



**S.N. TALAWAR**

Advocate

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Date : 24/03/2017

**TITLE VERIFICATION REPORT**

- REGARDING - A) Open Plot out of Survey No.57, bearing C.T.S.No.13156/1 Municipal No.4-18-47/1, Sheet No.108 ' ' 85, admeasuring 247 sq. mtrs, situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad.
- B) Open Plot out of Survey No.57, bearing C.T.S.No.13157 Municipal No.4-18-47/1, Sheet No.108, admeasuring 244.65 sq. mtrs, situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad.
- C) Open Plot out of Survey No.56, bearing C.T.S.No.13198/10 admeasuring 120.8 sq. mtrs, situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad.
- D) Open Plot out of Survey No.56, bearing C.T.S.No.13198/10 admeasuring 115.45 sq. mtrs, situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad.

Contd.2..

Yash Infrastructure

*(Signature)*  
Partner

(-2-)

1. This is to certify that, I have inspected available Revenue Records of City Survey Office, and Register of the Sub-Registrar at Aurangabad. I have scanned and scrutinized the title documents placed before me and in consequences of the aforesaid inspection and scrutiny my report regarding title is as under :—
2. That, the above referred properties is a part and parcel of Survey No.56 & 57, Situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad, which was initially owned and possessed by the Aurangabad Ginning and pressing factory, whose name was also entered in record of City Survey office in P.R. Card on 21/07/1983 being a owner and possessor.
3. **Open Plot out of Survey No.57, bearing C.T.S.No.13156/1 Municipal No.4-18-47/1, Sheet No.108 ' ' 85, admeasuring 247 sq. mtrs, situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad.** That, the however being aggrieved by mutation entry in the name of The Aurangabad Ginning and Pressing Factory, Aurangabad through its partner Shri. Kisanrao Marotirao Mahendrakar being a member of New Rokdiya Hanuman Sahkari Gruh Nirman Sanstha has preferred appeal bearing No.264 before Superintendent of Land Record, Aurangabad, which the SLR was pleased to grant stay to the mutation of The Aurangabad ginning and Pressing Factory and pleased to allow the said

appeal and cancelled the said mutation entry and accordingly on the basis of this judgment name of Mr. Kisanrao Mahendrakar mutated in the record of City Survey office in PR card on dt.28/06/1995.

4. That, the Aurangabad Ginning and Pressing Factory, Aurangabad through its partner Shri. Mehernosh H. Chenoy s/o Late Hosbang S. Chenoy for himself and being a power of attorney of i) Mrs. Soona N. Chenoy W/o late Shri. N.S. Chenoy, ii) Mrs. A.B. Mistry w/o Shri. B. Mistry, iii) Shri. Nozar N. Chenoy s/o Late N.S. Chenoy, iv) Miss. P.N. Chenoy D/o Late Shri. N.S. Chenoy, v) Shri. Sohrab N. Chenoy s/o Shri. N.S. Chenoy, iv) Mr. A.B. Vachha w/o Shri, B. Vachha, vii) Shri. Sohrab Y. Chenoy S/o Shri. Y.F.S. Chenoy, viii) shri. Saam A. Chenoy s/o Shri. Astad S. Chenoy have sold eth said property to Mr. Prajwalkumar Kantilal Mithawala through registered sale deed bearing day book No.3892 dt.05/07/1984 and accordingly on the basis of this sale deed name of the purchaser entered in the record of City Survey office in PR Car Vide Mutation entry No.999 dated 29-01-1999 being a owner and possessor of the said property.
5. That, the above referred property is a part and parcel of Survey No.57, bearing C.T.S.No.13157 Municipal No.4-18-47/1, Sheet No.108 admeasuring 244.65 sq. mtrs. Situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad,

which was initially owned and possessed by the Aurangabad Ginning and pressing factory, whose name was also entered in record of City Survey office in P.R. Card on 10/04/1985 being a owner and possessor.

That, the Aurangabad Ginning and Pressing Factory, Aurangabad through its partner Shri. Mehernosh H. Chenoy s/o Late Hosbang S. Chenoy for himself and being a power of attorney of i) Mrs. Soona N. Chenoy W/o late Shri. N.S. Chenoy, ii) Mrs. A.B. Mistry w/o Shri. B. Mistry, iii) Shri. Nozar N. Chenoy s/o Late N.S. Chenoy, iv) Miss. P.N. Chenoy D/o Late Shri. N.S. Chenoy, v) Shri. Sohrab N. Chenoy s/o Shri. N.S. Chenoy, iv) Mr. A.B. Vachha w/o Shri, B. Vachha, vii) Shri. Sohrab Y. Chenoy S/o Shri. Y.F.S. Chenoy, viii) shri. Saam A. Chenoy s/o Shri. Astad S. Chenoy have sold eth said property to Mr. Prajwalkumar Kantilal Mithawala through registered sale deed bearing day book No.3892 dt.05/07/1984 and accordingly on the basis of this sale deed name of the purchaser entered in the record of City Survey office in PR Car Vide Mutation entry No.999 dated 29-01-1999 being a owner and possessor of the said property.

6. That, the above referred property is a part and parcel of Survey No.57, bearing C.T.S.No.13198/10, total admeasuring 259.5 sq. mtrs. Situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad, which was initially

owned and possessed by Shri. Gurubaksh Singh Harnamsingh Chhabada on the basis of registered sale deed bearing daybook No.5051 dated 07/08/1986, whose name was also entered in record of City Survey office in P.R. Card on 29/04/1988 being a owner and possessor.

That, Shri. Gurubakshsingh Harnamsingh Chhabada expired and on the basis of death certificate bearing No.6982 dated 16/04/1992 and affidavit with Jahir Pragatan name of his legal heirs namely i) Smt.Sharankaur gurubakshsingh Chhabada, ii) Shri. Manoharsingh Gurubakshsingh chhabada, iii) Shri. Indermohan Gurubakshsingh Chhabada, iv) Shri. Prabhujeetsingh Gurubakshsingh chhabada, v) Smt. Harjeetkaur w/o Shrichand Jaggyasi, vi) Smt. Bhupinderkaur w/o Rajendersingh Mayal, on 14/11/1998.

7. That, the above referred property is a part and parcel of Survey No.57, bearing C.T.S.No.13198/10, total admeasuring 259.5 sq. mtrs. Situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad, which was initially owned and possessed by Shri. Gurubaksh Singh Harnamsingh Chhabada on the basis of registered sale deed bearing daybook No.5051 dated 07/08/1986, whose name was also entered in record of City Survey office in P.R. Card on 29/04/1988 being a owner and possessor.

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That, Shri. Gurubakshsingh Harnamsingh Chhabada expired and on the basis of death certificate bearing No.6982 dated 16/04/1992 and affidavit with Jahir Pragatan name of his legal heirs namely i) Smt.Sharankaur gurubakshsingh Chhabada, ii) Shri. Manoharsingh Gurubakshsingh chhabada, iii) Shri. Indermohan Gurubakshsingh Chhabada, iv) Shri. Prabhujitsingh Gurubakshsingh chhabada, v) Smt. Harjeetkaur w/o Shrichand Jaggyasi, vi) Smt. Bhupinderkaur w/o Rajendersingh Mayal, on 14/11/1998.

That, the said owner and possessor i) Smt.Sharankaur gurubakshsingh Chhabada, ii) Shri. Manoharsingh Gurubakshsingh chhabada, iii) Shri. Indermohan Gurubakshsingh Chhabada, iv) Shri. Prabhujitsingh Gurubakshsingh chhabada, v) Smt. Harjeetkaur w/o Shrichand Jaggyasi, vi) Smt. Bhupinderkaur w/o Rajendersingh Mayal have sold the said property to i) Mr. Sunil Omprakash Agrawal, ii) Suresh Makkanlal Tekdiwal , through registered sale deed bearing day book No.4623 dated 27/12/2005 and thereafter executed correction deed bearing day book No.2394 dated 19/05/2006 and accordingly on the basis of this sale deed and correction deed name of the purchaser entered in the record of city survey officer in PR card vide mutation entry No.3393 dt. 6/6/2006 being a owner and possessor of the said property. These purchasers/ owner and possessors have also paid N.A. tax and open plot tax up to 2013.

: SCHEDULE - A :

All that piece and parcel of Open Plot out of survey No.57, bearing C.T.s.No.13156/1 Municipal No.4-18-47/1, Sheet No.108 & 85 admeasuring 247 sq. mtrs situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad. which is bounded as follows :

|               |   |                         |
|---------------|---|-------------------------|
| Towards East  | - | C.T.S. No.13156         |
| Towards West  | - | Open Space              |
| Towards South | - | Part of C.T.S. No.13157 |
| Towards North | - | 80 Mtrs Road            |

That, the above title verification report done by Adv. K.D.Pande for 13 years i.e. upto 30/05/2011 and he has given title verification report on 08/6/2011 to client and thereafter on the basis of said report , I have given application for search of said property on 22/02/2013 , from 2011 to 2013 and deposited amount in Sub-Registrar office at Aurangabad and I have given application for search report of said property on 12/5/2014 from the year 2013 to 2014 and deposit amount vide receipt No.5827 at Sub-registrar office at Aurangabad. and giving this **Additional Title Verification report** giving this **Additional Title Verification report on the basis of search report dated 15/4/2014, 15/5/2014 and 16/5/2014.**

: SCHEDULE - B :

All that piece and parcel of Open Plot out of survey No.57, bearing C.T.s.No.13157 Municipal No.4-18-47/1, Sheet No.108, admeasuring 244.65 sq. mtrs situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad. which is bounded as follows :

|               |   |                         |
|---------------|---|-------------------------|
| Towards East  | - | Part of C.T.S. No.13157 |
| Towards West  | - | Open Space              |
| Towards South | - | 30 ft. wide road        |
| Towards North | - | C.T.S. No.13156/1       |

That, the above title verification report done by Adv. K.D.Pande for 13 years i.e. upto 30/05/2011 and he has given title verification report on 27/5/2011 to client and thereafter on the basis of said report , I have given application for search of said property on 22/02/2013 , from 2011 to 2013 and deposited amount in Sub-Registrar office at Aurangabad and I have given application for search report of said property on 12/5/2014 from the year 2013 to 2014 and deposit amount vide receipt No.5829 at Sub-registrar office at Aurangabad. and giving this **Additional Title Verification report on the basis of search report dated 15/4/2014, 15/5/2014 and 16/5/2014.**

: SCHEDULE - C :

All that piece and parcel of Open Plot out of survey No.56, bearing C.T.s.No.13198/10, admeasuring 120.8 sq. mtrs situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangābad. which is bounded as follows :

|               |   |                                      |
|---------------|---|--------------------------------------|
| Towards East  | - | C.T.S. No.13157                      |
| Towards West  | - | Nali                                 |
| Towards South | - | 30 ft. wide road                     |
| Towards North | - | Remaining part of C.T.S. No.13198/10 |

That, the above title verification report done by Adv. K.D.Pande for 13 years i.e. upto 30/05/2011 and he has given title verification report on 08/6/2011 to client and thereafter on the basis of said report , I have given application for search of said property on 22/02/2013 , from 2011 to 2013 and deposited amount in Sub-Registrar office at Aurangabad and I have given application for search report of said property on 12/5/2014 from the year 2013 to 2014 and deposit amount vide receipt No.5825 at Sub-registrar office at Aurangabad. and giving this **Additional Title Verification report** and giving this **Additional Title Verification report on the basis of search report dated 15/4/2014, 15/5/2014 and 16/5/2014.**

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: SCHEDULE - D :

All that piece and parcel of Open Plot out of survey No.56, bearing C.T.s.No.13198/10, admeasuring 115.45 sq. mtrs situated at Mohalla Bahadoorpura, Jalna Road, Near Rokdiya Hanuman Colony, Aurangabad. which is bounded as follows :

Towards East - C.T.S. No.13156/1  
Towards West - Nali  
Towards South - Remaining part of C.T.S. No.13198/10  
Towards North - 80 mtrs wide road

That, the above title verification report done by Adv. K.D.Pande for 13 years i.e. upto 30/05/2011 and he has given title verification report on 08/6/2011 to client and thereafter on the basis of said report , I have given application for search of said property on 22/02/2013 , from 2011 to 2013 and deposited amount in Sub-Registrar office at Aurangabad Aurangabad and I have given application for search report of said property on 12/5/2014 from the year 2013 to 2014 and deposit amount vide receipt No.5826 at Sub-registrar office at Aurangabad. and giving this **Additional Title Verification report** and giving this **Additional Title Verification report on the basis of search report dated 15/4/2014, 15/5/2014 and 16/5/2014.**

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That, the Mrs. Jyoti Sunil Agrawal Age : 44 yrs. R/o MIDC Chikalthana, Aurangabad had done sale deed on dated 14/01/2015 and purchased the property 1) Suresh Makhanlal Tekadiwal , 2) Sunita Suresh Tekdiwl, R/o Vartak Nagar, Thane, and 3) Babasaheb Asaram Kale , property situated at Khokadpura, within the limit of Aurangabad city , CTs No.1356/1 bounded as under :

|               |   |                               |
|---------------|---|-------------------------------|
| Towards East  | - | Property of Ahir and Kashikar |
| Towards West  | - | Nala                          |
| Towards South | - | 30 ft. road                   |
| Towards North | - | 80 mtrs wide road             |

Vide sale deed bearing No.390/2015 dated 14/01/2015 and Sunil Omprakash Agrawal had filed application before T.I.L.R. merger /join up dated 19/04/2014 and the said office sanctioned letter No./Nabhu-1/Ekatrikaran/Navbhu No.13157/1/Aurangabad dated 26/05/2014.

That the all four properties i.e. 1) Survey No.57 bearing CTs No.13156/1 area 247 sq.meters and 2) CTS No.13157 area adm.244.65 sq.meter and survey No.56, CTS No.13198/10 area 120.8 sq.meter and survey no.56 CTS No.13198/10 area adm.115.45 sq.meter all amalgamated vide order dt.26/5/2014 and all properties comes under within CTS No.13156/1 situated Mohalla Bahadurpura, Jalna Raod, Near Rokadiya Hanuman Colony, Aurangabad.

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The said properties are having a marketable value and good title , there is no any encumbrances on the above referred property.

**HENCE THIS REPORT.**

Thanks & Regards,

Date : 24/03/2017

Place : Aurangabad.

  
**S.N. TALAWAR**  
Advocate