

TITLE SERCH RERPORT

Name of Owner:	Shri. Fanish Subramaniam Kaushik
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Description of Property

Property bearing Plot No. 55 area admeasuring 247 Square Meters,
Gut No. 14 Kanchanwadi, Aurangabad.

Prepared By

Adv. Chetan D. Chavan

Plot No. 60 "DINUSHA" New State Bank Of Hyderabad

Colony, Near Sahakar Nagar, Shahanoorwadi,

Aurangabad. 431005.

Mobile No. 9822077332

CHETAN D. CHAVAN**B.Com. LL.B., M.L.L.****Advocate****"DINUSHA"****Plot No. 60, New S.B.H. Colony****Shanoorwadi, Aurangabad- 431 005.****Ph.: 0240 - 2353030****Cell.: 98220 77332****Date: 25/10/2015****TITLE INVESTIGATION REPORT (TIR)**

I have perused the documents placed before me in respect of property bearing Plot No. 55 area admeasuring 247 Square Meters Gut No. 14 Kanchanwadi 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: **Shri. Dr. Fanish Subramaniam Kaushik**

Description of Property: Property bearing Plot No. 55 area admeasuring 247 Square Meters Gut No. 14 Kanchanwadi, Aurangabad;

I.	Description of Documents	
1.	Copy of F.I.2 extract issued by concerned Talathi in respect of Gut No. 14 Kanchanwadi Aurangabad in the name of favor of Shri. Namdev Gopaji Khadke.	Xerox Copy
2.	Copy of N.A order bearing No. 26/94 dated 10/05/1994 issued by Collector Aurangabad in favor of Shri. Namdev Gopaji Khadke in respect of Gut No.14 admeasuring 29238.77 Sq. Meters at Kanchanwadi Aurangabad.	Xerox Copy
3.	Copy of Approved Lay out bearing No. AMCTPD/LAY/TP/1383/02 dated 14/06/2002 issued by the De. Director Town Planning Aurangabad in the name of Shri. Namdev Gopaji Khadke and others with respect of property bearing Gut No. 14 situated at Kanchanwadi Aurangabad.	Xerox Copy

4.	Copy of Registered Sale Deed bearing No. 3611 dated 07/09/2004 executed by Shri. Namdev Gopaji Khadke in favor of Shri. Fanish Subramaniam Kaushik in respect of Plot No. 55 area admeasuring 247 Square Meters Gut No. 14 Kanchanwadi Aurangabad.	Xerox Copy
5	Copy of Mutation entry bearing No. 683 Gut No. 14 Kanchanwadi Aurangabad dated 09/03/2005 issued by the concerned authority entered the name of Shri. Dr. Fanish Subramaniam Kaushik by way of registered sale Deed bearing No. 3611 dated 07/09/2004.	

II	Description of Property:
	Property bearing Plot No. 55 area admeasuring 247 Square Meters Gut No. 14 Kanchanwadi Aurangabad.

v)	Boundaries	
	ON OR TOWARDS EAST : 9.00 M. W. Road ON OR TOWARDS WEST : Play Ground of same layout ON OR TOWARDS NORTH : Plot No. 54 ON OR TOWARDS SOUTH : Plot No. 56	
3.	Flow of title 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 or 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).	Free Hold rights.

5.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local Authorities or Third Party Claims, Liens etc. and details thereof. If yes, give the details thereof.	N.A.
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 restriction for creation of mortgage under any local or special enactments, details of property registration of documents, payment of proper stamp duty etc.	NA.
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 deposit documents creating mortgage.	The Owner/possessor of the Property.

FLOW OF TITLE

Copy of Title extract issued by concerned Talathi in respect of Gut No. 14 Kanchanwadi Aurangabad in the name of favor of Shri. Namdev Gopaji Khadke.

Copy of N/A order bearing No. 26/94 dated 10/05/1994 issued by Collector Aurangabad in favor of Shri. Namdev Gopaji Khadke in respect of Gut No.14 admeasuring 29236.77 Sq. Meters at Kanchanwadi Aurangabad.

Copy of Approved Lay out bearing No. AMC/TPD/LAY/TP/1383/02 dated 14/06/2002 issued by the Dy. Director Town Planning Aurangabad in the name of Shri. Namdev Gopaji Khadke and others with respect of property bearing Gut No. 14 situated at Kanchanwadi Aurangabad.

Copy of Registered Sale Deed bearing No. 3611 dated 07/09/2004 executed by Shri. Namdev Gobai Khadke in favor of Shri. Fanish Subramaniam Kaushik in respect of Plot No. 55 area admeasuring 247 Square Meters Gut No. 14 Kanchanwadi Aurangabad

Copy of Mutation entry bearing No. 583 Gut No. 14 Kanchanwadi Aurangabad dated 09/03/2005 issued by the concern talathi an entered the name of Shri. Dr. Fanish Subramaniam Kaushik by way of registered sale Deed bearing No. 3611 dated 07/09/2004

CERTIFICATE OF TITLE

We certify that **Shri. Dr. Fanish Subramaniam Kaushik** get clear, good, and marketable possessory title in respect of property bearing Plot No. 55 area admeasuring 247 Square Meters Gut No. 14 Kanchanwadi Aurangabad. The said property get clear, good, and marketable possessory and free from all encumbrances.



Chetan D. Chavan
Advocate

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

CHALLAN
MTR Form Number-6

GRN		MH004407889-015-55		BARCODE				Date		25/10/2015-09:51:50		Form ID			
Department				Inspector General Of Registration				Payer Details							
Type of Payment				Search Fee Other Items				TAX ID (If Any)							
								PAN No. (If Applicable)							
Office Name				AR81_HQRBUS REGISTRAR AURANGABAD 1				Full Name				Adv Chetan D Chavan			
Location				AURANGABAD				Flat/Block No.				Plot No. 60 New SBH Colony			
Year				2015-2016 One time				Premises/Building							
Account Head Code								Amount In Rs.							
0030072201 SEARCH FEE								325.00							
								Road/Street				Shahanoowadi			
								Area/Locality				Aurangabad			
								Town/City/District							
								PIN				4 2 1 0 0 1			
								Remarks (If Any) 2003 to 2010 13 Years Plot No. 55 G Jt No. 14 Kandharwadi Aurangabad							
Total				325.00				Amount In Words		Three Hundred Twenty Five Rupees Only					
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque/DD Details								Bank CIN		REF No.		00040573015102502831		IK93041673	
Cheque/DD No								Date		25/10/2015-09:52:31					
Name of Bank								Bank-Branch		STATE BANK OF INDIA					
Name of Branch								Scrub No. / Date		Not Verified with Scrub					
Mobile No. : Not Available															