

TITLE SERCH RERPORT

**Name of Owner/Possessor: Pushpanand Infrastructure Sillod
Through
Mrs. Pushpa Nandkishor Sahare**

Description of Property

Property bearing Agricultural Land admeasuring to the extent of 31 R in
Gut No. 172, Situated at Savangi, 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: 19.04.2019

TITLE INVESTIGATION REPORT (TIR)

I have perused the documents placed before me in respect of Land admeasuring property bearing Agricultural Land admeasuring to the extent of 31R in Gut No. 172 situated at Savangi, 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: **Pushpanand Infrasturcture**
Through
Mrs. Pushpa Nandkishor Sahare

Description of Property: Agricultural Land admeasuring to the extent of 31 R in Gut No. 172 situated at Savangi, Aurangabad.

I.	Description of Documents	
1.	Copy of 7/12 extract bearing Gut No. 172 issued by concern Talathi, Aurangabad.	Photo Copy
2.	Copy of Mutation Entry bearing No. 567 dated 05/09/1990 issued by Concern Talathi and entered the name of Shri. Baburao Balaji Jagdale to the extent of 16 R and Shri. Raosaheb Balaji Jagdale to the extent of 16 R and Bhausahab Balaji Jagdale to the extent of 15 R in Gut No. 172 Savangi Aurangabad on the basis of Registered Civil Suit bearing No. 925/1990 through Compromise.	
3.	Copy of Mutation Entry bearing No. 2203 dated 12/05/2008 issued by Concern Talathi and entered the name of Shri. Arun Keshvrao Jagdale to the extent of 05 R in Gut No. 172 Savangi Aurangabad on the basis of Registered Sale Deed bearing No. 3360 dated 08/08/2007 executed by its previous owner Shri. Bhausahab Balaji Jagdale.	Photo Copy
4.	Copy of Registered Sale Deed bearing No. 2686 dated 19/06/2008 executed by Shri. Arun Keshvrao Jagdale in favour of Shri.	Photo Copy



	Seshrao Shamrao Jagdale to the extent of 05 R (For Well Purpose) in Gut No. 172 Savangi Aurangabad.	
5.	Copy of Registered Sale Deed bearing No. 1103 dated 07/02/2014 dated 19/06/2008 executed by Shri. Seshrao Shamrao Jagdale in favour of M/s S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha to the extent of 05 R in Gut No. 172 Savangi Aurangabad.	Photo Copy
6.	Copy of Mutation Entry bearing No. 2520 dated 04.09.2010 issued by Concern Talathi Savangi, Aurangabad and entered the name of Mrs. Pramilabai Baburao Jagdale, Shri. Ganesh Baburao Jagdale, Shri. Suresh Baburao Jagdale and Sunita Ramesh Thombare as LR's of Baburao Balaji Jagdale.	Photo Copy
7.	Copy of Registered Sale Deed bearing No. 8063 dated 27/11/2013 dated 19/06/2008 executed by Mrs. Pramilabai Baburao Jagdale, Shri. Ganesh Baburao Jagdale, Shri. Suresh Baburao Jagdale and Sunita Ramesh Thombare in favour of M/s S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha to the extent of 16 R in Gut No. 172 Savangi Aurangabad.	Photo Copy
8.	Copy of Registered Sale Deed bearing No. 6584 dated 24/09/2013 dated 19/06/2008 executed by Bhausahab Balaji Jagdale in favour of M/s S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha to the extent of 10 R in Gut No. 172 Savangi Aurangabad.	Photo Copy
9.	Copy of Registered Sale Deed bearing No. 4235 dated 08/08/2018 executed by M/s S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha in favour of Pushpanand Infrastructure Sillod through Mrs. Pushpa Nandkishor Sahare to the extent of 31R in Gut No. 172, Savangi Aurangabad.	Photo Copy



10.	Copy of Registered Sale Deed bearing No. 8083 dated 27.11.2013 executed by 1) Mrs. Pramilabai Baburao Jagadale 2) Shri. Ganesh Baburao Jagadale 3) Sunita Ramesh Thombare in favour of M/s. S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha to the extent of 16 R in Gut No. 172 Savangi Aurangabad.	Photo Copy
11.	Copy of Mutation Entry bearing No. 4285 dated 24.12.2018 issued by Concern Talathi Savangi, Aurangabad and entered the name of Pushpanand Infrastructure Sillod through Mrs. Pushpa Nandakishor Sahare to the extent of land admeasuring 3100 Sq. Meter (31 R) in Gut No. 172 on the basis of Registered Sale Deed bearing No. 4235 dated 08.08.2018.	Photo Copy
II	Description of Property:	
	Agricultural Land admeasuring to the extent of 31 R in Gut No. 172 situated at Savangi, Aurangabad.	
	Boundaries of ON OR TOWARDS EAST : Land bearing Gut No. 172/P ON OR TOWARDS WEST : Land bearing Gut No. 169/P Kalimbhai Plotting ON OR TOWARDS NORTH : Gut No. 162 ON OR TOWARDS SOUTH: Land bearing Gut No. 169/P Kalimbhai Plotting	
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	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. 172 issued by concern Talathi, Aurangabad.

Copy of Mutation Entry bearing No. 567 dated 05/09/1990 issued by Concern Talathi and entered the name of Shri. Baburao Balaji Jagdale to the extent of 16 R and Shri. Raosaheb Balaji Jagdale to the extent of 16 R and Bhausaheb Balaji Jagdale to the extent of 15 R in

Gut No. 172 Savangi Aurangabad on the basis of Registered Civil Suit bearing No. 925/1990 through Compromise.

Copy of Mutation Entry bearing No. 2203 dated 12/05/2008 issued by Concern Talathi and entered the name of Shri. Arun Keshvrao Jagdale to the extent of 05 R in Gut No. 172 Savangi Aurangabad on the basis of Registered Sale Deed bearing No. 3360 dated 08/08/2007 executed by its previous owner Shri. Bhausahab Balaji Jagdale.

Copy of Registered Sale Deed bearing No. 2686 dated 19/06/2008 executed by Shri. Arun Keshvrao Jagdale in favour of Shri. Seshrao Shamrao Jagdale to the extent of 05 R (For Well Purpose) in Gut No. 172 Savangi Aurangabad.

Copy of Registered Sale Deed bearing No. 1103 dated 07/02/2014 dated 19/06/2008 executed by Shri. Seshrao Shamrao Jagdale in favour of M/s S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha to the extent of 05 R in Gut No. 172 Savangi Aurangabad.

Copy of Mutation Entry bearing No. 2520 dated 04.09.2010 issued by Concern Talathi Savangi, Aurangabad and entered the name of Mrs. Pramila Bai Baburao Jagdale, Shri. Ganesh Baburao Jagdale, Shri. Suresh Baburao Jagdale and Sunita Ramesh Thombare as LR's of Baburao Balaji Jagdale.

Copy of Registered Sale Deed bearing No. 8063 dated 27/11/2013 dated 19/06/2008 executed by Mrs. Pramila Bai Baburao Jagdale, Shri. Ganesh Baburao Jagdale, Shri. Suresh Baburao Jagdale and Sunita Ramesh Thombare in favour of M/s S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha to the extent of 16 R in Gut No. 172 Savangi Aurangabad.

Copy of Registered Sale Deed bearing No. 6584 dated 24/09/2013 dated 19/06/2008 executed by Bhausahab Balaji Jagdale in favour of M/s S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha to the extent of 10 R in Gut No. 172 Savangi Aurangabad.

Copy of Registered Sale Deed bearing No. 4235 dated 08/08/2018 executed by M/s S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha in favour of Pushpanand Infrastructure Sillod through Mrs. Pushpa Nandkishor Sahare to the extent of 31R in Gut No. 172, Savangi Aurangabad.

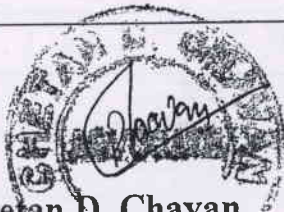
Copy of Registered Sale Deed bearing No. 8083 dated 27.11.2013 executed by 1) Mrs. Pramilabai Baburao Jagadale 2) Shri. Ganesh Baburao Jagadale 3) Sunita Ramesh Thombare in favour of M/s. S. S. Developers through its partner Shri. Nandkishor Vitthalrao Sahare and Shri. Girish Amrutlal Shaha to the extent of 16 R in Gut No. 172 Savangi Aurangabad.

Copy of Mutation Entry bearing No. 4285 dated 24.12.2018 issued by Concern Talathi Savangi, Aurangabad and entered the name of Pushpanand Infrastructure Sillod through Mrs. Pushpa Nandkishor Sahare to the extent of land admeasuring 3100 Sq. Meter (31 R) in Gut No. 172 on the basis of Registered Sale Deed bearing No. 4235 dated 08.08.2018.

I have Deposited Search fees through CHALLAN No. MH000629968201920E dated 19/04/2019

CERTIFICATE OF TITLE

We certify that Pushpanand Infrasturctue Sillod through Mrs. Pushpa Nandkishor Sahare having Good, Clear, and Marketable Title with respect of property bearing Agricultural Land admeasuring to the extent of 31R in Gut No. 172, situated at Savangi, Aurangabad.



Chetan D. Chavan
Advocate

CHALLAN
MTR Form Number-6



IN MH000629968201920E		BARCODE		Date 19/04/2019-13:01:41		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 Chetan D Chavan	
Location AURANGABAD				Flat/Block No.		Plot No. 60 New SBH Colony	
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			750.00		Shahanoorwadi		
				Area/Locality		Aurangabad	
				Town/City/District			
				PIN		4 3 1 0 0 5	
				Remarks (If Any)			
				1989 to 2019 30 Years Gut No. 172 situated at Savangi Aurangabad			
Total				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.	
				00040572019041944465		IK0AAFVTT9	
Cheque/DD No.				Bank Date		RBI Date	
				19/04/2019-13:02:17		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

Mobile No. : 9822077332

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