

Pradeep N. Pawar
B.A. LL.B.,
Advocate

RATHI TOWER
Dashmeshnagar
Aurangabad- 431 005.
Cell .: 94032031929

Date: 29/01/2020

TITLE INVESTIGATION REPORT (TIR)

I have perused the documents placed before me in respect of Land admeasuring property bearing unsold plot Gut No. 220 admeasuring 9300.00 Sq. Meter 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 Project: **ANAND PARK**

Description of Property: Property bearing unsold plot Gut No. 220 admeasuring 9300.00 Sq. Meter situated at Satara Aurangabad.

I.	Description of Documents	
1.	Copy of 7/12 Extract bearing Gut No. 220 issued by concern Talathi in situated at Satara Aurangabad.	Photo Copy
2.	Copy of Registered Sale Deed bearing No. 4367 dated 08/12/2008 executed by 1. Mr. Mahmmad Abed Ali Khan Mahmmad Nawab Ali Khan 2. Mrs. Rukhayya Begum Shahabuddin and 3. Mrs. Saliya Begum Sayyad Naimoddin in favour of Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan in respect of Gut No. 220 admeasuring 04 Acre 20 Guthe situated at Satara Aurangabad.	Photo Copy
3.	Copy of Registered Sale Deed bearing No. 4564 dated 20/12/2008 executed by 1. Mr. Mahmmad Jafar Ali Khan Mahmmad Nawab Ali Khan 2. Mr. Mahmmad Javed Ali Khan Mahmmad Nawab Ali Khan 3. Mr. Mahmmad Rashid Ali Khan Mahmmad Nawab Ali Khan 4. Mrs. Rafiya Begum Badroddin 5. Mrs. Arefa Begum Ayyub Ali in favour of Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan in respect of Gut No. 220 admeasuring 08 Acre 14 Guthas situated at Satara Aurangabad.	Photo Copy



4.	Copy of Consent Deed bearing No. 4565 dated 20/12/2008 executed by 1. Mr. Mahmmad Jafar Ali Khan Mahmmad Nawab Ali Khan 2. Mr. Mahmmad Javed Ali Khan Mahmmad Nawab Ali Khan 3. Mr. Mahmmad Rashid Ali Khan Mahmmad Nawab Ali Khan 4. Mrs. Arefa Begum Ayyub Ali in favour of Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan in respect of Gut No. 220 admeasuring 04 Acre 20 Guthas situated at Satara Aurangabad	Photo Copy
5.	Copy of Registered General Power of Attorney bearing No 344 dated 05/02/2009 executed by Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan in favour of Mr. Sheikh Rafiq Sheikh Ahmed and Mr. Sheikh Mujtaba Rafiq Sheikh Abdul Wahab in respect of Gut No. 220 admeasuring 02 H 74 R situated at Satara Aurangabad	Photo Copy
6.	Copy of Registered Sale Deed bearing No. 1040 dated 23/03/2009 executed by Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan through GPA Mr. Sheikh Rashid Sheikh Ahmed and Mr. Sheikh Mujtaba Rafiq Sheikh Abdul Wahab in favour of Mr. Mujtaba Muneeb Mujtaba Faruk in respect of Gut No. 220 admeasuring 01 H 28 R situated at Satara Aurangabad	Photo Copy
7.	Copy of Registered Sale Deed bearing No. 1041 dated 23/03/2009 executed by Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan through GPA Mr. Sheikh Rashid Sheikh Ahmed and Mr. Sheikh Mujtaba Rafiq Sheikh Abdul Wahab in favour of Mr. Maksud Khan Masud Khan in respect of Gut No. 220 admeasuring 01 H 46 R situated at Satara Aurangabad	Photo Copy
8.	Copy of Registered Sale Deed bearing No. 2962 dated 21/04/2011 executed by 1. Mr. Mujtaba Muneeb Mujtaba Farukh 2. Mr. Maksud Khan Masud Khan 3. Mr. Riyaz-ul-Mustehasan Siddiki in favour of 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin in respect of Gut No. 220 admeasuring 01 H 03 R situated at Satara Aurangabad	Photo Copy
9.	Copy of Registered General Power of Attorney bearing No. 8493 dated 09/11/2017 executed by 1. Mr. Siddiki Sayam Siddiki Salimoddin 2. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 3. Mr. Sheikh Rameej Sheikh Rafeeq in favour of Mr. Siddiki Sayam Siddiki Salimoddin in respect of Gut No. 220 situated at Satara Aurangabad	Photo Copy
10.	Copy of Registered Sale Deed bearing No. 4457 dated 07/05/2018 executed by 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin through GPA Mr. Siddiki Sayam Siddiki Salimoddin in favour of Mr. Sheikh Kalimoddin	Photo Copy



	Sheikh Karimoddin in respect of Gut No. 220 situated at Satara Aurangabad	
11.	Copy of Sanad bearing No. 2018/LAND-2/PARI.B./CR-88 dated 25/09/2018 issued by Uppar Tahsildar Aurangabad in favour of 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin through GPA Mr. Siddiki Sayam Siddiki Salimoddin in respect of Gut No. 220 admeasuring 9300.00 Sq. Meter situated at Satara Aurangabad	Photo Copy
12.	Copy of Layout Permission bearing No. MANAPA/NARVI/SASANAR/1973/2019 dated 01/10/2019 issued by Municipal Corporation Aurangabad in favour of 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin through GPA Mr. Siddiki Sayam Siddiki Salimoddin in respect of Gut No. 220 P situated at Satara Aurangabad	Photo Copy
II	Description of Property:	
	Property bearing Gut No. 220 admeasuring 9300.00 Sq. Meter situated at Satara Aurangabad.	
	Boundaries of ON OR TOWARDS EAST: ON OR TOWARDS WEST : ON OR TOWARDS NORTH: ON OR TOWARDS SOUTH:	
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,	13 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	N.A.
9.	Additional Suggestions, if any to safeguard the interest.	1. RERA Registration Required. 2. Pl Confirm the boundary on actual spot
10.	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. 220 issued by concern Talathi in situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 4367 dated 08/12/2008 executed by 1. Mr. Mahmmad Abed Ali Khan Mahmmad Nawab Ali Khan 2. Mrs. Rukhayya Begum Shahabuddin and 3. Mrs. Saliya Begum Sayyad Naimoddin in favour of Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan in respect of Gut No. 220 admeasuring 04 Acre 20 Guthe situated at Satara Aurangabad.

Copy of Registered Sale Deed bearing No. 4564 dated 20/12/2008 executed by 1. Mr. Mahmmad Jafar Ali Khan Mahmmad Nawab Ali Khan 2. Mr. Mahmmad Javed Ali Khan Mahmmad Nawab Ali Khan 3. Mr. Mahmmad Rashid Ali Khan Mahmmad Nawab Ali Khan 4. Mrs. Rafiya Begum Badroddin 5. Mrs. Arefa Begum Ayyub Ali in favour of Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan in respect of Gut No. 220 admeasuring 08 Acre 14 Guthas situated at Satara Aurangabad.



Copy of Consent Deed bearing No. 4565 dated 20/12/2008 executed by 1. Mr. Mahmmad Jafar Ali Khan Mahmmad Nawab Ali Khan 2. Mr. Mahmmad Javed Ali Khan Mahmmad Nawab Ali Khan 3. Mr. Mahmmad Rashid Ali Khan Mahmmad Nawab Ali Khan 4. Mrs. Arefa Begum Ayyub Ali in favour of Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan in respect of Gut No. 220 admeasuring 04 Acre 20 Guthas situated at Satara Aurangabad

Copy of Registered General Power of Attorney bearing No 344 dated 05/02/2009 executed by Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan in favour of Mr. Sheikh Rafiq Sheikh Ahmed and Mr. Sheikh Mujtaba Rafiq Sheikh Abdul Wahab in respect of Gut No. 220 admeasuring 02 H 74 R situated at Satara Aurangabad

Copy of Registered Sale Deed bearing No. 1040 dated 23/03/2009 executed by Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan through GPA Mr. Sheikh Rashid Sheikh Ahmed and Mr. Sheikh Mujtaba Rafiq Sheikh Abdul Wahab in favour of Mr. Mujtaba Muneeb Mujtaba Faruk in respect of Gut No. 220 admeasuring 01 H 28 R situated at Satara Aurangabad

Copy of Registered Sale Deed bearing No. 1041 dated 23/03/2009 executed by Mr. Naser Khan Abdul Raheman Khan and Khaled Khan Masud Khan through GPA Mr. Sheikh Rashid Sheikh Ahmed and Mr. Sheikh Mujtaba Rafiq Sheikh Abdul Wahab in favour of Mr. Maksud Khan Masud Khan in respect of Gut No. 220 admeasuring 01 H 46 R situated at Satara Aurangabad

Copy of Registered Sale Deed bearing No. 2962 dated 21/04/2011 executed by 1. Mr. Mujtaba Muneeb Mujtaba Farukh 2. Mr. Maksud Khan Masud Khan 3. Mr. Riyaz-ul-Mustehasan Siddiki in favour of 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin in respect of Gut No. 220 admeasuring 01 H 03 R situated at Satara Aurangabad

Copy of Registered General Power of Attorney bearing No. 8493 dated 09/11/2017 executed by 1. Mr. Siddiki Sayam Siddiki Salimoddin 2. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 3. Mr. Sheikh Rameej Sheikh Rafeeq in favour of Mr. Siddiki Sayam Siddiki Salimoddin in respect of Gut No. 220 situated at Satara Aurangabad

Copy of Registered Sale Deed bearing No. 4457 dated 07/05/2018 executed by 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin through GPA Mr. Siddiki Sayam Siddiki Salimoddin in favour of Mr. Sheikh Kalimoddin Sheikh Karimoddin in respect of Gut No. 220 situated at Satara Aurangabad.

Copy of Sanad bearing No. 2018/LAND-2/PARI.B./CR-88 dated 25/09/2018 issued by Uppar Tahsildar Aurangabad in favour of 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin through GPA Mr. Siddiki Sayam Siddiki Salimoddin in respect of Gut No. 220 admeasuring 9300.00 Sq. Meter situated at Satara Aurangabad

Copy of Layout Permission bearing No. MANAPA/ NARVI/SASANAR/1973/2019 dated 01/10/2019 issued by Municipal Corporation Aurangabad in favour of 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin through GPA Mr. Siddiki Sayam Siddiki Salimoddin in respect of Gut No. 220 P situated at Satara Aurangabad



I have Deposited Search fees through CHALLAN No. MH011381863201920E dated 29/01/2020

CERTIFICATE OF TITLE

We certify that 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin having Good, Clear, and Marketable Title and after execution of Registered Sale Deed by 1. Mr. Sheikh Mujtaba Maj Sheikh Mujtaba Rafiq 2. Mr. Sheikh Rameej Sheikh Rafeeq 3. Mr. Siddiki Sayam Siddiki Salimoddin in favour of Proposed purchaser having Good, Clear, and Marketable Title with respect of property bearing unsold plot Gut No. 220 admeasuring 9300.00 Sq. Meter situated at Satao, Aurangabad.


Pradeep N. Pawar
Advocate



CHALLAN
MTR Form Number-6



GPN MH011381863201920E		BARCODE		Date 29/01/2020-11:32:06	Form ID
Department Inspector General Of Registration				Payer Details	
Search Fee				TAX ID (If Any)	
Type of Payment Other Items				PAN No.(If Applicable)	
Office Name ARB1_HQR SUB REGISTRAR AURANGABAD 1				Full Name	Adv Pradeep N Pawar
Location AURANGABAD					
Year 2019-2020 One Time				Flat/Block No.	Rathi Tower
Account Head Details		Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE		325.00	Road/Street	Dashmeshnagar	
			Area/Locality	Aurangabad	
			Town/City/District		
			PIN	4 3 1 0 0 5	
			Remarks (If Any)		
			13 Years Gut No. 220 Satara Aurangabad		
			Amount In /	Three Hundred Twenty Five Rupees Only	
Total		325.00	Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	U0040572020012901954 IK0AKZMYA6
Cheque/DD No.		Bank Date	RBI Date	29/01/2020-11:24:32	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

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