

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

SEARCH CUM TITLE REPORT

Date: 04/08/2026

TO,

ICICI HFC Ltd.

Aurangabad.

Application No. 77000325684

Name of the Borrower: Mr. Chandragupt Limbaji Landge and Mrs. Aruna Chandragupt Landge

Ref. :- Search Cum title Report in respect of Row House No. 2, Carpet area 88.26 sq. meter, built-up area 103.21 sq. meter, constructed on Plot No. 47, in Mahalaxmi Colony, situated at Gut No. 184, Mauje Satara, Tq and Dist Chhatrapati Sambhajinagar

Part I : Description of the Property :

All that piece and parcel of the property Row House No. 2, Carpet area 88.26 sq. meter, built-up area 103.21 sq. meter, constructed on Plot No. 47, in Mahalaxmi Colony, situated at Gut No. 184, Mauje Satara, Tq and Dist Chhatrapati Sambhajinagar which is bounded as under,

Towards East : Plot No. 46

Towards West : row House No. 1

Towards North : 6 meter road

Towards South : Marginal Open space

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

1. 7/12 extract of gut No. 184.
2. Registered Sale Deed bearing daybook no. AGG-3-898/2001 dated 15/02/2001.
3. Registered Sale Deed bearing daybook no. AGG-3-899/2001 dated 15/02/2001.
4. Registered Sale Deed bearing daybook no. CSN-3-9466/2024 dated 05/09/2024.

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

5. Commencement Certificate and Building Permission vide permit no. DDMCB/B/2026/APL/078020 in building permit no. 1620294 dated 06/07/2026.
6. approved building plan.
7. Regularization Certificate bearing permit no. 829/2024-25 in file no. 7397/16.7.24 dated 26/07/2024.
8. Draft Sale Deed.

Part III : Flow of title of Property

1. It appears from the Sale Deed no. AGG-3-898/2001 that, land admeasuring area 01 H 22 R, situated at Gut no. 184, Mauje Satara, Tq and Dist Aurangabad was previously owned and possessed by 1) Mr. Pawankumar Ranidashri Shrimali, 2) Mr. Mulchand Rajmal Jangid and 3) Mr. Ramlal Hanumandas Jangid prior to 2001.
2. That, registered Sale Deed bearing daybook no. AGG-3-898/2001 dated 15/02/2001 executed by 1) Mr. Pawankumar Ranidashri Shrimali, 2) Mr. Mulchand Rajmal Jangid and 3) Mr. Ramlal Hanumandas Jangid in favor of 1) Abbas Khan Aazam Khan Patel and 2) Mr. Akram Khan Karim Khan Patel in respect of property land admeasuring area 50 R, situated at Gut no. 184, Mauje Satara, Tq and Dist Aurangabad.
3. That, registered Sale Deed bearing daybook no. AGG-3-899/2001 dated 15/02/2001 executed by 1) Mr. Pawankumar Ranidashri Shrimali, 2) Mr. Mulchand Rajmal Jangid and 3) Mr. Ramlal Hanumandas Jangid in favor of 1) Nisar Khan Shameer Khan Patel and 2) Mr. Salim Khan Ahemad Khan Patel in respect of property land admeasuring area 50 R, situated at Gut no. 184, Mauje Satara, Tq and Dist Aurangabad.
4. That, the office of the Tehsildar, Aurangabad has issued NA order bearing No. Ja.Kra.2000/Masha/Kaksha/Akrushi- 388 dated 28/02/2003 and approved the layout plan. Accordingly, 48 plots are created..

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

5. That, registered Sale Deed bearing daybook no. CSN-3-9466/2024 dated 05/09/2024 executed by 1) Nisar Khan Shameer Khan Patel and 2) Mr. Salim Khan Ahemad Khan Patel with the consent of 1) Abbas Khan Aazam Khan Patel and 2) Mr. Akram Khan Karim Khan Patel in favor of Mrs. Sharada Pramod Kamble in respect of property Plot No. 47, admeasuring sellable area 1582 sq. feet i.e. 147.00 sq. meter, situated at Gut No. 184, Mauje Satara, Tq. and Dist Chhatrapati Sambhajinagar.
6. That, on the basis of above sale deed the name of Mrs. Sharada Pramod Kamble came to be mutated in the 7/12 extract vide mutation entry no. 45637.
7. That, the office of the Town Planner, Chhatrapati SambhajinagarMunicipal Corporation has issued Commencement Certificate and Building Permission vide permit no. DDMCB/B/2026/APL/078020 in building permit no. 1620294 dated 06/07/2026 in respect of property Plot No. 47, situated at Gut No. 184, Mauje Satara, Tq and Dist Chhatrapati Sambhajinagar with approved building plan. Accordingly constructed total 2 Row Houses.
8. That, the office of the Municipal Corporation, Chhatrapati Sambhajinagar issued Regularization Certificate bearing permit no. 829/2024-25 in file no. 7397/16.7.24 dated 26/07/2024 in favor of 1) Nisar Khan Shameer Khan Patel and 2) Mr. Salim Khan Ahemad Khan Patel in respect of property Plot No. 47, admeasuring plot area 147.00 sq. meter, situated at Gut No. 184, Mauje Satara, Tq and Dist Chhatrapati Sambhajinagar with approved building plan.
9. That, Mr. Chandragupt Limbaji Landge and Mrs. Aruna Chandragupt Landge intends to purchase the property Row House No. 2, Carpet area 88.26 sq. meter, built-up area 103.21 sq. meter, constructed on Plot No. 47, in Mahalaxmi Colony, situated at Gut No. 184, Mauje Satara, Tq and Dist Chhatrapati Sambhajinagar as such approached to Mrs. Sharada Pramod Kamble.

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

PART IV : LEGAL OPINION

I hereby certified that, Mrs. Sharada Pramod Kamble is the absolute owner and possessor of the property Row House No. 2, Carpet area 88.26 sq. meter, built-up area 103.21 sq. meter, constructed on Plot No. 47, situated at Gut No. 184, Mauje Satara, Tq and Dist Chhatrapati Sambhajanagar & has derived a valid, Clear and unencumbered title the above said property.

Adv. Mrs. Vaishali Hire

Encl : I enclosed here with the challan bearing No. MH007656987202627E dated 04/08/2026.

Vaishali
Ranjeet
Hire

Digitally signed
by Vaishali
Ranjeet Hire
Date: 2026.08.10
14:16:39 +05'30'