TITLE SERCH RERPORT

Name of Owner/Possessor: **Mrs. Sweetykaur Kuljitsingh Daroga**
(Owner)
M/s Lakshyavinayak Developers
through its Partners
1. Shri. Shyam Nanasaheb Deshmukh
2. Shri. Nitin Harishchandra Deshmukh
3. Smt. Yashoda Dyaneshwar Shinde
(Developer)

Description of Property

Property bearing Gut No. 167/2 admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and 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: 22/02/2018

To,
M/s Lakshyavinayak Developers
A registered Partnership firm
Raj Apartment Town Centre,
CIDCO Aurangabad.

TITLE INVESTIGATION REPORT (TIR)

I have perused the documents placed before me in respect of property land bearing Gut No. 167/2 to the extent of area admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and 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:

Mrs. Sweetykaur Kuljitsingh Daroga (Owner)

AND

M/s Lakshyavinayak Developers
a registered partnership Firm (AU000002838)
through its Partners
1. Shri. Shyam Nanasaheb Deshmukh
2. Shri. Nitin NHarishchandra Deshmukh
3. Smt. Yashoda Dyaneshwar Shinde
(Developer)

Description of Property:

Property bearing property land bearing Gut No. 167/2 to the extent of area admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and Dist. Aurangabad.

I.	Description of Documents	
1.	Copy of 7/12 extracts bearing Gut No. 167/2 issued by concern talathi in the name of Shri. Kuljitsingh Ranjeetsingh and Shri. Manjeetsingh Ranjeetsingh.	Photo Copy
2.	Copy of Mutation entry No. 644 dated 06/04/1992 issued by concerned Talathi an entered the name of Shri. Kuljitsingh Ranjeetsingh & Shri. Manjeetsingh Ranjeetsingh as per Will	Photo Copy

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	Deed bearing No. 5127 dated 12/05/1988 executed by Shri. Bhagatsingh Amarsingh in respect of Gut No. 167 Harsul Aurangabad.	
3.	Copy of Registered Partition Deed bearing No. 3386 dated 03/05/2014 executed by & between Shri. Kuljitsingh Ranjeetsingh Daroga & Shri. Manjitsingh Ranjitsingh Daroga in respect of Gut No. 167/2 admeasuring 82R each respectively Harsul Aurangabad.	Photo Copy
4.	Copy of Registered Partition Deed bearing No. 4054 dated 18/06/2015 executed by and between Shri. Kuljitsingh Ranjeetsingh Daroga & Mrs. Sweetykaur Kuljitsingh Daroga in respect of Gut No. 167/2 Harsul Aurangabad That the land admeasuring 42 R is came in the share of Mrs. Sweetykaur Kuljitsingh Daroga	Photo Copy
5.	Copy of Registered Correction Deed bearing No. 1939 dated 05/04/2017 executed in between Shri. Kuljitsingh Ranjeetsingh Daroga & Mrs. Sweetykaur Kuljitsingh Daroga in respect of Gut No. 167/2 Harsul Aurangabad That the land admeasuring 38 R is came in the share of Mrs. Sweetykaur Kuljitsingh Daroga. (The said correction deed executed only to change the area i.e 38 R instead of 40 R)	Photo Copy
6.	Copy of Registered Development Agreement bearing No. 7785 dated 16/12/2017 executed by Mrs. Sweetykaur Kuljitsingh Daroga in favour of M/s Lakshyavinayak Developers through its Partners 1. Shri. Shyam Nanasaheb Deshmukh 2. Shri. Nitin Harishchandra Deshmukh 3. Smt. Yashoda Dyaneshwar Shinde and consented by Shri. Kuljitsingh Ranjeetsingh Daroga in respect of Gut No. 167/2 admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and Dist. Aurangabad.	Original
7.	Copy of Registered General Power of Attorney bearing No. 7786 dated 16/12/2017 executed by Mrs. Sweetykaur Kuljitsingh Daroga in favour of M/s Lakshyavinayak Developers through its Partners 1. Shri. Shyam Nanasaheb Deshmukh 2. Shri. Nitin Harishchandra Deshmukh 3. Smt. Yashoda Dyaneshwar Shinde in respect of Gut No. 167/2 admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and Dist. Aurangabad.	Original

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II	Description of Property:	
	Property bearing land bearing Gut No. 167/2 to the extent of area admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and Dist. Aurangabad. Boundaries: ON OR TOWARDS EAST : Portion from Same land belongsto Kuljitsing R Daroga ON OR TOWARDS WEST : Land of Manjitsing Daroga ON OR TOWARDS NORTH: Pisadevi - Harsul Road ON OR TOWARDS SOUTH: Others House in Survey No. 169.	
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 Right.
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.	N.A.
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

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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. Order should be obtain from competent authority
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	

Copy of 7/12 extracts bearing Gut No. 167/2 issued by concern talathi in the name of Shri. Kuljitsingh Ranjeetsingh and Shri. Manjeetsingh Ranjeetsingh.

Copy of Mutation entry No. 644 dated 06/04/1992 issued by concerned Talathi an entered the name of Shri. Kuljitsingh Ranjeetsingh & Shri. Manjeetsingh Ranjeetsingh as per Will Deed bearing No. 5127 dated 12/05/1988 executed by Shri. Bhagatsingh Amarsingh in respect of Gut No. 167 Harsul Aurangabad.

Copy of Registered Partition Deed bearing No. 3386 dated 03/05/2014 executed by & between Shri. Kuljitsingh Ranjeetsingh Daroga & Shri. Manjitsingh Ranjitsingh Daroga in respect of Gut No. 167/2 admeasuring 82R each respectively Harsul Aurangabad.

Copy of Registered Partition Deed bearing No. 4054 dated 18/06/2015 executed by and between Shri. Kuljitsingh Ranjeetsingh Daroga & Mrs. Sweetykaur Kuljitsingh Daroga in respect of Gut No. 167/2 Harsul Aurangabad That the land admeasuring 42 R is came in the share of Mrs. Sweetykaur Kuljitsingh Daroga

Copy of Registered Correction Deed bearing No. 1939 dated 05/04/2017 executed in between Shri. Kuljitsingh Ranjeetsingh Daroga & Mrs. Sweetykaur Kuljitsingh Daroga in respect of Gut No. 167/2 Harsul Aurangabad That the land admeasuring 38 R is came in the share of Mrs. Sweetykaur Kuljitsingh Daroga. (The said correction deed executed only to change the area i.e 38 R instead of 40 R)

Copy of Registered Development Agreement bearing No. 7785 dated 16/12/2017 executed by Mrs. Sweetykaur Kuljitsingh Daroga in favour of M/s Lakshyavinayak Developers through its Partners 1. Shri. Shyam Nanasaheb Deshmukh 2. Shri. Niti

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Harishchandra Deshmukh 3. Smt. Yashoda Dyaneshwar Shinde and consented by Shri. Kuljitsingh Ranjeetsingh Daroga in respect of Gut No. 167/2 admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and Dist. Aurangabad.

Copy of Registered General Power of Attorney bearing No. 7786 dated 16/12/2017 executed by Mrs. Sweetykaur Kuljitsingh Daroga in favour of M/s Lakshyavinayak Developers through its Partners 1. Shri. Shyam Nanasaheb Deshmukh 2. Shri. Nitin Harishchandra Deshmukh 3. Smt. Yashoda Dyaneshwar Shinde in respect of Gut No. 167/2 admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and Dist. Aurangabad.

I have Deposited Search fees through CHALLAN No. MH010956401201718E dated 22/02/2018.

CERTIFICATE OF TITLE

We certify that Mrs. Sweetykaur Kuljitsingh Daroga (Owner) and M/s Lakshyavinayak Developers through its Partners 1. Shri. Shyam Nanasaheb Deshmukh 2. Shri. Nitin Harishchandra Deshmukh 3. Smt. Yashoda Dyaneshwar Shinde (possessor) of the said property and having Good, Clear, Marketable Title in respect of Gut No. 167/2 admeasuring 38 R (3800 Sq. Meters) situated at Village Harsul Tq. and Dist. Aurangabad. The said property get clear, good, and marketable possessory and free from all encumbrances.

CHETAN D. CHAVAN ADVOCATE

Chetan D. Chavan
Advocate

CHALLAN

MTR Form Number-6

GRN	MH010956401201718E	BARCODE		Date	22/02/2018-15:08:48	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	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	Adv Chetan D Chavan
Location	AURANGABAD		
Year	2017-2018 One Time	Flat/Block No.	Plot No. 60 New SBH Colony
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	Shahahnoorwadi
		Area/Locality	Aurangabad
		Town/City/District	
		PIN	4 3 1 0 0 1
		Remarks (If Any)	2006 to 2018 13 Years Gut No. 167/2 Harsul Tq. and Dist. 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.	00040572018022223552	IK00MLAFD5
Cheque/DD No.		Bank Date	RBI Date	22/02/2018-15:09:32	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

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 नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 22-02-2018 03:09:32