

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

SEARCH CUM TITLE REPORT

Date: 19/09/2026

TO,

ICICI HFC Ltd.

Aurangabad.

Application No. 77000359824

Name of the Borrower: Mrs. Mangal Chatragun Raut and Mr. Govind Chatragun Raut

Ref. :- Search Cum title Report in respect of Plot No. 36, admeasuirn gareaa 49.875 sq. meter, situated at Gut No. 38/part, Mauje Hirapur, Tq. and Dist. Aurangabad.

Part I : Description of the Property :

All that piece and parcel of the property Plot No. 36, admeasuirn gareaa 49.875 sq. meter, situated at Gut No. 38/part, Mauje Hirapur, Tq. and Dist. Aurangabad within the jurisdiction of Sub-Registrar, Chhatrapati Sambhajinagar, which is bounded as under:

Towards East	:	Plot No. 37
Towards West	:	Plot No. 35
Towards North	:	9.00 meter wide road
Towards South	:	Land of Gut No. 37

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

1. Copy of Index-II of registered sale deed bearing daybook No. AGG-2-4435/2010 dated 03/01/2010.
2. Copy of NA order bearing No. 2011/Mashaka/Jamin-1/NAP-34/Mauje Hirapur, Tq. Aurangabad/Pra Kra. 69 dated 14/01/2015.
3. Copy of Final layout permission No. CIDCO/TPO/AFA-FLP/2015/05 dated 30/04/2015.
4. Copy of NOC to sale the plot on dated 30/04/2015.
5. Copy of registered sale deed bearing daybook No. AGG-3-2771/2015 dated 06/07/2015.
6. Copy of registered sale deed bearing daybook No. AGG-6-3231/2018 dated 12/06/2018.
7. Copy of list of document issued by Muthoot Housing Finance Company Ltd., dated 29/01/2026.

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Part III : Flow of title of Property

1. It appears from the documents that, land admeasuring 80 R, situated at Gut No. 38, Mauje Hirapur, Tq. and Dist. Aurangabad was owned and possessed by 1) Suresh Tekdiwale, 2) Sunil Omprakash Agrawal and 3) Jyoti Sunil Agrawal. They sold the above mentioned property to Dinesh Kantilal Rathi and Sanjay Kachrual Rathi vide registered sale deed bearing daybook No. AGG-2-4435/2010 dated 03/01/2010. Accordingly, the name of Dinesh Kantilal Rathi and Sanjay Kachrual Rathi came to be mutated in the revenue record vide mutation entry No. 1014 dated 15/07/2010.
2. That, Dinesh Kantilal Rathi and Sanjay Kachrual Rathi obtained the NA order bearing No. 2011/Mashaka/Jamin-1/NAP-34/Mauje Hirapur, Tq. Aurangabad/Pra Kra. 69 dated 14/01/2015 u/s 44 of MLRC, 1966 in respect of land admeasuring 8000 sq. meter, situated at Gut No. 38, Mauje Hirapur, Tq. and Dist. Aurangabad.
3. That, the Office of the CIDCO Authority has issued Final layout permission No. CIDCO/TPO/AFA-FLP/2015/05 dated 30/04/2015 and accordingly, total 46 plots are created.
4. That, the CIDCO Authority has issued NOC to sale the plot on dated 30/04/2015.
5. That, registered sale deed bearing daybook No. AGG-3-2771/2015 dated 06/07/2015 executed by Dinesh Kantilal Rathi and Sanjay Kachrual Rathi in favor of Mrs. Archana Raju Borse in respect of property Plot No. 36, admeasuirn garea 49.875 sq. meter, situated at Gut No. 38/part, Mauje Hirapur, Tq. and Dist. Aurangabad and the name of Mrs. Archana Raju Borse came to be mutated in the revenue record vide mutation entry No. 1725.
6. That, registered sale deed bearing daybook No. AGG-6-3231/2018 dated 12/06/2018 executed by Mrs. Archana Raju Borse in favor of Mrs. Mangal Chatragun Raut and Mr. Govind Chatragun Raut in respect of property Plot No. 36, admeasuirn garea 49.875 sq. meter, situated at Gut No. 38/part, Mauje Hirapur, Tq. and Dist. Aurangabad.
7. That, on the basis of registered sale deed bearing daybook No. AGG-6-3231/2018 dated 12/06/2018 the name of Mrs. Mangal Chatragun Raut and Mr. Govind Chatragun Raut came to be mutated in the revenue record vide mutation entry No. 2019.

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8. That, Mrs. Mangal Chatragun Raut and Mr. Govind Chatragun Raut has availed the loan from Muthoot Housing Finance Company Ltd.

PART IV : LEGAL OPINION

I hereby certified that Mrs. Mangal Chatragun Raut and Mr. Govind Chatragun Raut are the absolute owner and possessor of the property Plot No. 36, admeasuirn garea 49.875 sq. meter, situated at Gut No. 38/part, Mauje Hirapur, Tq. and Dist. Aurangabad & has derived a valid, Clear and except the loan of Muthoot Housing Finance Company Ltd., unencumbered title the above said property.

Adv. Mrs. Vaishali Hire

REMARK: Positive

Encl : I enclosed here with the challan bearing No. MH010456955202627E dated 19/09/2026.

Vaishali
Ranjeet
Hire

Digitally signed
by Vaishali
Ranjeet Hire
Date: 2026.09.19
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