

|                                            |                                                                                                                                                                                   |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Anand P. Umrikar</b><br><b>ADVOCATE</b> | <b>Office :</b><br>71, 'Abhyudaya', New State Bank of Hyderabad Colony, Near Sahakar Nagar, Shahanoorwadi, Aurangabad, 431 005                                                    |
|                                            | <b>Branch Office :</b><br>Flat No. 14, on 3 <sup>rd</sup> Floor, Building Dharam Palace, Besides RBL Bank & PNG, N-3, CIDCO, Opp. Ramgiri Hotel & Axis Bank Jalna Road Aurangabad |
|                                            | Email: <a href="mailto:apumrikar@gmail.com">apumrikar@gmail.com</a><br>Cell No. 98 50 19 75 94                                                                                    |

|             |    |    |      |
|-------------|----|----|------|
| <b>Date</b> | 15 | 03 | 2017 |
|-------------|----|----|------|

### **TITLE CLEARANCE REPORT**

|                             |                                                                                                                              |                                                        |  |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--|
| <b>Names of the Concern</b> | Mrs. Salima Bee Shaikh Jafar Patel, Mr. Azhar Jafar Patel, Mr. Anjirera Mubin Jafar Patel and Mr. Shaikh Sikandar Sk. Muneer |                                                        |  |
| <b>Property Details</b>     | Land admeasuring 55R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad                                           |                                                        |  |
| <b>Boundaries</b>           | East                                                                                                                         | Gut No. 101 (part) belonging to Mr. Shaikh Taher Yusuf |  |
|                             | West                                                                                                                         | Gut No. 103(part) belonging to Mr.Sharma               |  |
|                             | South                                                                                                                        | Gut No. 102 (part) Plotting                            |  |
|                             | North                                                                                                                        | Gut No. 101 (part) Plotting                            |  |

| <b>I DESCRIPTION OF DOCUMENTS</b> |                                                                                                                            |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Sr. No.</b>                    | <b>Description of documents</b>                                                                                            |
| 1.                                | 7/12 Extract of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, issued by the concern Talathi.                     |
| 2.                                | Mutation Extract bearing No. 2921 of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, issued by the concern Talathi |



|     |                                                                                                                                                                                                                                                                                                           |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.  | Mutation Extract bearing No. 2922 of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, issued by the concern Talathi                                                                                                                                                                                |
| 4.  | Mutation Extract bearing No. 862 of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, issued by the concern Talathi                                                                                                                                                                                 |
| 5.  | Mutation Extract bearing No. 7598 of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, issued by the concern Talathi                                                                                                                                                                                |
| 6.  | Registered Sale Deed bearing No. 2117 dated 31.07.2001 executed by Hasina Bee w/o Muneer in favour of Shaikh Taher Shaikh Yusuf, we respect to land admeasuring 41R out of Gut No. 101 of Villager Deolai, Tal. & Dist. Aurangabad.                                                                       |
| 7.  | Mutation Extract bearing No. 2922 of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, issued by the concern Talathi                                                                                                                                                                                |
| 8.  | Registered Correction Deed bearing No. 3361 dated 27.05.2002 executed by Hasina Bee w/o Muneer in favour of Shaikh Taher Shaikh Yusuf, we respect to land admeasuring 41R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad.                                                                  |
| 9.  | Mutation Extract bearing No. 3361 of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, issued by the concern Talathi                                                                                                                                                                                |
| 10. | Registered Gift Deed bearing No. 777 dated 03.02.2017 executed by Mrs. Salima Bee Shaikh Jafar Patel in favour of Mr. Azhar Jafar Patel & Mr. Anijirera Mubin Jafar Patel with respect to land admeasuring 30R out of land admeasuring 41R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad. |



**FLOW OF TITLE**

1. In view of the Revenue Record 7/12 Extract of Gut No. 101 and Mutation Extract bearing no. 213 in the year 193, the property land admeasuring 2 Acre 9 Gunthas out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad was owned and possessed by Hasina Bee Shaikh Muneer and land admeasuring 2 Acre 7 Gunthas out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad was owned and possessed by Salima Bee Jafar Patel and it was their ancestral property.
2. That, Hasina Bee w/o Muneer vide Registered Sale Deed bearing No. 2116 dated 31.07.2001 has sold land admeasuring 39R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad to Mr. Raceeskhan Wahedkhan & Mr. Junedkhan Shabbirkhan.
3. On the basis of above referred Registered Sale Deed and Registered Correction Deed the Revenue Authority has sanctioned the Mutation bearing No. 2921 and recorded the name of Mr. Raceeskhan Wahedkhan & Mr. Junedkhan Shabbirkhan on 7/12 Extract as owner and possessor of the land admeasuring 39R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad.
4. That, Hasina Bee w/o Muneer vide Registered Sale Deed bearing No. 2117 dated 31.07.2001 and its Registered Correction Deed bearing No. 3361 dated 27.05.2002 has sold land admeasuring 41R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad to Shaikh Taher Shaikh Yusuf.



5. On the basis of above referred Registered Sale Deed and Registered Correction Deed the Revenue Authority has sanctioned the Mutation bearing No. 2922 and 3379 and recorded the name of Shaikh Taher Shaikh Yusuf on 7/12 Extract as owner and possessor of the land admeasuring 41R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad.
6. After execution of the above Referred Registered Sale Deeds, the Ownership of Hasina Bee w/o Muneer reduced by the Revenue Authority, on 7/12 Extract of Gut No. 101 from the land admeasuring 89R to 9 R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad.
7. In view of the Mutation Extract bearing No. 7598 of Gut No. 101 from the land admeasuring 89R to 9 R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, Hasina Bee w/o Muneer, died in the year 2008 and the Revenue Authority has recorded the name of Mr. Shaikh Sikandar Sk. Muneer, on 7/12 Extract as the only LR of deceased Hasina Bee w/o Muneer and owner and possessor of the land admeasuring 9 R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad, and his name is continued up till now.
8. That, Mrs. Salima Bee Shaikh Jafar Patel vide Registered Deed bearing No. 1352 dated 16.06.1997 has sold land admeasuring 41R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad to Sou. Savitribai Sridhararao Mhaske.
9. After execution of the above Referred Registered Sale Deeds, the Ownership of Mrs. Salima Bee Shaikh Jafar Patel reduced by the Revenue Authority, on 7/12 Extract of Gut No. 101 from the area land admeasuring 87R to 46 R out of Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad by sanctioning Mutation bearing No. 862.
10. That, Mrs. Salima Bee Shaikh Jafar Patel vide Registered Gift Deed bearing No. 777 dated 03.02.2017 has gifted undivided share i.e. land admeasuring 15R to her son namely Mr. Azhar Jafar Patel & gifted undivided share i.e. land admeasuring 15R to her another son namely Mr. Anjirera Mubin Jafar Patel out of the total land admeasuring 46R owned and possessed by her in Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad.



## Final Conclusion

In view of the above discussion & the documents referred by me, I come to the conclusion that, Mrs. Salima Bee Shaikh Jafar Patel is the owner & possessor of the land admeasuring 16R owned and possessed by her in Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad.

Mr. Azhar Jafar Patel is the owner & possessor of the land admeasuring 15R owned and possessed by her in Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad

Mr. Anijirera Mubin Jafar Patel is the owner & possessor of the land admeasuring 15R owned and possessed by her in Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad.

Mr. Shaikh Sikandar Sk. Muncer is the owner & possessor of the land admeasuring 9R owned and possessed by her in Gut No. 101 of Village Deolai, Tal. & Dist. Aurangabad.

Hence the Opinion

Yours Truly

*AAU*

*Anand P. Umrihar*

(Advocate)





CHALLAN  
MTR Form Number-6

|                                               |                    |         |               |                           |                                   |                            |                                 |                      |  |            |  |
|-----------------------------------------------|--------------------|---------|---------------|---------------------------|-----------------------------------|----------------------------|---------------------------------|----------------------|--|------------|--|
| GRN                                           | MH035537258201617E | BARCODE |               |                           | Date                              | 15/02/2017-15:18:24        |                                 | Form ID              |  |            |  |
| Department: Inspector General Of Registration |                    |         |               | Payer Details             |                                   |                            |                                 |                      |  |            |  |
| Search Fee                                    |                    |         |               | TAX ID (If Any)           |                                   |                            |                                 |                      |  |            |  |
| Type of Payment: Other Items                  |                    |         |               | PAN No.(If Applicable)    |                                   | AANPU7067L                 |                                 |                      |  |            |  |
| Office Name AGD_JT DIST REGISTRAR AURANGABAD  |                    |         |               | Full Name                 |                                   | ADV ANAND UMRIKAR          |                                 |                      |  |            |  |
| Location AURANGABAD                           |                    |         |               | Flat/Block No.            |                                   | PLOT NO. 71 NEW SBH COLONY |                                 |                      |  |            |  |
| Year 2016-2017 One Time                       |                    |         |               | Premises/Building         |                                   |                            |                                 |                      |  |            |  |
| Account Head Details                          |                    |         | Amount In Rs. |                           | Road/Street                       |                            | SHAHANOURWADI                   |                      |  |            |  |
| 0030072201 SEARCH FEE                         |                    |         | 750.00        |                           | Area/Locality                     |                            | AURANGABAD                      |                      |  |            |  |
|                                               |                    |         |               |                           | Town/City/District                |                            |                                 |                      |  |            |  |
|                                               |                    |         |               |                           | PIN                               |                            | 4 3 1 0 0 5                     |                      |  |            |  |
|                                               |                    |         |               |                           | Remarks (If Any)                  |                            |                                 |                      |  |            |  |
|                                               |                    |         |               |                           | 30 YEARS SEARCH FROM 1988 TO 2017 |                            |                                 |                      |  |            |  |
|                                               |                    |         |               |                           |                                   |                            |                                 |                      |  |            |  |
|                                               |                    |         |               |                           |                                   |                            |                                 |                      |  |            |  |
|                                               |                    |         |               |                           | Amount In                         |                            | Seven Hundred Fifty Rupees Only |                      |  |            |  |
| Total                                         |                    |         | 750.00        |                           | Words                             |                            |                                 |                      |  |            |  |
| Payment Details STATE BANK OF INDIA           |                    |         |               | FOR USE IN RECEIVING BANK |                                   |                            |                                 |                      |  |            |  |
| Cheque/DD Details                             |                    |         |               | Bank CIN                  |                                   | Ref. No.                   |                                 | 00040572017021582851 |  | IK00CHUCQ9 |  |
| Cheque/DD No.                                 |                    |         |               | Date                      |                                   | 15/02/2017-15:18:53        |                                 |                      |  |            |  |
| Name of Bank                                  |                    |         |               | Bank Branch               |                                   | STATE BANK OF INDIA        |                                 |                      |  |            |  |
| Name of Branch                                |                    |         |               | Scrub No. , Date          |                                   | Not Verified with Scrub    |                                 |                      |  |            |  |

Mobile No. : 9850197594

