

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

SEARCH CUM TITLE REPORT

Date: 23/09/2026

TO,

ICICI HFC Ltd.

Aurangabad.

Application No. 77000356615

Name of the Borrower: Rajdar Khan Usman Khan Pathan and Umair Khan
Rajdar Khan Pathan

Sir,

Ref. :- Search Cum title Report in respect of Plot No. 19, admeasuring area 600 sq. feet i.e. 55.76 sq. meter construction thereon, CTS No. 15843, Sheet No. 280/283, Shambhu Nagar, Mauje Shahanoorwadi, Tq and Dist Chhatrapati Sambhajinagar.

Part I : Description of the Property :

All that piece and parcel of the property Plot No. 19, admeasuring area 600 sq. feet i.e. 55.76 sq. meter construction thereon, CTS No. 15843, Sheet No. 280/283, Shambhu Nagar, Mauje Shahanoorwadi, Tq and Dist Chhatrapati Sambhajinagar within the jurisdiction of Sub-Registrar, Aurangabad, which is bounded as under:

Towards East	:	15 feet wide road
Towards West	:	5 Feet Lane
Towards North	:	Survey No. 16/Part
Towards South	:	Plot No. 20

Part II: List of documents before me for scrutiny and legal opinion (Photocopy):

1. PR card of CTS No. 15843.
2. Registered Sale Deed bearing daybook no. AGG-3577/1986 dated 06/06/1986.
3. Mutation entry no. 27625.

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4. Registered Sale Deed bearing daybook no. AGG-2-7002/2023 dated 16/10/2023 executed by 1) Durgaprashad Narsayya Paka, 2) Padma Balraj Gadappa, 3) Bhagyalaxmi Shankar Gundu in favor of Mohasin Rashid Shaikh.
5. Draft Sale Deed.

Part III : Flow of title of Property

1. It appears from the Sale Deed no. 3577/1986 dated 06/06/1986, Plot No. 19, 20 and 21, each having admeasuring area 600 sq. feet, situated at Survey No. 16/Part, Mauje Shahanoorwadi, Tq and Dist Aurangabad was previously owned and possessed by Mrs. Bismilla Bi W/o. Shahanoor Kha prior to 1986.
2. That, registered Sale Deed bearing daybook no. AGG-3577/1986 dated 06/06/1986 executed by Mrs. Bismilla Bi W/o. Shahanoor Kha through her GPA holder Ajam Kha Shahanoor kha in favor of Narsayya Ramyya Paka in respect of property Plot No. 19, 20 and 21, each having admeasuring area 600 sq. feet, situated at Survey No. 16/Part, Mauje Shahanoorwadi, Tq and Dist Aurangabad.
3. That, on the basis of above sale deed the name of Narsayya Ramyya Paka came to be mutated in the PR Card vide mutation entry no. 26813.
4. That, afterwards property Plot No. 19, 20 and 21, each having admeasuring area 600 sq. feet, situated at Survey No. 16/Part, Mauje Shahanoorwadi, Tq and Dist Aurangabad got CTS No. 15843.
5. That, Narsayya Ramyya Paka died on 24/04/2010 and his wife namely Lakshmibai Narsayya Paka died on 02/09/2014 as such the office of the Municipal Corporation has issued death certificates and on the basis of death certificate and affidavit submitted by his legal heirs the names of his legal heirs namely 1) Durgaprashad Narsayya Paka, 2) Padma Balraj Gadappa, 3) Bhagyalaxmi Shankar Gundu as legal heirs their names came to be mutated in the PR Card vide mutation entry no. 27625.
6. That, registered Sale Deed bearing daybook no. AGG-2-7002/2023 dated 16/10/2023 executed by 1) Durgaprashad Narsayya Paka, 2) Padma Balraj

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Gadappa, 3) Bhagyalaxmi Shankar Gundu in favor of Mohasin Rashid Shaikh in respect of property Plot No. 19, admeasuring area 600 sq. feet i.e. 55.76 sq. meter construction there on having admeasuring area 200 sq. feet i.e. 18.58 sq. meter, CTS No. 15843, Sheet No. 280/283, Mauje Shahanoorwadi, Tq and Dist Aurangabad.

7. That, on the basis of above sale deed the name of Mohasin Rashid Shaikh came to be mutated in the PR Card vide mutation entry no. 29007.
8. That, Rajdar Khan Usman Khan Pathan and Umair Khan Rajdar Khan Pathan intends to purchase the property Plot No. 19, admeasuring area 600 sq. feet i.e. 55.76 sq. meter construction thereon, CTS No. 15843, Sheet No. 280/283, Shambhu Nagar, Mauje Shahanoorwadi, Tq and Dist Chhatrapati Sambhajinagar as such approached to Mohasin Rashid Shaikh.

PART IV : LEGAL OPINION

I hereby certified that, Mohasin Rashid Shaikh is the absolute owner and possessor of the property Plot No. 19, admeasuring area 600 sq. feet i.e. 55.76 sq. meter construction thereon, CTS No. 15843, Sheet No. 280/283, Shambhu Nagar, Mauje Shahanoorwadi, Tq and Dist Chhatrapati Sambhajinagar & has derived a valid, Clear and unencumbered title in the above said property.

Adv. Vaishali Hire

Encl : I enclosed here with the challan bearing No. MH010694157202627E
dated 23/09/2026.

Vaishali
Ranjeet
Hire

Digitally signed
by Vaishali
Ranjeet Hire
Date: 2026.09.23
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