

CHETAN D. CHAVAN
B.Com. LL.B., D.L.L.
Advocate

"DINUSHA"
Plot No. 60, New S.B.H. Colony
Shahanoorwadi, Aurangabad- 431 005.
Cell.: 98220 77332

Date: 12/07/2019

TITLE INVESTIGATION REPORT (TIR)

I have perused the documents placed before me in respect of Property bearing Gut No. 225 to the extent of admeasuring 02 Acre situated at Satara, 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: Shree Hari Housing Resorts and Infra
Through its Partner
Mrs. Parineeta Pramod Khairnar and other

Description of Property: Property bearing Gut No. 225 to the extent of admeasuring 02 Acre situated at Satara, Aurangabad.

I.	Description of Documents
1.	Copy of 7/12 extract bearing Gut No. 225 Situated at village Satara Aurangabad issued by concern talathi in the name of Laxman Bala Shinde in the year 1979-80. Photo Copy
2.	Copy of Registered Sale Deed bearing No. 3776 dated 16/07/1981 executed by Shri. Laxman Bala Shinde in favour of Shri. Laxman Bala Devkar with respect of land admeasuring to the extent of 02 H 02 R (5 Acre) in Gut No. 225 situated at Satara Aurangabad. Photo Copy
3.	Copy of Registered Sale Deed bearing No. 6810 dated 28/12/2007 executed by Shri. Laxman Bala Shinde in favour of Shri. Laxman Bala Devkar with respect of land admeasuring to the extent of 40 R (1 Acre) in Gut No. 225 situated at Satara Aurangabad. Photo Copy
4.	Copy of Mutation entry bearing No. 14516 dated 17/01/08 issued by concern talathi an entered the name of Shri. Manohar Laxman Devkar with respect of land admeasuring to the extent of 40 R in Gut No. 225 in Satara Aurangabad on the basis of Registered Sale Deed bearing No. 6810 dated 28/12/2007 executed by its previous Photo Copy



	owner Shri. Laxman Bala Devkar. And Sominath Eknath Devkar and Shri. Moninath Eknath Devkar Devkar with respect of land admeasuring to the extent of 81 R in Gut No. 225 in Gut No. Satara Aurangabad on the basis of Registered Sale Deed bearing No. 6809 dated 28/12/2007 executed by its previous owner Shri. Laxman Bala Devkar.	
5.	Copy of Registered Sale Deed bearing No. 672 dated 23/01/2009 executed by Shri. Laxman Bala Devkar in favour of (1) Shri. Rajendra Laxmanrao Devkar (to the extent of 40 R), (2) Shri. Machhindra Laxmanrao Devkar (to the extent of 40 R), (3) Shri. Ravindra Uttamrao Devkar (to the extent of 20 R) and (4) Shri. Sainath Uttamrao Devkar (to the extent of 20 R) with respect of land admeasuring to the extent of 01 H 20 R in Gut No. 225 situated at Satara Aurangabad.	Photo Copy
6.	Copy of Registered Sale Deed bearing No. 6786 dated 29/12/2009 executed by Shri. Machhindra Laxmanrao Devkar in favour of (1) M/s Marathwada Developers through Prop. Mrs. Parineeta Pramod Khairnar (2) Mr. Raghunath Narayanrao Awalgaoonkar with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.	Original
7.	Copy of Registered Sale Deed bearing No. 6831 dated 30/12/2009 executed by Shri. Manohar Laxmanrao Devkar in favour of (1) M/s Marathwada Developers through Prop. Mrs. Parineeta Pramod Khairnar (2) Mrs. Anjali Jayantrao Kulkarni with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.	Original
8.	Copy of Registered Sale Deed bearing No. 4811 dated 24/06/2010 executed by Shri. Ravindra Uttamrao and Shri. Sainath Uttamrao Devkar in favour of Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 20 R each total land 40 R in Gut No. 225 situated at Satara Aurangabad.	Original
9.	Copy of Registered Sale Deed for Road bearing No. 5481 dated 19/07/2010 executed by Shri. Shankar Shripati Jagdle in favour of Mrs. Parineeta Pramod Khairnar with respect of 315 Sq. Meters in Gut No. 225 situated at Satara Aurangabad.	Photo Copy



10.	Copy of Registered Sale Deed bearing No. 8841 dated 22/12/2010 executed by (1) M/s Marathwada Developers through Prop. Mrs. Parineeta Pramod Khairnar (2) Mr. Raghunath Narayanrao Awalgaoonkar in favour of Shri. Nitin Prabhakar Patil with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.	Original
11.	Copy of Registered Sale Deed bearing No. 8842 dated 22/12/2010 executed by (1) M/s Marathwada Developers through Prop. Mrs. Parineeta Pramod Khairnar (2) Mrs. Anjali Jayantrao Kulkarni in favour of Shri. Nitin Prabhakar Patil with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.	Original
12.	Copy of Registered Sale Deed bearing No. 10459 dated 23/12/2010 executed by Shri. Nitin Prabhakar Patil in favour of Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.	Original
13.	Copy of Registered Sale Deed bearing No. 10460 dated 23/12/2010 executed by Shri. Nitin Prabhakar Patil in favour of Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.	Original
14.	Copy of Registered Sale Deed bearing No.1542 dated 07/04/2011 executed by Shri. Rajendra Laxmanrao Devkar in favour of Shree Hari Housing Resorts And Infrastructure Trough Prop. Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.	Original
15.	Copy of Partnership Deed dated 03/05/2012 executed in between Mrs. Kranti Rajkumar Dhamdhare and Mrs. Parineeta Pramod Khairnar name and Styles as Shree Hari Housing Resorts and Infra.	Photo Copy
16.	Copy of Certificate of Registration bearing No. ABD/6169 dated 15/05/2012 issued by Dy. Registrar Co-operative Society Aurangabad in the name of Shree Hari Housing Resorts and Infra.	Original



17.	Copy of Registered Sale Deed bearing No. 2306 dated 26/06/2012 executed by Mrs. Parineeta Pramod Khairnar in favour of Shree Hari Housing Resorts and Infra Trough its Partner Mrs. Kranti Rajkumar Dhamdhere and Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 02 Acre in Gut No. 225 situated at Satara Aurangabad.	Original
18.	Copy of Registered Correction Deed bearing No. 2857 dated 07/08/2012 executed by Mrs. Parineeta Pramod Khairnar in favour of Shree Hari Housing Resorts and Infra Trough its Partner Mrs. Kranti Rajkumar Dhamdhere and Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 02 Acre in Gut No. 225 situated at Satara Aurangabad. The said correction deed executed to rectify the north side boundary of the said property	Original
19.	Copy of Registered Consent Deed bearing No. 5097 dated 10/08/2012 executed by Mrs. Parineeta Pramod Khairnar in favour of Shree Hari Housing Resorts and Infrastructure Trough its Partner Mrs. Kranti Rajkumar Dhamdhere and Mrs. Parineeta Pramod Khairnar for consent for approach road.	Original
20.	Copy of Admission and Retirement Deed dated 01/04/2016 executed in between Mrs. Kranti Rajkumar Dhamdhere (Retiring Partner) and Mrs. Parineeta Pramod Khairnar (Continuing Partner) and Shri. Pratik Pramod Khairnar (Incoming partner) name and Styles as Shree Hari Housing Resorts and Infra. That on the basis of this Deed Mrs. Kranti Rajkumar Dhamdhere is retired from this firm and Shri. Pratik Pramod Khairnar is entered in the said firm.	Original
21.	Copy of N. A. Order (SANAD) bearing No. 2019/JAMA-2/PARI-B/CR/-24 dated 16/03/2019 issued by Uppar Tahasildar Aurangabad in the name of Shree Hari Housing Resorts and Infrastructure Trough its Partner Mrs. Kranti Rajkumar Dhamdhere and Mrs. Parineeta Pramod Khairnar to the extent of land admeasuring 80 R in Gut No. 225 situated at Satara Aurangabad.	Photo Copy
22.	Copy of Registered Relinquishment Deed bearing No. Shree Hari	Original



	Housing Resorts and Infrastructure through partner Mrs. Parineeta Pramod Khairnar in favour of The Commissioner Municipal Corporation Aurangabad to relinquish Internal road area admeasuring 1914.56 Sq. Meters and Open Space 800.21 Sq. Meters in Gut No. 225/Part situated at Satara Aurangabad.	
23.	Copy of Final Approved Lay Out (Self Development) letter bearing No. AMC/TPD/ADTP/759//2019 Lay Out No. 14/2019 dated 04/05/2019 issued by Assistant Director Town Planning Municipal Corporation Aurangabad in the name of Shree Hari Housing Resorts and Infrastructure Trough its Partner Mrs. Kranti Rajkumar Dhamdhere and Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 02 Acre in Gut No. 225 situated at Satara Aurangabad.	Photo Copy
24.	Copy of RERA Registration No. P515000020749 issued by Competent Authority project known as HARI JYOTI PARK on Gut No. 225 satara Aurangabad.	Photo Copy
25.	Copy of Registered Correction bearing No. 4064 dated 26/07/2019 executed by Mrs. Parineeta Pramod Khairnar in favour of Mrs. Parineeta Pramod Khairnar partner Shree Hari Housing Resorts and Infra, the said correction deed executed only to correct the name of Infra instead of Infrastructure (correct word is Infra)	Original
26.	Copy of Registered Correction bearing No. 4065 dated 26/07/2019 executed by Mrs. Parineeta Pramod Khairnar in favour of The Commissioner Municipal Corporation Aurangabad to relinquish Internal road area admeasuring 1914.56 Sq. Meters and Open Space 800.21 Sq. Meters in Gut No. 225/Part situated at Satara Aurangabad partner Shree Hari Housing Resorts and Infra, the said correction deed executed only to correct the name of Infra instead of Infrastructure (correct word is Infra)	Original

II	Description of Property:
	Property bearing Gut No. 225 to the extent of admeasuring 02 Acre situated at Satara, Aurangabad.



Boundaries of		
TOWARDS EAST : Part of Land from Gut No. 225 Owned by Mrs. Parineeta Pramod Khairnar		
TOWARDS WEST : Part of Land from Gut No. 225 Owned by Mrs. Parineeta Pramod Khairnar		
TOWARDS NORTH : Land from Gut No. 221		
TOWARDS SOUTH: Land from Gut No. 225 owned by Gramodyog Shikshan Mandal.		
1.	Flow of titles 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.
2.	Nature of 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).	Ownership Rights.
3.	Encumbrances Attachments, and/or claims whether of Government, Central or State or other Local authorities of Third Party Claims, Liens etc. and details thereof. If yes, give the details thereof.	No.
4.	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,	30 Years
5.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Already Paid.
6.	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



7.	Any bar/restriction for creation of mortgage under any local or special enactments, details of property registration of documents, payment of proper stamp duty etc.	N.A.
8.	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	Original title deed is available
9.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	The Owner/possessor of the Property.

III.	Flow of Title	
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Copy of 7/12 extract bearing Gut No. 225 Situated at village Satara Aurangabad issued by concern talathi in the name of Laxman Bala Shinde in the year 1979-80.

Copy of Registered Sale Deed bearing No. 3776 dated 16/07/1981 executed by Shri. Laxman Bala Shinde in favour of Shri. Laxman Bala Devkar with respect of land admeasuring to the extent of 02 H 02 R (5 Acre) in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 6810 dated 28/12/2007 executed by Shri. Laxman Bala Shinde in favour of Shri. Laxman Bala Devkar with respect of land admeasuring to the extent of 40 R (1 Acre) in Gut No. 225 situated at Satara Aurangabad.

Copy of Mutation entry bearing No. 14516 dated 17/01/08 issued by concern talathi an entered the name of Shri. Manohar Laxman Devkar with respect of land admeasuring to the extent of 40 R in Gut No. 225 in Satara Aurangabad on the basis of Registered Sale Deed bearing No. 6810 dated 28/12/2007 executed by its previous owner Shri. Laxman Bala Devkar. And Sominath Eknath Devkar and Shri. Moninath Eknath Devkar Devkar with respect of land admeasuring to the extent of 81 R in Gut No. 225 in Gut No. Satara Aurangabad on the basis of Registered Sale Deed bearing No. 6809 dated 28/12/2007 executed by its previous owner Shri. Laxman Bala Devkar.

Copy of Registered Sale Deed bearing No. 672 dated 23/01/2009 executed by Shri. Laxman Bala Devkar in favour of (1) Shri. Rajendra Laxmanrao Devkar (to the extent of 40



R), (2) Shri. Machhindra Laxmanrao Devkar (to the extent of 40 R), (3) Shri. Ravindra Uttamrao Devkar (to the extent of 20 R) and (4) Shri. Sainath Uttamrao Devkar (to the extent of 20 R) with respect of land admeasuring to the extent of 01 H 20 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 6786 dated 29/12/2009 executed by Shri. Machhindra Laxmanrao Devkar in favour of (1) M/s Marathwada Developers through Prop. Mrs. Parineeta Pramod Khairnar (2) Mr. Raghunath Narayanrao Awalgaonkar with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 6831 dated 30/12/2009 executed by Shri. Manohar Laxmanrao Devkar in favour of (1) M/s Marathwada Developers through Prop. Mrs. Parineeta Pramod Khairnar (2) Mrs. Anjali Jayantrao Kulkarni with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 4811 dated 24/06/2010 executed by Shri. Ravindra Uttamrao and Shri. Sainath Uttamrao Devkar in favour of Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 20 R each total land 40 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed for Road bearing No. 5481 dated 19/07/2010 executed by Shri. Shankar Shripati Jagde in favour of Mrs. Parineeta Pramod Khairnar with respect of 315 Sq. Meters in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 8841 dated 22/12/2010 executed by (1) M/s Marathwada Developers through Prop. Mrs. Parineeta Pramod Khairnar (2) Mr. Raghunath Narayanrao Awalgaonkar in favour of Shri. Nitin Prabhakar Patil with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 8842 dated 22/12/2010 executed by (1) M/s Marathwada Developers through Prop. Mrs. Parineeta Pramod Khairnar (2) Mrs. Anjali Jayantrao Kulkarni in favour of Shri. Nitin Prabhakar Patil with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 10459 dated 23/12/2010 executed by Shri. Nitin Prabhakar Patil in favour of Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 10460 dated 23/12/2010 executed by Shri. Nitin Prabhakar Patil in favour of Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 40 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 1542 dated 07/04/2011 executed by Shri. Rajendra Laxmanrao Devkar in favour of Shree Hari Housing Resorts And Infrastructure Trough Prop. Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the



extent of 40 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Partnership Deed dated 03/05/2012 executed in between Mrs. Kranti Rajkumar Dhamdhare and Mrs. Parineeta Pramod Khairnar name and Styles as Shree Hari Housing Resorts and Infra.

Copy of Certificate of Registration bearing No. ABD/6169 dated 15/05/2012 issued by Dy. Registrar Co-operative Society Aurangabad in the name of Shree Hari Housing Resorts and Infra.

Copy of Registered Sale Deed bearing No. 2306 dated 26/06/2012 executed by Mrs. Parineeta Pramod Khairnar in favour of Shree Hari Housing Resorts and Infra Trough its Partner Mrs. Kranti Rajkumar Dhamdhare and Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 02 Acre in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Correction Deed bearing No. 2857 dated 07/08/2012 executed by Mrs. Parineeta Pramod Khairnar in favour of Shree Hari Housing Resorts and Infra Trough its Partner Mrs. Kranti Rajkumar Dhamdhare and Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 02 Acre in Gut No. 225 situated at Satara Aurangabad. The said correction deed executed to rectify the north side boundary of the said property

Copy of Registered Consent Deed bearing No. 5097 dated 10/08/2012 executed by Mrs. Parineeta Pramod Khairnar in favour of Shree Hari Housing Resorts and Infrastructure Trough its Partner Mrs. Kranti Rajkumar Dhamdhare and Mrs. Parineeta Pramod Khairnar for consent for approach road.

Copy of Admission and Retirement Deed dated 01/04/2016 executed in between Mrs. Kranti Rajkumar Dhamdhare (Retiring Partner) and Mrs. Parineeta Pramod Khairnar (Continuing Partner) and Shri. Pratik Pramod Khairnar (Incoming partner) name and Styles as Shree Hari Housing Resorts and Infra. That on the basis of this Deed Mrs. Kranti Rajkumar Dhamdhare is retired from this firm and Shri. Pratik Pramod Khairnar is entered in the said firm.

Copy of N. A. Order (SANAD) bearing No. 2019/JAMA-2/PARI-B/CR/-24 dated 16/03/2019 issued by Uppar Tahasildar Aurangabad in the name of Shree Hari Housing Resorts and Infrastructure Trough its Partner Mrs. Kranti Rajkumar Dhamdhare and Mrs. Parineeta Pramod Khairnar to the extent of land admeasuring 80 R in Gut No. 225 situated at Satara Aurangabad.

Copy of Registered Relinquishment Deed bearing No. Shree Hari Housing Resorts and Infrastructure through partner Mrs. Parineeta Pramod Khairnar in favour of The Commissioner Municipal Corporation Aurangabad to relinquish Inyernal road area admeasuring 1914.56 Sq. Meters and Open Space 800.21 Sq. Meters in Gut No. 225/Part situated at Satara Aurangabad.



Copy of Final Approved Lay Out (Self Development) letter bearing No. AMC/TPD/ADTP/759//2019 Lay Out No. 14/2019 dated 04/05/2019 issued by Assistant Director Town Planning Municipal Corporation Aurangabad in the name of Shree Hari Housing Resorts and Infrastructure Trough its Partner Mrs. Kranti Rajkumar Dhamdhare and Mrs. Parineeta Pramod Khairnar with respect of land admeasuring to the extent of 02 Acre in Gut No. 225 situated at Satara Aurangabad.

Copy of RERA Registration No. P515000020749 issued by Competent Authority project known as HARI JYOTI PARK on Gut No. 225 satara Aurangabad.

Copy of Registered Correction bearing No. 4064 dated 26/07/2019 executed by Mrs. Parineeta Pramod Khairnar in favour of Mrs. Parineeta Pramod Khairnar partner Shree Hari Housing Resorts and Infra, the said correction deed executed only to correct the name of Infra instead of Infrastructure (correct word is Infra)

Copy of Registered Correction bearing No. 4065 dated 26/07/2019 executed by Mrs. Parineeta Pramod Khairnar in favor The Commissioner Municipal Corporation Aurangabad to relinquish Internal road area admeasuring 1914.56 Sq. Meters and Open Space 800.21 Sq. Meters in Gut No. 225/Part situated at Satara Aurangabad partner Shree Hari Housing Resorts and Infra, the said correction deed executed only to correct the name of Infra instead of Infrastructure (correct word is Infra)

I have Deposited Search fees through CHALLAN No. MH003956434201920E dated 12/07/2019.

CERTIFICATE OF TITLE

We certify that Shree Hari Housing Resorts and Infra having Good, Clear, and Marketable Title with respect of Property bearing Gut No. 225 to the extent of admeasuring 02 Acre situated at Satara, Aurangabad.





CHALLAN
MTR Form Number-6



GRN	MH003956434201920E	BARCODE			Date	12/07/2019-19:46:24	Form ID	
Department			Inspector General Of Registration					
Search Fee			Payer Details					
Type of Payment			Other Items		TAX ID (If Any)			
					PAN No.(If Applicable)			
Office Name			ARB1_HQR SUB REGISTRAR AURANGABAD 1		Full Name		Adv Chetan D Chavan	
Location			AURANGABAD					
Year			2019-2020 One Time		Flat/Block No.		Plot No. 60 New SBH Colony	
Account Head Details			Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE			750.00		Road/Street		Shahanoorwadi	
					Area/Locality		Aurangabad	
					Town/City/District			
					PIN		4 3 1 0 0 6	
					Remarks (If Any)			
					1990 to 2019 30 Years Gut No. 225 Satara Aurangabad			
Total			750.00		Amount In		Seven Hundred Fifty Rupees Only	
					Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.	
Cheque/DD No.					00040672019071214178		IK0ADBRTS2	
Name of Bank					Bank Date		RBI Date	
					12/07/2019-07:46:55		15/07/2019	
Name of Branch					Bank-Branch		STATE BANK OF INDIA	
					Scroll No. , Date		194 , 15/07/2019	

Department ID:

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Mobile No. : 9822077332

उद्देश चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तासाठी लागू नाही.