

Date :- 18/03/2020

TITLE SEARCH REPORT

1) Name of the Applicant :-

Rahul Civil & Mechanical Constructions Pvt.Ltd.through its Director 1) Vijay Sharad Badhan, Age 50 years, Occu.Business, 2) Milind Pralhad Amrutkar, Age 50 years, Occu. Business, R/o. Satyam Palace, Shop No.8, Infront of Dipmani Society, Charawak Chowk, Indira Nagar, Nashik.

2) Purpose of Investigation :-

To find out the clear and marketable title of Previous Plot No.38 admeasuring 295.00 Sq.Mtrs. out of Gat No.47/2 to 9 and Plot No.39 admeasuring 293.66 Sq.Mtrs. out of Gat No.47/2 to 9 of Pimprala which given C.T.S.No.7759 admeasuring 610.50 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalagon.

3) Description of the Property :-

Previous Plot No.38 admeasuring 295.00 Sq.Mtrs. out of Gat No.47/2 to 9 and Plot No.39 admeasuring 293.66 Sq.Mtrs. out of Gat No.47/2 to 9 of Pimprala which given C.T.S.No.7759 admeasuring 610.50 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalagon. The said C.T.S.is bounded as under:

On or towards East	-	C.T.S.No.7758
On or towards West	-	C.T.S.No.7763
On or towards North	-	C.T.S.No.7760, 7761 & 7764
On or towards South	-	Road

4) **Past and previous title documents :-**

Before 2004 the said Previous Plot No.38 admeasuring 295.00 Sq.Mtrs. out of Gat No.47/2 to 9 and Plot No.39 admeasuring 293.66 Sq.Mtrs. out of Gat No.47/2 to 9 of Pimprala which given C.T.S.No.7759 admeasuring 610.50 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalgaon was owned and possessed by Ashok Bhagirath Chavan

Hon 'ble Superintendent land record Jalgaon by his order appeal SR/109/2000 Jalgaon dated 30/09/2004 Ashok Bhagirath Chavan's name deleted and Vithabai Bhimrao Chavan's names record is on C.T.S.extract No.7759 admeasuring 304.5 Sq.Mtrs. of Jalgaon and said entry was effected in record of rights.

On 02/11/2011, Vithabai Bhimrao Chavan died and following is the legal heirs of deceased Vithabai :-

1) Arun Bhimrao Chavan Son

Therefore said entry was effected in CTS extract No.7759 & 7762.

On 30/03/2017 Arun Bhimrao Chavan had executed a registered sale deed of C.T.S.No.7759 admeasuring 304.5 Sq.Mtrs.of Jalgaon, Tal. & Dist.Jalgaon in favour of Rahul Civil & Mechanical Constructions Pvt.Ltd.through its Director 1) Vijay Sharad Badhan, 2) Milind Pralhad Amrutkar for consideration of Rs. 49,00,000/-and having its serial No.920 and said entry was effected in C.T.S.extract.

On 30/03/2017, Arun Bhimrao Chavan had executed a registered sale deed of C.T.S.No.7762 admeasuring 293.66 Sq.Mtrs.of Jalgaon, Tal. & Dist.Jalgaon in favour of Rahul Civil & Mechanical Constructions Pvt.Ltd.through its Director 1) Vijay Sharad Badhan, 2) Milind Pralhad Amrutkar for consideration of Rs. 49,00,000/- and having its serial No.919 and said entry was effected in C.T.S.extract.

Office of
Advocate
JALGAON
B.A.L.L.B.

On 17/06/2019, Rahul Civil & Mechanical Constructions Pvt.Ltd.through its Director 1) Vijay Sharad Badhan, 2) Milind Pralhad Amrutkar had executed registered Development Agreement of C.T.S.No.7759 and 7762 of Jalgaon, Tal. & Dist.Jalgaon in favour of Jain Buildcon's Patner- Siddharth Arvindkumar Jain and Akash Arvindkumar Jain and Manojkumar Indarchand Surana for consideration of Rs.1,16,75,900/-and having its serial No.2786 and said entry was effected in CTS extract.

On 22/11/2019, Biba Infrastructure Partner 1) Salim Abdul Majid Menan had executed registered T.D.R.Sale deed admeasuring 1067.075 Sq.Mtrs. out of total T.D.R.admeasuring 4773 Sq.Mtrs. of Gat No.753 of Avhane for C.T.S.No.7759 admeasuring 610.50 Sq.Mtrs. of Jalgaon in favour of Jain Buildcon's Patner- Manojkumar Indarchand Surana for consideration of Rs.4,82,160/- and having its serial No.5081.

The Hon'ble District Superintendent land record Jalgaon granted a amalgamation by his order No.NR/Amalgamation/Jalgaon C.T.S.No.7759 & 7762 of Jalgaon dated 02/01/2010 and C.T.S.Card No.7762 cancelled as under :-

C.T.S.No.	Area	Holder
7759	610.50 Sq.Mtrs.	Rahul Civil & Mechanical Constructions Pvt.Ltd.through its Director 1) Vijay Sharad Badhan, 2) Milind Pralhad Amrutkar

Therefore said entry was effected in C.T.S.extract.

The Hon'ble Assistant Director of Town Planning, Jalgaon City Municipal Corporation Jalgaon issue a commencement certificate by his approved No.DDMCJ/B/2019/APL/00360 Dt.24/10/2019 of C.T.S.No.7759 admeasuring 610.50 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalgaon.

5) **Searches Taken :-**

- 1) Record of Sub-Registrar Office, Jalgaon from 1991 to 2020
- 2) C.T.S. Extract from 1991 to 2020
- 3) Zerox copy of sale deed dated 30/03/2017 of CTS No.7762
- 4) Zerox copy of sale deed dated 30/03/2017 of CTS No.7759
- 5) Zerox copy of TDR Sale deed dated 22/11/2019
- 6) Zerox copy of commencement certificate
- 7) Zerox copy of Development Agreement dated 17/06/2019.

6) **Legal Opinion:-**

On perusal of the documents submitted to me and I have taken search of Sub-Registrar, Jalgaon, I am the opinion that the applicants **Rahul Civil & Mechanical Constructions Pvt.Ltd.** through its Director 1) **Vijay Sharad Badhan**, Age 50 years, Occu.Business, 2) **Milind Pralhad Amrutkar** are the absolute owner and possessor of Previous Plot No.38 admeasuring 295.00 Sq.Mtrs. out of Gat No.47/2 to 9 and Plot No.39 admeasuring 293.66 Sq.Mtrs. out of Gat No.47/2 to 9 of Pimprala which given C.T.S.No.7759 admeasuring 610.50 Sq.Mtrs. of Jalgaon, Tal. & Dist.Jalagon having its clear and marketable title which is free from all encumbrances.

Hence this title report.

Jalgaon

Date :- 18/03/2020


H.G. Kirange
Advocate, Jalgaon
Kirange H. G.
Advocate B.A.L L.B.
JALGAON