ANIL DWARKAPRASAD SARASWAT

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<u>TITLE CERTIFICATE</u>

TO WHOM SO EVER IT MAY CONCERN

ANNEXURE

Title Investigation Report

A. <u>Name of the Owner</u> :-

Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner Ta- Jamner Dist- Jalgaon

I Anil Dwarkaprasad Saraswat, Advocate, have investigated the title of Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner to the immovable properties situated at Palaskheda Bk. Tal- Jamner Dist- Jalgaon on the basis of title deed and other documents (More particularly described in the Scheduled 1), Encumbrance Certificates, the discussions I had with the Mortgagor, the Revenue Authorities and searches carried out by us in the office of the Sub-Register of Assurances Registrar of Companies inspection of the record in the court/s which has jurisdiction over the said immovable properties and site inspection. My/Our report on the title is as under :-

1. <u>Description of the</u> property Immovable

1. All the piece and parcle of immovable property admeasuring out of adm. OH. 81R. + Pot Kharab H. 0.20R. Total 1H. 20R of Gat No. 86/1/1 Situated at. Palaskheda Bk Village under Gram Panchayat Palaskheda Bk Revenue Mandal Jamner District - Jalgaon in the state of Maharashtra bounded as :-

On or towards East by	Gat no. 86/1/2
On or towards West by	Kektnimbhora Shiv
On or towards North by	Jamner Neri Road
On or towards South by	Gat No 86/2/1

2. All the piece and parcel of immovable property admeasuring OH. 80R. + Pot Kharab OH.20R. Total 1H.00R of Gat No. 86/1/2 Situated at. Palaskheda Bk Village under Gram Panchayat Palaskheda Bk Revenue Mandal Jamner District - Jalgaon in the state of Maharashtra an bound under :-

On or towards East by	Gat No. 77
On or towards West by	Gat No. 86/1/1
On or towards North by	Jamner Neri Road
On or towards South by	Gat No.86/2/1 & Gat No.86/2/2

3. All the piece and parcle of immovable property admeasuring 0H. 81R. of Gat No. 82/1/1 Situated at. Palaskheda Bk Village under Gram Panchayat Palaskheda Bk Revenue Mandal Jamner District – Jalgaon in the state of Maharashtra an bound under :-

On or towards East by	Gat No.82/1/2
On or towards West by	Kekatnimbhora Shiv
On or towards North by	Gat No.86/2/2
On or towards South by	Gat No.86/2/1 & Gat No. 83 & Gat No.84

4. All the piece and parcle of immovable property admeasuring 2H. 66R. + Pot Kharab H. 0.0R. of Gat No. 82/1/2 Situated at. Palaskheda Bk Village under Gram Panchayat Palaskheda Bk Revenue Mandal Jamner District - Jalgaon in the state of Maharashtra an bound under :-

On or towards East by	Gat No.84
On or towards West by	Gat No.82/1/1
On or towards North by	Gat No. 86/2/2
On or towards South by	Gat No.86/2/1 & 83 & 84

5. All the piece and parcle of immovable property admeasuring 1H. 58R. + Pot Kharab H. 0.0R. of Gat No. 86/2/1 Situated at. Palaskheda Bk Village under Gram Panchayat Palaskheda Bk Revenue Mandal Jamner District – Jalgaon in the state of Maharashtra an bound under :-

On or towards East by	Gat No.77
On or towards West by	Gat No.86/2/2
On or towards North by	Gat No.82
On or towards South by	Gat No.86/1

2. <u>Devolution of Titles</u> :-

(A) Gat No. 86/1/1

It seems that Madhukar Rajaram Tayde was a previous owner of the land bearing Gat No 86 M.E. No. 743.

It seems that Shri. Madhukar Rajaram Tayde made a partition between himself and his brother Shri Bhika Rajaram Tayde. Accordingly H 1.61R +H 0.40RPK Total H 2.01R came to the share of Shri Bhika Rajaram Tayde.

It seems that Shri Bhika Rajaram Tayde sold H 0.81R +H 0.20RPK of the said land to Shri. Shailesh Kailash Jindal and H 0.80R +H 0.20R PK to Shri. Sunil Kailash Jindal by way of registered sale deeds for the consideration of Rs. 3,53,500/-and 2,67,000/ on 10/12/2012. Accordingly M.E. Nos. 1030 and 1031 came to be effected in the record of rights.

It seems that Shri. Shailesh Kailash Jindal and Shri. Sunil Kailash Jindal converted the use of said land towards N.A purpose. As per the order of S D M Jalgaon No. Jamin /Akrushik / SR/65/2005 Dt- 27/05/2005. Accordingly M.E. No. 1148 came to be effected in the record of rights.

It seems that Shri. Shailesh Kailash Jindal and Shri. Sunil Kailash Jindal again converted the use of said land towards Agriculture purpose As per the order of S D M Jalgaon No. Jamin /Kavi 144/2010 Dt- 22/02/2010. Accordingly M.E. No. 1354 came to be effected in the record of rights.

It seems that Shri. Sunil Kailash Jindal sold the said landsGat No. 86/1/1 to that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner Ta- Jamner Dist- Jalgaon by way of registered sale deeds for the consideration of Rs. 4,50,000/- on 08/03/2010. Accordingly M.E. No. 1361 came to be effected in the record of rights. Since then he is a owner of Gat no 86/1/1 H0.81 R + H0.20R PK assessed at Rs. 2.10 P.

It seem that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner converted the use of 10,100 Sq. Mtrs. Assed at Rs.1010.00p Of the said land towards N.A. educational purpose. As per the order of S D M Jalgaon No. Jamin /Binsheti /SR/58/2010 Dt- 03/01/2011. Accordingly and M.E. No. 1499 came to be effected in the record of rights.

(B) Gat No. 86/1/2

It seems that Madhukar Rajaram Tayde was a previous owner of the land bearing Gat No 86 M.E. No. 743.

It seems that Shri. Madhukar Rajaram Tayde made a partition between himself and his brother Shri Bhika Rajaram Tayde. Accordingly H 1.61R +H 0.40RPK Total H 2.01R came to the share of Shri Bhika Rajaram Tayde.

It seems that Shri Bhika Rajaram Tayde sold H 0.80R +H 0.20R PK to Shri. Shailesh Kailash Jindal by way of registered sale deeds for the consideration of Rs. 2,67,000/ on 10/12/2012. Accordingly M.E. Nos. 1031 came to be effected in the record of rights.

It seems that Shri. Shailesh Kailash Jindal and Shri. Sunil Kailash Jindal converted the use of said land towards N.A purpose. As per the order of S D M Jalgaon No. Jamin /Akrushik / SR/65/2005 Dt- 27/05/2005. Accordingly and M.E. No. 1148 came to be effected in the record of rights.

It seems that Shri. Shailesh Kailash Jindal and Shri. Sunil Kailash Jindal again converted the use of said land towards Agriculture purpose As per the order of S D M Jalgaon No. Jamin /Kavi 144/2010 Dt- 22/02/2010. Accordingly and M.E. No. 1354 came to be effected in the record of rights.

It seems that Shri. Shailesh Kailash Jindal sold Gat No. 86/1/2 to that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner Ta- Jamner Dist- Jalgaon by way of registered sale deeds for the consideration of Rs. 4,50,000/- on 08/03/2010. Accordingly and M.E. No. 1359 came to be effected in the record of rights. Since then he is a owner of Gat no 86/1/2 H0.80 R + H0.20R PK Total H1.00R assed at Rs. 2.10 P.

It seem that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner converted the use of 15800.00 Sq. Mtrs. Assed of Rs.1000 p Of the said land towards N.A. educational purpose. As per the order of S D M Jalgaon No. Jamin /Binsheti /SR/31/2010 Dt- 27/08/2010. Accordingly and M.E. No. 1430 came to be effected in the record of rights.

(C) Gat No. 82/1/1

It seems that Purushottam Madhav Patil was a previous owner of the land bearing Gat No 82 M.E. No. 699.

It seems that Purushottam Madhav Patil made a partiotion between himself and his brother Vitthal Madhav Patil. Accordingly Gat no 82 came to the share of Purushottam Madhav Patil. Accordingly and M.E. No. 773 came to be effected in the record of rights.

It seems that Purushottam Madhav Patil made a partiotion between himself and his son Bhagwat Purushottam Patil. Accordingly Gat no 82 came to the share of Bhagwat Purushottam Patil. Accordingly and M.E. No. 806 came to be effected in the record of rights.

It seems that Bhagwat Purushottam Patil sold tha said land to Madhukar Rajaram Tayade by way of Reg Sale deed on 06/02/1991. Accordingly and M.E. No. 840 came to be effected in the record of rights.

It seems that Shri. Madhukar Rajaram Tayde made a partition between himself and his son Shri Rajendra Madhukar Tayde. Accordingly Gat No. 82/1 came to the share of Madhukar Rajaram Tayde . Accordingly and M.E. No. 993 came to be effected in the record of rights.

It seems that Madhukar Rajaram Tayde sold the said land to Sau. Chanchal Sunil Agrawal hence she becomes a owner of the said land Adm H0.81R Hence it become 82/1/1 by way of registered sale deeds. Accordingly and M.E. No. 1027 came to be effected in the record of rights.

It seems that Sau Chanchal Sunil Agrawal sold Gat No 82/1/1 to Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner by way of registered sale deed for the consideration of Rs. 2,00,000/ on 08/03/2010. Accordingly M.E. No. 1362 came to be effected in the record of rights.

It seem that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner converted the use of 8100.00 Sq. Mtrs.assed of Rs.810. Of the said land towards N.A. educational purpose. As per the order of S D M Jalgaon No. Jamin /Binsheti /SR/58/2010 Dt- 03/01/2011. Accordingly and M.E. No. 1499 came to be effected in the record of rights.

(D) Gat No. 82/1/2

It seems that Purushottam Madhav Patil was a previous owner of the land bearing Gat No 82 M.E. No. 699.

It seems that Purushottam Madhav Patil made a particition between himself and his brother Vitthal Madhav Patil. Accordingly Gat no 82 came to the share of Purushottam Madhav Patil. Accordingly and M.E. No. 773 came to be effected in the record of rights.

It seems that Purushottam Madhav Patil made a partiotion between himself and his son Bhagwat Purushottam Patil. Accordingly Gat no 82 came to the share of Bhagwat Purushottam Patil . Accordingly and M.E. No. 806 came to be effected in the record of rights.

It seems that Bhagwat Purushottam Patil sold tha said land to Madhukar Rajaram Tayade by way of Reg Sale deed on 06/02/1991. Accordingly and M.E. No. 840 came to be effected in the record of rights.

It seems that Shri. Madhukar Rajaram Tayde made a partition between himself and his son Shri Rajendra Madhukar Tayde. Accordingly Gat No. 82/1 came to the share of Madhukar Rajaram Tayde . Accordingly and M.E. No. 993 came to be effected in the record of rights.

It seems that Madhukar Rajaram Tayde sold H 2.66 R the said land to Sau. Chanchal Sunil Agrawal hence it becomes Gat No. 82/1/2 by way of registered sale deeds. Accordingly and M.E. No. 1028 came to be effected in the record of rights.

It seems that Sau Chanchal Sunil Agrawal sold Gat No 82/1/2 to Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner by way of registered sale deed for the consideration of Rs. 3,86,000/ on 12/03/2010. Accordingly M.E. No. 1358 came to be effected in the record of rights.

It seem that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner converted the use of 26600.00 Sq. Mtrs. Assed of Rs. 2660. Of the said land towards N.A. educational purpose. As per the order of S D M Jalgaon No. Jamin /Binsheti /SR/58/2010 Dt- 03/01/2011. Accordingly and M.E. No. 1499 came to be effected in the record of rights.

(E) Gat No. 86/2/1

It Seems that Vimalbai Ratanlal Jain was previous owner of Gat No 86/2.

It Seems that Vimalbai Ratanlal Jain was sold western side of H1.58R to Shri Atmaram Hari Suralkar. Accordingly he become a owner of Gat no 86/2/1. Accordingly M.E. No. 876 came to be effected in the record of rights.

It Seems that Atmaram Hari Suralakar sold the said land to Shri Bhika Rajaram Tayde. Accordingly he become a owner of Gat no 86/2/1. Accordingly M.E. No. 990 came to be effected in the record of rights.

It Seems that Bhika Rajaram Tayde sold the said land to Sau Sandhya Shailesh Jindal. Accordingly she become a owner of Gat no 86/2/1. Accordingly M.E. No. 1029 came to be effected in the record of rights.

It Seems that Sau Sandhya Shailesh Jindal sold the said land to Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy

Sanstha Jamner by way of registered sale deed for the consideration of Rs. 2,30,000/ on 08/03/2010. Accordingly M.E. No. 1360 came to be effected in the record of rights.

It seem that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner converted the use of 15800.00 Sq. Mtrs. Assed Rs 1580. Of the said land towards N.A. educational purpose. As per the order of S D M Jalgaon No. Jamin /Binsheti /SR/31/2010 Dt- 27/08/2010. Accordingly and M.E. No. 1430 came to be effected in the record of rights.

- 3. Mutation of the name of the :owner in revenue record.
 - The name of the owner mutated as per Nos.1361,1359,1362,1358,1360,1430, 1499 are rightly recorded and complied.

4. Minors Interest/ **HUF Property**

Possession

A.

- :- There is no minors interest and property is not joint Hindu Family Property.
- :- Shri Rajkumar Prakashchand Kawdiya President Prakashchand JainBahuuddeshiy Sanstha Jamner Ta- Jamner Dist- Jalgaon is in possession of
 - A) Gat No. 86/1/1
 - B) Gat No. 86/1/2
 - C) Gat No. 82/1/1
 - D) Gat No. 82/1/2
 - E) Gat No. 86/2/1

Payment of Municipal/ Local taxes/ cess etc

- :- The owner has paid up date revenue taxes and cess of the property.
- 5. Application of the Urban Land (Ceiling and Regulation) Act, 1976 is not application to the Act, 1976(ULCRA)

:- The Urban Land(Ceiling and Regulation) present land.

- 6. Application of local laws
- :- No local laws are applicable to the land.

- 7. Searches :
- a. Searches in the office of :-

I, found that Shri. Rajkumar Prakashchand Kawdiya President of Prakashchand Jain

Sub- Registrar of Assurance

Bahuuddeshiya Sanstha Jamner is a owners of Gat No. 86/1/1, Gat No. 86/1/2, Gat no. 82/1/1, Gat No. 82/1/2 and Gat No. 86/2/1 take search in the office of Sub-Registrar for 30 years i.e. from 1991 to 2020 and Receipt No. 3713/2020 , 3714/2020, 3715/2020, 3716/2020, 3717/2020 dt. 23/07/20,

I have made enquiries in mandal and

revenue Offices and found that

Kawdiya President of Prakashchand Jain

Shri. Rajkumar Prakashchand

Bahuuddeshiya Sanstha Jamner owner of the land Property title is clear & free from encumbrances.

b. <u>Enquiries in the Officer</u> of Mandal/ Revenue Office

c. <u>Searches in the Office</u> Registrar of Companies

- 8. Site Inspection
- 9. <u>Concussion and</u> <u>Recommendations</u>
- :- This is not applicable
- :- The property is properly accessible and boundaries are perfect.
- :- Mortgage shall be by Declarative / Register Mortgage.

Schedule -1

1-

II & XII extract, mutation entries

Schedule – II

(Details of the Property)

Gat No. 82/1/1 situated at Palaskheda Bk. adm. 0H. 81 R.+ Pt. Kh. H.OR.

On or towards East by	Gat No.82/1/2
On or towards West by	Kektnimbhora Shiv
On or towards North by	Gat No.86/2/2
On or towards South by	Gat No.86/2/1 & Gat No. 83 & Gat No.84

Gat No. 82/1/2 situated at Palaskheda Bk. adm. 2H. 66 R. + Pt. Kh.OH.OR.

On or towards East by	Gat No.84
On or towards West by	Gat No.82/1/1
On or towards North by	Gat No. 86/2/2
On or towards South by	Gat No.86/2/1 & 83 & 84

Gat No. 86/1/1 situated at Palaskheda Bk. adm.0H. 81 R. + Pt. Kh.0H.20R.

On or towards East by	Gat no. 86/1/2
On or towards West by	Kektnimbhora Shiv
On or towards North by	Jamner Neri Road
On or towards South by	Gat No 86/2/1

Gat No. 86/1/2 situated at Palaskheda Bk. adm.0H. 80 R. + Pt.Kh.0H.20R.

On or towards East by	Gat No. 77
On or towards West by	Gat No. 86/1/1
On or towards North by	Jamner Neri Road
On or towards South by	Gat No.86/2/1 & Gat No.86/2/2

Gat No. 86/2/1 situated at Palaskheda Bk. adm.1H. 58 R. + Pt. Kh. OH .OR.

On or towards East by	Gat No.77
On or towards West by	Gat No.86/2/2
On or towards North by	Gat No.82
On or towards South by	Gat No.86/1

Anil D Saraswat Advocat Jamner e

I certify that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner Ta- Jamner Dist- Jalgaon is in possession of Gat No. 86/1/1 his title is valid clear and marketable to the immovable property as stated above.

Date : 23/07/2020

10712620

Anil D Saraswat Advocate, Jamner

I certify that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner Ta- Jamner Dist-Jalgaon is in possession of Gat No. 82/1/1 his title is valid clear and marketable to the immovable property as stated above.

Date : 23/07/2020

9/07/2020 Anil D Saraswat Advocate, Jamner

I certify that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner Ta- Jamner Dist-Jalgaon is in possession of Gat No. 82/1/2 his title is valid clear and marketable to the immovable property as stated above.

Date : 23/07/2020

3/07/2020 Anil D(Saraswat Advocatè amner

I certify that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner Ta- Jamner Dist- Jalgaon is in possession of Gat No. 86/1/2 his title is valid clear and marketable to the immovable property as stated above.

Date : 23/07/2020

3/07/2020 Anil D Saraswat Advocate Jamner

I certify that Shri Rajkumar Prakashchand Kawdiya President Prakashchand Jain Bahuuddeshiy Sanstha Jamner Ta- Jamner Dist-Jalgaon is in possession of Gat No. 86/2/1 his title is valid clear and marketable to the immovable property as stated above.

Date : 23/07/2020

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Advocate, Jamner

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