

V. R. Gholap

Advocate,

'Sneh', Plot No.22, Opp.
Shriram State Bank Colony,
Near Gangopi Apartment,
Ring Road, Shahu Nagar,
Jalgaon-425001.

Date :-15/01/2018

TITLE SEARCH REPORT

To,

Whomsoever it may concern

Subject :- Title Search of City Survey No.2125/19 & 2125/20 situated at Jalgaon within the limits of Jalgaon City Municipal Corporation, Sub-Registrar Office, Jalgaon, Tahsil Jalgaon, Collector, Jalgaon, Khandesh Mill Area, Jalgaon.

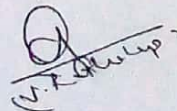
Dear Sir,

I have taken the search of property City Survey No.2125/19 & 2125/20 situated within the limits of Jalgaon City Municipal Corporation, Jalgaon and submit herewith the search report as under :-

1) Purpose of Investigation :-

To find out the clear and marketable title of 1) City Survey No.2125/19 admeasuring 1168.50 Sq.Mtrs.having length & width - East side 58.55 Mtrs., West side 58.17 Mtrs., North side 20.40 Mtrs.,South side 19.70 Mtrs. & 2) City Survey No. 2125/20 admeasuring 3342.25 Sq.Mtrs.having length & width - East side 58.57 Mtrs., West side 22.67 Mtrs.+33.93 Mtrs., North side 57.01 Mtrs.,South side 60.83 Mtrs.total area of C.T.S.No.2125/19 & 2125/20 is 4510.75 Sq.Mtrs. situated within the limits of Jalgaon City Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon.

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3) **Description of the Property :-**

A) All that piece and parcel of land bearing Jalgaon City Survey No.2125/19 admeasuring 1168.50 Sq.Mtrs. which is situated at Jalgaon within the Jalgaon City Municipal Corporation, Sub-Registration Office Jalgaon, Tahsilda Jalgaon, Collector, Jalgaon and Khandesh Mill Area (Maharashtra) which is bounded as

Side	Lenght & Width	Boundaries
East	58.55 mtr.	6.00 Mtr. wide internal road & after it C.T.S.No.2125/14, 2125/15, 2125/16, 2125/17 2125/18
West	58.57 mtr.	C.T.S.No.2125/20
North	20.40 mtr.	C.T.S.No.2125/12
South	19.70 mtr.	18.00 Mtr. wide Pimprala Road

B) All that piece and parcel of land bearing Jalgaon City Survey No.2125/20 admeasuring 3342.25 Sq.Mtrs. which is situated at Jalgaon within the Jalgaon City Municipal Corporation, Sub-Registration Office Jalgaon, Tahsilda Jalgaon, Collector, Jalgaon and Khandesh Mill Area (Maharashtra) which is bounded as

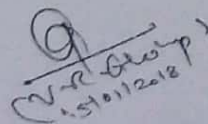
Side	Lenght & Width	Boundaries
East	58.57 mtr.	C.T.S.No.2125/19
West	56.60 mtr.	C.T.S.No.2125/21
North	57.01 mtr.	C.T.S.No.2125/21 & 2125/22
South	60.83 mtr.	18.00 Mtr. wide Pimprala Road

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4) **Previous History :-**

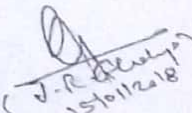
Agril. Survey No. 267, 268, 269, 270, 272 was previously owned and possessed by M/s. Khandesh Spinning & Weaving Mills Co. Ltd., Jalgaon. A company duly constituted under the Provisions of Company's Act, 1956 having its registered office at 4th Floor, Erase Theater Building, Jamshedji Tata Road, Charch Gate, Mumbai -400002. The creditor of said company i.e. Central Bank of India and others and filed recovery proceeding before dā recovery Tribunal Aurangabad. As per the order dated 17/02/2003 of D.R.T. Court Aurangabad. M/s. Rajmudra Real Estate Pvt. Ltd. a company duly constituted under the Provisions of Company Act having Registration No. 11-122364 of 1999, having its registered office at B-701, Building No. 29, Gitanjali, Near Post Office, Kher Nagar, Brandra (East), Mumbai-400051 has purchased the said mill including land, building standing thereon and machinery etc. on the basis of "as it is were it is" vide sale certificate dated 28/03/2003. The receiver had registered sale certificate in the office of Sub-Registrar Jalgaon on 28/02/2003 in favour of M/s. Rajmudra Real Estate Pvt. Ltd. Thus M/s. Rajmudra Real Estate Pvt. Ltd. has become the owner of said property. The order of the D.R.T. was confirmed by Appex Court.

By virtue of sale certificate issued by D.R.T. Court receiver dated 28/02/2003 M/s. Rajmudra Real Estate Pvt. Ltd. has become owner of approx. 1,84,942.50 Sq. Mtrs. of land bearing old C.T.S. No. 2125 to 2131 & 2682, thereafter M/s. Rajmudra Real Estate Ltd. moved and application before Assit. Director Town Planning Jalgaon City Municipal Corporation Jalgaon for amalgamate and sub-division of these properties thereafter during 22/10/2013 to 25/10/2013 period measurement was done, as there was a difference in area therefore on


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1.5.10/12/2012

11/08/2014 the said application was disposed of therefore as per order pothissa and alekh property sheet was not separated. As per Pothissa measurement Reg.No.392/13 the area of City Survey No.2125 to 2131 & 2682 was finalized. City Survey Office Jalgaon has passed the order that as per measurement registration No.230/13 old C.T.S.No.2125 to 2131 and 2682 be amalgamated in C.T.S.No.2125 and as per measurement registration No.392/13 Pothissa measurement City Survey No.2125 is sub-divided into C.T.S.Nos.2125/1 to 2125/29. Original property card was cancelled and new card was prepared in the name of 1) Rajmudra Real Estate Pvt.Ltd.Mumbai, 2) Crisent Entertainment & Tourism, 3) Crisent Residency, 4) M/s.Jalgaon Commercial spaces, 5) Life Style Homes Etc. Accordingly City Survey No.2125/19 was admeasuring 1168.50 Sq.Mtrs. & City Survey No.2125/20 was admeasuring 3342.25 Sq.Mtrs..

As per new property card City Survey record indicate that District Suprintendent Land Record has stayed the order of N.Bhu./Ba.Kra./ 2013/Mo.R.No./392/2013 dated 09/01/2014 and stayed entry regarding new property card thereafter Mutation Entry No.18259 indicate that as per the Hon'ble High Court Bombay Bench at Aurangabad in Writ petition No.8207/2014 has stayed the said order and passed the order of Status-quo till next hearing. The entry regarding N.A.amount of Rs.1,44,16,481/- and suit pertaining to said amount was pending before Civil Court, Jalgaon vide Regular Civil Suit No.565/2012. The Mutation Entry No.18864 indicate that as per the order on Ex.30 dated 29/07/2015 by 3rd Joint Civil Judge Jr.Division, Jalgaon and letter of Tahsildar Jalgaon No.Land/1/Kavi/207/2015 dated 25/05/2015 the entry regarding N.A. amount of Rs.1,44,364/- is cancelled.


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Mutation entry No.19746 indicate that as per the order of Hon'ble High Court Aurangabad Writ Petition No.8207/2014 in Civil Application No.4357/2015 dated 13/10/2015 order of Suprintendent of Land Record dated 16/09/2014 was limited for the purpose of right regarding to revisional Jurisdiction and was not applicable to other property and for transaction of property.

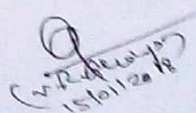
As per the new property card of C.T.S.Extract M/s.Ramudra Real Estate Pvt.Ltd. Mumbai is shown as owner of City Survey No.2125/19 & City Survey No.2125/20

As per the City Survey Extract i.e.City Survey No.2125/19 was admeasuring 1168.50 Sq.Mtrs. & City Survey No.2125/20 was admeasuring 3342.25 Sq.Mtrs. Rajmudra Real Estate Pvt.Ltd.Mumbai, to shown as owner of said C.T.S. the name of Rajmudra Real Estate Pvt.Ltd.Mumbai while Mutation Entry No.15457.

Sau.Taradevi Ratanlal Bafna R/o. Subhash Chowk, Jalgaon, Tal. & Dist.Jalgaon had purchased City Survey No.2125/19 admeasuring 1168.50 Sq.Mtrs. & City Survey No.2125/20 admeasuring 3342.25 Sq.Mtrs. vide registered sale deed document registration No.158/2017 dated 19/01/2017. The sale deed is registered in Sub-Registrar Office, Jalgaon-1 for consideration of Rs.5,00,00,000/-. Thus Sau.Taradevi Ratanlal Bafna R/o. Subhash Chowk, Jalgaon, Tal. & Dist.Jalgaon became the owner of City Survey No.2125/19 admeasuring 1168.50 Sq.Mtrs. & City Survey No.2125/20 admeasuring 3342.25 Sq.Mtrs. total area 4510.75 Sq.Mtrs..

5) **Search Taken :-**

- 1) Record of Sub-Registrar Office, Jalgaon from 2006 to 2018 vide application No.55 receipt No.2755 & application No.56 receipt No.2756 dated 09/01/2018


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- 2) City Survey extracts
- 3) Photo copy of Sale Deed dated 19/01/2017 bearing sale deed No.158/2017
- 4) Mutation Entries of the Concerning plots
- 5) Order of City Survey Officer, Jalgaon dated 09/09/2014
- 6) Map of said property
- 7) I have also taken the search of CERSAI on NET dated 11/01/2018 for property C.T.S.No.2125/19 & 2125/20 and copies thereof are attached herewith.

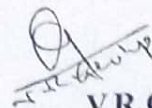
5) **Legal Opinion**

On perusal of the documents submitted to me and I have taken search of Sub-Registrar, Jalgaon and CERSAI on NET. I am the opinion that the applicant **Sau.Taradevi Ratanlal Bafna R/o. Subhash Chowk, Jalgaon, Tal. & Dist.Jalgaon** is the absolute owner and possessor of 1) City Survey No.2125/19 admeasuring 1168.50 Sq.Mtrs.having length & width - East side 15.55 Mtrs., West side 15.57 Mtrs., North side 20.40 Mtrs.,South side 19.70 Mtrs. & 2) City Survey No. 2125/20 admeasuring 3342.25 Sq.Mtrs.having length & width - East side 58.57 Mtrs., West side 22.67 Mtrs.+33.93 Mtrs., North side 57.01 Mtrs.,South side 60.83 Mtrs.total area 4510.75 Sq.Mtrs. situated within the limits of **Jalgaon City Municipal Corporation, Jalgaon, Tal. & Dist.Jalgaon** having its clear and marketable title which are free from all encumbrances.

Hence this title report.

Jalgaon

Date :-15/01/2018



V.R.Gholap

Advocate, Jalgaon