BIYANI ASSOCIATES

VinodKumar Nandlalji Biyani
M.Com. LL.B.
Enrollment No. MAH/368/1982
Gaurav Vinodkumarji Biyani
B.S.L.L.L.B., LL.M.
Enrollment No. MAH-3715/2010
Bhagyashree Gaurav Biyani
B.Com, LL.B.
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Rein Bassera, Lal Bhadur Colony, Risod Road, Washim Tq & Dist Washim
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To,
Maha RERA
Nagpur
Tq. & Dist. Nagpur

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to the **Field Survey No. 30/3 of Gondeshwar** Tq. & Dist Washim For Last 30 Years (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **Mr. Purankumar Lalchand Badlani** and following documents :

Description of Property

All the piece and parcel of the land from **Field Survey No. 30/3,** situated at Gondeshwar, within the municipal limits of Municipal Council Washim and also within the limit of Sub Registrar Office, Washim, admeasuring **19800 Sq. Mt. i.e. 01 H 98 R** in area owned and possessed by **Mr. Purankumar Lalchand Badlani** and the same is bounded as follows:

East : Land of Prabhakar Jahagirdar

West : Land of Mohit Purankumar Badlani

North : By Site of Vaishali Kadam, Madhuri Kadam, Mr. Dilip Vispute and Mr. Prasahnt Vishpute

South : By Land of Mr. Pinajarkar, Mr. Javade, Mr. Rajkumar Chandak and others

Description of the Documents :

A. 7/12 Extract of the Field Survey No. 30/3 for the year 2021-22
B. Copy of the Sale Deed bearing Document no. 4068/2021 dated 16/09/2021 and Document no. 388/1989 dated 15/04/1989, Document no. 958/2001 dated 08/03/2001,
C. Copy of the Gift Deed bearing document no. 5260/2021 dated 09/12/2021
D. Search Report for thirty years from 1993 to 2022

Gaurav V. Biyani
Advocate, Washim

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On Perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of **Mr. Purankumar Lalchand Badlani** is clear, marketable and without any encumbrances.

Owner of the Land : **Mr. Purankumar Lalchand Badlani** is the absolute owner of the **Field Survey No. 30/3** situated at Gondeshwar, within the municipal limits of Municipal Council Washim and also within the limit of Sub Registrar Office, Washim, admeasuring **19800 Sq. Mt.**

The report reflecting the flow of title of **Mr. Purankumar Lalchand Badlani** (Owner) on the said land is enclosed herewith as Annexure.

Encl. : Annexure
Date 08/03/2022

Gaurav V. Biyani
Advocate Washim

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Advocate, Washim

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Date: 08/03/2022

Certificate of Title

The flow of title history of the property, as per the available revenue record and the documents provided by the Owner and the searched conducted at the Office of Sub Registrar Washim vide receipt no. MH013949574202122E dated 02/03/2022 for the year 1993 to 2004 and vide receipt no. 1112330734 dated 02/03/2022 the year 2005 to 2022 situated at **Gondeshwar Jah** Tq & Dist Washim owned and possessed by **Mr. Purankumar Lalchand Badlani** is as follows:

Documents :

A. 7/12 Extract of the Field Survey No. 30/3 for the year 2021-22
B. Copy of the Sale Deed bearing Document no. 4068/2021 dated 16/09/2021 and Document no. 388/1989 dated 15/04/1989, Document no. 958/2001 dated 08/03/2001,
C. Copy of the Gift Deed bearing document no. 5260/2021 dated 09/12/2021

Title History For Plot From Field Survey No. 30/3 of Gondeshwar Tq. & Dist. Washim For Last 30 Years.

1. That as per the available revenue record land from field survey no. 30/3 admeasuring 02 H 97 R land having land revenue of Rs. 5.00/- share full of village Gondeshwar Tq. & Dist. Washim which is situated within M.C. limit Washim was owned and possessed by **Mr. Prallahd Rajaramji Kalwane, Mr. Baban @ Bhanudas Prallhadrao Kalwane** prior to last 30 years through his predecessors in title.

2. That **Mr. Prallahd Rajaramji Kalwane, Mr. Baban @ Bhanudas Prallhadrao Kalwane** had sold the land admeasuring 01 H 35 R land from field Survey No. 30/3 to **Mrs. Vidyadevi Rajkumar Lahoti** by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 388/1989 dated 15/04/1989 for consideration of Rs. 33,750/-. That the mutation to that effect is recorded in revenue record vide mutation entry no. 247 dated 15/03/1990.

Gaurav V. Biyani
Advocate, Washim

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3. That **Mr. Prallahd Rajaramji Kalwane, Mr. Baban @ Bhanudas Prallhadrao Kalwane** had sold the land admeasuring 01 H 62 R land from field Survey No. 30/3 to **Mrs. Sarojdevi Dilipchand Lahoti** by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 388/1989 dated 15/04/1989 for consideration of Rs. 50,000/-. That the mutation to that effect is recorded in revenue record vide mutation entry no. 248 dated 15/03/1990.

4. That **Mrs. Sarojdevi Dilipchand Lahoti** had gifted the land admeasuring 01 H 62 R from field Survey No. 30/3 to **Mrs. Vidyadevi Rajkumar Lahoti** by registered gift deed duly registered with the Sub Registrar Washim at sr. no. 958/2001 dated 08/03/2001. The gift deed is accepted by the donee and the donee was put in possession of the same. That the mutation to that effect is recorded in revenue record vide mutation entry no. 1243 dated 03/04/2001.

5. That **Mrs. Vidyadevi Rajkumar Lahoti** had agreed to sale the land admeasuring 02 H 97 R land from field Survey No. 30/3 to **Mr. Purankumar Lalchand Badlani** by registered agreement to sale for consideration of Rs. 1,28,30,000/-. The agreement to sale is duly registered with the Sub Registrar Washim at sr. no. 2145/2020 dated 29/07/2020.

6. That **Mrs. Vidyadevi Rajkumar Lahoti** had sold the land admeasuring 02 H 97 R land from field Survey No. 30/3 to **Mr. Purankumar Lalchand Badlani** by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 4068/2021 dated 16/09/2021 for consideration of Rs. 1,28,30,000/-. That the mutation to that effect is recorded in revenue record vide mutation entry no. 300 dated 10/10/1991.

7. That **Mr. Purankumar Lalchand Badlani** had gifted the land admeasuring 00 H 99 R from field Survey No. 30/3 to **Mr. Mohit Purankumar Badlani** by registered gift deed duly registered with the Sub Registrar Washim at sr. no. 5260/2021 dated 09/12/2021. The gift deed is accepted by the donee and the donee was put in possession of the same. That the mutation to that effect is recorded in revenue record.

Gaurav V. Biyani
Advocate, Washim

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This is to certify that I have investigated the title to the aforesaid property and have perused title deeds and certify that in my opinion the title **Mr. Purankumar Lalchand Badlani** is clear, marketable and free from encumbrance, charges and/or claims. I do not notice any kind of litigation or lis registered with the Sub Registrar Washim.

Date : 02/03/2022
Place : Washim

Gaurav V. Biyani
Advocate Washim

Schedule of Property

All the piece and parcel of the land from **Field Survey No. 30/3,** situated at Gondeshwar, within the municipal limits of Municipal Council Washim and also within the limit of Sub Registrar Office, Washim, admeasuring **19800 Sq. Mt. i.e. 01 H 98 R** in area owned and possessed by **Mr. Purankumar Lalchand Badlani** and the same is bounded as follows:

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South : By Land of Mr. Pinajarkar, Mr. Javade, Mr. Rajkumar Chandak and others

Date: 02/03/2022
Place : Washim

Gaurav V. Biyani
Advocate Washim

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