

TITLE SERCH RERPORT

Name of Owner/Possessor: M/s Vrundavan Builders
through partners
(1) Mrs. Lalta Pradeep Attarde,
(2) Mr. Ganesh Changdeo Lokhande,
(3) Mr. Shamrao Raghunath Chaudhari

Description of Property

Property bearing land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. 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., D.L.L.
Advocate

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

Date: 21/04/2020

TITLE INVESTIGATION REPORT (TIR)

I have perused the documents placed before me in respect of Land admeasuring to the extent of 12 R in Gut No. 86 situated at Shendra Jahangir, Tq. & Dist. 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: M/s Vrundavan Builders

Through partners

- (1) Mrs. Lalta Pradeep Attarde,
- (2) Mr. Ganesh Changdeo Lokhande,
- (3) Mr. Shamrao Raghunath Chaudhari

Description of Property:

Land admeasuring to the extent of 12 R in Gut No. 86 situated at Shendra Jahangir, Tq. & Dist. Aurangabad.

I.	Description of Documents	
1.	Copy of 7/12 extract bearing Gut No. 86 issued by concern Talathi Shendra Jahangir Aurangabad in the name of Ambadas Kondiba.	Photo Copy
2.	Copy of Mutation Entry bearing No. 2110 dated 13.07.2010 issued by Concern Talathi an entered the name of Kalyan Sampatrao Kachkure by way of Registered Sale Deed bearing No. 4238 dated 28.06.2010 executed by its previous owner Shri. Ambadas Kondiba Kachkure.	Photo Copy
3.	Copy of Registered Sale Deed bearing No. 5671 dated 14.10.2010 executed by Shri. Kalyan Sampatrao Kachkure in favour of Shri. Pravin Shrungamani Niranjan and Mohommad Javed Mohommad Noor Siddhiki with respect of land admeasuring to the extent of 12 R in Gut No. 86 situated at Shendra Jahangir, Tq. & Dist.	Photo Copy



	Aurangabad.	
4.	Copy of Mutation Entry bearing No. 2155 dated 19.10.2015 issued by concern Talathi and entered the name of Shri. Pravin Shrungamani Niranjani and Mohommad Javed Mohommad Noor Siddhiki the the extent of land admeasuring 12 R in Gut No. 86 situated at Shendra Jahangir Aurangabad on the basis of Registered Sale Deed bearing No. 5671 dated 14.10.2010 by its previous owner Shri. Kalyan Sampatrao Kachkure.	Photo Copy
5.	Copy of Registered Sale Deed bearing No. 5884 dated 31.08.2016 executed by Shri. Pravin Shrungamani Niranjani and Mohommad Javed Mohommad Noor Siddhiki in favour of Shri. Raghunathrao Bhanudas Veer with respect of land admeasuring 12 R in Gut No. 86 situated at Shendra Jahangir Aurangabad.	Photo Copy
6.	Copy of Final Approver Lay-out Letter bearing No. 1531 dated 21.07.2018 issued by Assistant Director Town Planning Aurangabad in the name of Shri. Raghunath Bhanudas Veer with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.	Photo Copy
7.	Copy of NA Order bearing No. 2017/MASHAKA/ LAND-1/NAP-34/CR-221 dated 11.09.2018 issued by Collector Aurangabad in the name of Shri. Raghunath Bhanudas Veer to the area extent 1200 Square Meter in Gut No. 86 situated at Shendra Jahangir, Tq. & Dist. Aurangabad.	Photo Copy
8.	Copy of construction permission bearing No. 1512 dated 20/07/2019 issued by Assistant Director Town Planning Aurangabad in the name of Collector Aurangabad with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.	Photo Copy
9.	Copy of construction permission bearing No. 2019/MASHAKA/LAND-1/NAP-34/CR/77 dated 09/08/2019 issued by Collector Aurangabad in the name of Shri. Raghunathrao Bhanudas Veer with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.	Photo Copy
10.	Copy of Certificate of Registration bearing No. AU000007210	Photo Copy



	dated 04/09/2019 issued by Asst. Registrar of Firms Aurangabad in the name of Vrundavan Builders.	
11.	Copy of Registered Sale Deed bearing No. 6814 dated 19/11/2019 executed by Shri. Raghunathrao Bhanudas Veer in favor of M/s Vrundavan Builders through partners (1) Mrs. Lalta Pradeep Attarde, (2) Mr. Ganesh Chandeo Lokhande, (3) Mr. Shamrao Raghunath Chaudhari with respect of land admeasuring 12 R in Gut No. 86 situated at Shendra Jahangir Aurangabad.	Photo Copy

II	Description of Property:	
	Plot bearing Land admeasuring to the extent of 12 R in Gut No. 86 situated at Shendra Jahangir, Tq. & Dist. Aurangabad.	
	Boundaries of ON OR TOWARDS EAST : Plots of Kute ON OR TOWARDS WEST : Lalit Park Plotting ON OR TOWARDS NORTH : Land of Latabai Kachkure ON OR TOWARDS SOUTH: 15 Feet Road and plotting in this Road	
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.	N.A.
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. 86 issued by concern Talathi Shendra Jahangir Aurangabad in the name of Ambadas Kondiba.

Copy of Mutation Entry bearing No. 2110 dated 13.07.2010 issued by Concern Talathi an entered the name of Kalyan Sampatrao Kachkure by way of Registered Sale Deed bearing



No. 4238 dated 28.06.2010 executed by its previous owner Shri. Ambadas Kondiba Kachkure.

Copy of Registered Sale Deed bearing No. 5671 dated 14.10.2010 executed by Shri. Kalyan Sampatrao Kachkure in favour of Shri. Pravin Shrungamani Niranjana and Mohommad Javed Mohommad Noor Siddhiki with respect of land admeasuring to the extent of 12 R in Gut No. 86 situated at Shendra Jahangir, Tq. & Dist. Aurangabad.

Copy of Mutation Entry bearing No. 2155 dated 19.10.2015 issued by concern Talathi and entered the name of Shri. Pravin Shrungamani Niranjana and Mohommad Javed Mohommad Noor Siddhiki the the extent of land admeasuring 12 R in Gut No. 86 situated at Shendra Jahangir Aurangabad on the basis of Registered Sale Deed bearing No. 5671 dated 14.10.2010 by its previous owner Shri. Kalyan Sampatrao Kachkure.

Copy of Registered Sale Deed bearing No. 5884 dated 31.08.2016 executed by Shri. Pravin Shrungamani Niranjana and Mohommad Javed Mohommad Noor Siddhiki in favour of Shri. Raghunathrao Bhanudas Veer with respect of land admeasuring 12 R in Gut No. 86 situated at Shendra Jahangir Aurangabad.

Copy of Final Approver Lay-out Letter bearing No. 1531 dated 21.07.2018 issued by Assistant Director Town Planning Aurangabad in the name of Shri. Raghunath Bhanudas Veer with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.

Copy of NA Order bearing No. 2017/MASHAKA/ LAND-1/NAP-34/CR-221 dated 11.09.2018 issued by Collector Aurangabad in the name of Shri. Raghunath Bhanudas Veer to the area extent 1200 Square Meter in Gut No. 86 situated at Shendra Jahangir, Tq. & Dist. Aurangabad.

Copy of construction permission bearing No. 1512 dated 20/07/2019 issued by Assistant Director Town Planning Aurangabad in the name of Collector Aurangabad with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.

Copy of construction permission bearing No. 2019/MASHAKA/LAND-1/NAP-34/CR/77 dated 09/08/2019 issued by Collector Aurangabad in the name of Shri. Raghunathrao Bhanudas Veer with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.

Copy of Certificate of Registration bearing No. AU000007210 dated 04/09/2019 issued by Asst. Registrar of Firms Aurangabad in the name of Vrundavan Builders.

Copy of Registered Sale Deed bearing No. 6814 dated 19/11/2019 executed by Shri.



Raghnathrao Bhambdas Vee in favor of M/s Vrundavan Builders through partners (1) Mrs. Lata Pradeep Attarde, (2) Mr. Ganesh Chaudhary Lokhande, (3) Mr. Shamrao Raghnathrao Chaudhari with respect of land admeasuring 12 R in Gut No. 86 situated at Shendra Jahangir Aurangabad.

I have Deposited Search fees through CHALLAN No. M9900036747242020 dated 21/04/2020.

CERTIFICATE OF TITLE

We certify that M/s Vrundavan Builders through partners (1) Mrs. Lata Pradeep Attarde, (2) Mr. Ganesh Chaudhary Lokhande, (3) Mr. Shamrao Raghnathrao Chaudhari having Good, Clear, and Marketable Title with respect of land admeasuring to the extent of 1200 Square Meter in Gut No. 86 situate at Shendra Jahangir, Tq. & Dist. Aurangabad.

