BIYANI ASSOCIATES

VinodKumar Nandlalji Biyani
M.Com. LL.B.
Enrollment No. MAH/368/1982
Gaurav Vinodkumarji Biyani
B.S.L.LL.B., LL.M.
Enrollment No. MAH-3715/2010
Bhagyashree Gaurav Biyani
B.Com, LL.B.
Enrollment No. MAH 2063/2016

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. 59/1 NA Plot 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 **M/s Tecton Builders and Developers Private Limited** and following documents :

Description of Property

All the piece and parcel of the land bearing **Plot** from **field survey no. 59/1,** situated at Gondeshwar Jah, within the municipal limits of Municipal Council Washim and also within the limit of Sub Registrar Office, Washim, admeasuring **16100 Sq. Mt. i.e. 1,73,300.4 Sq. Ft.** in area and the same is bounded as follows:

East : By approved road from layout road and land from field survey no. 59/1
West : 18Mt. D.P. Road
North : By Land from field survey no. 58/3 and field survey no. 58/2
South : By Land from field Survey no. 59/1

Description of the Documents :

A. 7/12 Extract of the Plot no. 1 Field Survey no. 59/1 for the year 2021-22
B. Copy of the Sale Deed bearing Document no. 3178/2014 dated 19/09/2014 and document no. 61/2015 dated 06/01/2015
C. Copy of the N.A. Order passed by Additional Collector Washim passed in rev. case no. NAP-34/Gondehswar Jah/22/2013-14 dated 16/06/2014 and the Layout Map approved Town Planning and Development Authority, Washim.
D. Coy of Mutation Entry no. 4205 dated 15/01/2015 and 4204 dated 15/01/2015
E. Search Report for thirty two years from 1992 to 2023

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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 **M/s Tecton Builders and Developers Private Limited** is clear, marketable and without any encumbrances.

Owner of the Land : **Plot no. 1** from **Field Survey no. 59/1** situated at Gondeshwar Jah, within the municipal limits of Municipal Council Washim and also within the limit of Sub Registrar Office, Washim, admeasuring **16100 Sq. Mt.**

The report reflecting the flow of title of **M/s Tecton Builders and Developers Private Limited** (Owner) on the said land is enclosed herewith as Annexure.

Encl. : Annexure
Date 12/01/2023

GAURAV V BIYANI
Digitally signed by GAURAV V BIYANI
Date: 2023.01.12 06:01:03 +05'30'

Gaurav V. Biyani
Advocate Washim

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Date: 12/01/2023

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. MH013804860202021E dated 24/03/2021 for the year 1992 to 2008 and vide receipt no. 1113000829 dated 24/03/2021 for the year 2009 to 2021 and vide receipt no. 1112724027 dated 12/01/2023 for the year from 2011 to 2023 situated at **Gondeshwar Jah** Tq. & Dist. Washim owned and possessed by **M/s Tecton Builders and Developers Private Limited** is as follows:

Documents :

A. 7/12 Extract of the Plot no. 1 Field Survey no. 59/1 for the year 2021-22
B. Copy of the Sale Deed bearing Document no. 3178/2014 dated 19/09/2014 and document no. 61/2015 dated 06/01/2015
C. Copy of the N.A. Order passed by Additional Collector Washim passed in rev. case no. NAP-34/Gondehswar Jah/22/2013-14 dated 16/06/2014 and the Layout Map approved Town Planning and Development Authority, Washim.
D. Coy of Mutation Entry no. 4205 dated 15/01/2015 and 4204 dated 15/01/2015
E. Search Report for thirty two years from 1992 to 2023

Title History For Plot From Field Survey No. 59/1 of Gondeshwar Jah Tq & Dist Washim For Last 32 Years.

1. That as per the available revenue record land from field survey no. 59 admeasuring 14 H 81 R land having land revenue of ` 24.75/- share full of village Gondeshwar Jah Tq & Dist Washim which is situated within M.C. limit Washim was owned and possessed by **Shri Madhav Narayan Dhavale** prior to last 30 years through his predecessors in title. That as per revenue record mutation entry no. 177 dated 15/09/1987, the land admeasuring 08 H 16 R land was given the new field survey no.

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59/1, and the land admeasuring 06 H 44 R land was given the new field survey no. 59/2.

2. That during the lifetime of Shri Madhav Narayan Dhavale, Shri Madhav Narayan Dhavale had made partition of the land in between himself his son Shri Vasantrao Madhav Dhavale, Shri Suresh Madhav Dhavale, and grandson Shri Vaibhav Vasantrao Dhavale, Shri Vikram Vasantrao Dhavale and in the year 1987 and in that partition the land admeasuring 02 H 41 R from field survey no. 59/1 was allotted to the share of Shri Vasantrao Madhav Dhavale, the land admeasuring 03 H 27 R from field survey no. 59/1 was allotted to the share of Shri Sureshrao Madhav Dhavale, the land admeasuring 02 H 48 R from field survey no. 59/1 was allotted to the share of Shri Vaibhav Vasantrao Dhavale and Shri Vikram Vasantrao Dhavale. That the mutation to that effect was recorded in revenue record vide mutation entry no. 183, 184, 185 dated 15/09/1987.

3. That **Shri Vasantrao Madhavrao Dhavale** had sold the land admeasuring 00 H 80 R land from field survey no. 59/1 to **Smt Sushilabai wd/o Bodulalji Lahoti** by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 2833 dated 07/07/1990 for consideration of Rs. 40,000/-. That the mutation to that effect is recorded in revenue record vide mutation entry no. 263 dated 18/07/1990.

4. That **Shri Vasantrao Madhavrao Dhavale** had sold the land admeasuring 00 H 81 R land from field survey no. 59/1 to **Shri Laxmanrao Maruti Padghan** by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 1750 dated 30/04/1991 for consideration of Rs. 40,000/-. That the mutation to that effect is recorded in revenue record vide mutation entry no. 300 dated 10/10/1991.

5. That as per mutation entry no. 1904 dated 05/08/2005, Smt Sushilabai Bodulalji Lahoti died on 08/06/2003, leaving behind Shri Sureshchandra Bodulalji Lahoti, Shri Kamalkishore Bodulalji Lahoti, Shri Rameshchandra Bodulalji Lahoti, Shri Dilipchand Bodulalji Lahoti, Shri Rajkumar Bodulalji Lahoti, Smt Rekhadevi Satyanaryan Mandhane, Smt Kalpnadevi Umeshkumarji Rathi, Smt Chayyadevi Shrikisan Porwal as his legal heirs who all inherited the above property in succession. That the

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mutation to that effect was recorded in revenue record vide mutation entry no. 1904 dated 05/08/2005.

6. That 1) Shri Sureshchandra Bodulalji Lahoti, 2) Shri Kamalkishore Bodulalji Lahoti, 3) Shri Rameshchandra Bodulalji Lahoti, 4) Shri Dilipchand Bodulalji Lahoti, 5) Shri Rajkumar Bodulalji Lahoti, 6) Smt Rekhadevi Satyanaryan Mandhane, 7) Smt Kalpnadevi Umeshkumarji Rathi, 8) Smt Chayyadevi Shrikisan Porwal, 9) Shri Laxmanrao Maruti Padghan all collectively applied to the Collector Washim for conversion of following agricultural land to non-agricultural residential use.

Sr. No.	Name of the Owner	Area	New Field Survey no.
1.	1) Shri Sureshchandra Bodulalji Lahoti, 2) Shri Kamalkishore Bodulalji Lahoti, 3) Shri Rameshchandra Bodulalji Lahoti, 4) Shri Dilipchand Bodulalji Lahoti, 5) Shri Rajkumar Bodulalji Lahoti, 6) Smt Rekhadevi Satyanaryan Mandhane, 7) Smt Kalpnadevi Umeshkumarji Rathi, 8) Smt Chayyadevi Shrikisan Porwal,	8100 Sq. Mt.	59/1
2.	Shri Laxmanrao Maruti Padghan	8000 Sq. Mt.	59/1

That the Additional Collector Washim by its order dated 16/06/2014 passed in revenue case no. NAP-34/Gondehswar Jah/22/2013-14 granted permission for conversion of above land admeasuring 16100 Sq. Mt. for non-agricultural residential purpose.

7. That **M/s Tecton Builders and Developers Private Limited** was a private limited company duly registered with the Registrar of Companies at Mumbai on 24/07/2013. The registration no. of the company is U4520MH2013PTC246098 on 24/07/2013. That the registered address of the company is M/s Tecton Builders and Developers Private Limited, R:115, F:11th, W: C P:210 C Wing, Mittal Tower, Barrister

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Rajani Patel Marg, Nariman Point Mumbai 400 021. That the main object of the company is to establish and carry on the business, in India, or elsewhere, to acquire promote, own, commercialize construct, develop, purchase, sell, resell, rent out, lease out, the land buildings, properties, and other infrastructure and to promote Infrastructure Development Activities and Construction Activities. That as per MOA Mr. Rajnesh Abhaychand Jain, and Mr. Pankaj Rajkumar Yambal, and Mr. Rohit Rajkumar Yambal are the directors of the company.

8. That as per the resolution passed by the board of directors of the Company, Mr. Rajnesh Abhaychand Jain is authorized:

   a. To purchase and/or sale any immovable property in form of land, plots. Flat/s, shop/s, warehouse/s. etc on behalf of company.

   b. To perform monetary transaction for purchase and or sale of immovable property as mentioned in point 1 on behalf of company

   c. To act as authorized signatory and execute all types of documents required for companies business. These documents can be (but not limited to) Agreement/s, contract/s, Deed/s, Agreement/s, for sale, Sale Deed/s. Conveyance Deed/s, allotment letter/s etc on behalf of company and to present the same before the Sub Registrar for registry.

   d. To represent the company to all applicable regulatory or government authority for the purpose of sale and or register of flat/s or shop/s constructed on the land/s or plot/s purchased by the company.

   e. To file the income tax return and to sign the balance sheet of the company.

   f. To apply to the banks, non – financial banking financial company or financial institutions to borrow money or to avail loan facility of any kind for the company.

   Thus **Mr. Rajnesh Abhaychand Jain** is authorized to do the above mentioned work for and on behalf of Company.

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9. That **Mr. Laxman Maroti Padghan** sold the land admeasuring 8100 Sq. Mt. land from field survey no. 59/1 to **M/s Tecton Builders and Developers Private Limited** by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 3178/2014 on 19/09/2014 for consideration of ` 1,24,11,000/-. That the said sale deed was also confirmation and consent by Ms. Mayuri Laxman Padghan as a confirming party to the above sale transaction. That the said sale deed was executed and accepted by Shri Rajnesh Abhaychand Jain for and on behalf of the Company. That the mutation to that effect is recorded in revenue record vide mutation entry no. 4204 dated 15/01/2015.

10. That **1) Shri Sureshchandra Bodulalji Lahoti, 2) Shri Kamalkishore Bodulalji Lahoti, 3) Shri Rameshchandra Bodulalji Lahoti, 4) Shri Dilipchand Bodulalji Lahoti, 5) Shri Rajkumar Bodulalji Lahoti, 6) Smt Rekhadevi Satyanaryan Mandhane, 7) Smt Kalpnadevi Umeshkumarji Rathi, 8) Smt Chayyadevi Shrikisan Porwal,** sold the land admeasuring 8000 Sq. Mt. land from field survey no. 59/1 to **M/s Tecton Builders and Developers Private Limited** by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 61/2015 on 06/01/2015 for consideration of ` 1,22,90,000/-. That the said sale deed was also confirmation and consent by Shrikisan Radhakisan Porwal as an confirming party to the above sale transaction. That the said sale deed was executed and accepted by Shri Rajnesh Abhaychand Jain for and on behalf of the Company. That the mutation to that effect is recorded in revenue record vide mutation entry no. 4205 dated 15/01/2015.

11. That **M/s Tecton Builders and Developers Private Limited** applied before the M.C. Washim to grant permission for construction of apartments building consisting of Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor on the above plot as per map attached to it. That the M.C. Washim by its letter dated 29/05/2015 vide no. 639/2015 granted permission for construction of apartments building consisting of Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor as per sanctioned map upto plinth level.

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12. That **M/s Tecton Builders and Developers Private Limited** applied before the M.C. Washim to grant permission for construction of apartments building consisting of Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor on the above plot as per map attached to it. That the M.C. Washim by its letter no. CBWWM/RB/2021/APL/00011 dated 20/01/2021 granted permission for construction of apartments building consisting of Ground Floor, First Floor, Second Floor, Third Floor and Fourth Floor as per sanctioned map.

13. That prior to this **M/s Tecton Builders and Developers Private Limited** had erected the building Wing A, B, C, D, E, F. That the **M/s Tecton Builders and Developers Private Limited** had also executed the agreement to sale in respect of the flats from the building Wing A, B, C, D, E, F in favor of the allottee/purchasers. That the prospective allottee/purchasers had also availed the loan facility from the various banks and institution.

14. That **M/s Tecton Builders and Developers Private Limited** had mortgage the flats constructed on the plot no. 1 in the Building No. D, E, F, to Jintur Urban Co-op. Bank Ltd. Jintur, Karanja branch and had availed the loan facility to the tune of Rs. 6,00,00,000/- by way of registered mortgage duly registered with the Sub Registrar Washim at sr. no. 3429/2018 dated 29/09/2018. That the said loan is cleared by **M/s Tecton Builders and Developers Private Limited.** That the Jintur Urban Co-op. Bank Ltd. Jintur, Karanja branch had issued the no dues certificate on 20/03/2021.

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 of **M/s Tecton Builders and Developers Private Limited** 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 : 12/01/2023
Place : Washim

GAURAV V BIYANI
Digitally signed by GAURAV V BIYANI
Date: 2023.01.12 06:01:22 +05'30'

Gaurav V. Biyani
Advocate Washim

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Schedule of Property

All the piece and parcel of the land bearing **Plot** from **field survey no. 59/1,** situated at Gondeshwar Jah, within the municipal limits of Municipal Council Washim and also within the limit of Sub Registrar Office, Washim, admeasuring **16100 Sq. Mt. i.e. 1,73,300.4 Sq. Ft.** in area and the same is bounded as follows:

East : By approved road from layout road and land from field survey no. 59/1

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South : By Land from field Survey no. 59/1

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Gaurav V. Biyani
Advocate Washim