents of title produced by them and thereafter, I am issuing this title-cum search report, as under:

- 1) That the property CTS No.19168 admg. 2419.50 sq.mtrs. was owned and possessed Premchand Pratapmal Surana and three others and they purchased the same from Pramila Prakashrao Bhalerao and three others under the registered sale deed dated 23/04/1985 regd. at sr.no.2402 and under the regd. sale deed dated 16/07/1985 registered at sr.no.4351 at the Office of Sub-registrar, Aurangabad. As per the above said two regd. sale deeds of different pieces, the names of Premchand Pratapmal Surana and others came to be mutated in CTS Record on dated 28/07/1987. Premchand Surana and others sold the said property to Kirloskar Investment and Finance Limited under the registered sale deed dated 03/09/1996. As per this sale deed name of Kirloskar Investment & Finance Ltd. came to be muted in CTS record. Kirloskar Investment & Finance Ltd. sold the southern area to the extent of 1023.24 sq.mtrs., out of the said property to M/s. Viraj Builders under the registered sale deed dated 22/05/2000 regd. at sr.no.2884. As per this sale deed, name of M/s. Viraj Developers came to be mutated in CTS Record. M/s. Viraj Developers sold the said area to Shaikh Rahim Shaikh Akbar, Shaikh Mahetab Shaikh Badshaha, Shaikh Shaukat Shaikh Ahemad and Shaikh Yunus Shaikh

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Chand under the registered sale deed dated 12/07/2007 registered at sr.no. 3785 at the Office of Sub-registrar, Aurangabad. Kirloskar Investment & Finance Ltd. sold the northern 1396.26 sq.mtrs. area of property CTS NO. 19168 to Moreshwar Dinanath Sale under the registered sale deed dated 22/05/2000 registered at sr.no. 2883 at the Office of Sub-registrar, Aurangabad. Moreshwar Dinanath Save sold the said property to M/s. Viraj Developers under the registered sale deed no.5127 dated 29/12/2005. M/s. Viraj Developers sold the said property to (1) Shaikh Shafiq Noor, (2) Shaikh Subhan Nabi, (3) Shaikh Aarif Badshaha, (4) Shaikh Mahammad Yusuf Maheboob, (5) Shaikh Salma Begum w/o Mahammad Yusuf and (6) Nasrin Anis Khan under the registered sale deed dated 15/05/2007 registered at sr.no.2494 at the Office of Sub-registrar, Aurangabad. Accordingly, names of the above said purchasers came to be mutated in CTS Record under the mutation entry no. 2640 sanctioned on 18/062007.

2) Shaikh Shafiq Noor and Shaikh Subhan Nabi transferred their undivided share to the extent of 232.71 sq.mtrs. and totally 465.42 sq.mtrs. to Shahanaz Taki Kazi under the notarized Hibanama dated 15/12/2016. Similarly, Shaikh Aarif Bhadshaha transferred his undivided share in the said property to the extent of 232.71 sq.mtrs. to Irshad Mahemood Patel under the notarized Hibanama dated 15/12/2016. Shaikh Rahim Shaikh Akbar and Shaikh Mahetab Shaikh Badshaha transferred their undivided share to the extent of 255.81 sq.mtrs. and totally 511.62 sq.mtrs. to Shaikh Salma Begum w/o Mahammad Yusuf @ Salma Begum Mahemood Shaikh under the notarized Hibanama dated 15/12/2016. Similarly, Shaikh Shaukat Shaikh Ahemad and Shaikh Yunus Shaikh Chand transferred their undivided share to the extent of

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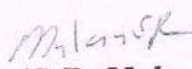
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3

255.81 sq.mtrs. and totally 511.62 sq.mtrs. to Shaikh Mahammad Shaikh Yusuf Maheboob @ Maheboob s/o Maheboob Shaikh under the notarized Hibanama dated 15/12/2016. As per the above referred 4 hibanamas names of the donee also came to be mutated in CTS record under the mutation entry nos. 9183, 9184, 9185 and 9186 respectively sanctioned on 18/01/2017. As such, Shaikh Rahim Shaikh Akbar, Shaikh Mahetab Shaikh Badshaha, Shaikh Shauqat Shaikh Ahemad, Shaikh Yunus Shaikh Chand, Irshad Mahemood Patel, Shahenaz Taki Kazi, Shaikh Mahammad Shaikh Yusuf Maheboob, Shaikh Salma Begum w/o Mahammad Yusuf, Shaikh Mahammad Yusuf Mahebood and Nasrin Anis Khan are the joint owners and possessors of property CTS NO. 19168 totally admg. 2419.50 sq.mtrs. and they established clear chain of title for last more than 30 years. During my search at the Office of Sub-registrar, Aurangabad by Internet, I did not trace out any encumbrances on the said property and therefore, only I feel that the said property is free from all types of encumbrances. However, I further opined that the Hibanamas in favour of (1) Irshad Mahemood Patel, (2) Shahenaz Taki Kazi, (3) Shaikh Mohammad Yusuf Maheboob, and (4) Shaikh Salma Begum w/o Mahammad Yusuf are notarized and not registered and therefore, anybody entering with any transaction with above stated owners is advised to obtain the consent of the donor / person executing Hibanamas.

Hence, this title-cum search report.


(S.R. Malani)

Advocate.

342/0 इतर
पावती Original/Duplicate
Saturday, 18 March 2017 नोंदणी क्र.: 39म
1:41 PM Regn.: 39M
पावती क्र.: 2764 दिनांक: 18/03/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: अगग5-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सुभाष आर.मालाणी

वर्णन अर्ज क्र.1054/2017 शोध वर्ष 1988 ते 2017 एकूण 30 वर्ष 19168,

पदमपुरा औरंगाबाद

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar
Aurangabad V

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-