



ASHISH N. NENE
B.Com LL.B
Advocate, Washim
Cell no.9822965726

Office : Innani Park, Near Yojana Park, Civil Line, Washim Tq. Dist. Washim

To,

Date : 24/06/2023

Maha RERA
Mumbai.

Subject :- Title clearance certificate with respect to survey no.323/1
situated at Kasbe Washim Tq.Dist. Washim

I have investigated the title of above mentioned property on the request of **M.N.Vanajani & others**

DESCRIPTION OF PROPERTY

All the part and parcel of Agriculture field situated at Washim -II Tq.Dist.Washim bearing S.No.323/1 total admeasuring 1H.32.50R. standing in the name of Mohan Narayandas Vanjani & others the said non agricultural field bounded on :-

On East :- Remaining field of survey no.323

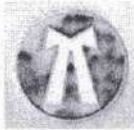
On West :- Field of Survey no.321

On North :- Field of 324/1

On South :- Field of Tekton Builders

All four boundaries of above both property shall be ascertain by actual spot visit.


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DOCUMENT OF THE PROPERTY

Sr. No.	Nature of Document	Dated/ Registered	Parties to document	Document no.	Original/ copy
1.	Sale deed	18/05/2018	Executed by Vilas Tarachand Patni in favour of Mohan N. Vanjani & others	1994/18	Copy
2.	Sale deed	05/08/2010	Executed by Smt. Kesarbai Chiranjilal Malpani in favour of Vilas Tarachand Patni	2449/10	Copy
3.	Sale deed	18/05/2018	Executed by Komal Kailaschand Patni in favour of Mohan N. Vanjani & others	2018/18	Copy
4	Correction deed	01/03/2017	Executed by P.S.Ghisad & S.S.Ghisad	626/2017	Copy
5	Order of Tahsildar	30/01/2017	Issued by Tahsildar, Washim	RTS-59/ Washim/ 08/16- 17	Copy
6.	Sale deed	15/06/2015	Executed by Satish Nathmal Karwa, Rajkumar Mangilal Kasat in favour of Tekton Builders and Developers through R.A. Jain and Sau. Komal Kailaschand Patni	2257/15	Copy


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7.	N.A. Order	21/05/2019	Issued by Tahsildar, Washim	NAP-34/ Washim-II /64/2018- 19	Copy
8.	Sanction of M.C.Washim	10/05/2019	Issued by C.O., M.C.Washim	355/2019	Copy
9.	7/12 extract of survey no.323/1	10/05/2018	Issued by Mohaonline		Copy

On perusal of the above mentioned documents and all relevant documents relating to title of the said property I am of the opinion that the title of owner Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani, Sau. Nayana B. Nenwani, Sidharth A. Deole, Suresh R. Mandhane, Kamal J. Jivnani, Nilesh J. Jivnani is clear, marketable and without any encumbrances.

Owners of the land :-

Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani, Sau. Nayana B. Nenwani, Sidharth A. Deole, Suresh R. Mandhane, Kamal J. Jivnani, Nilesh J. Jivnani

The report reflecting the flow of title of **Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani, Sau. Nayana B. Nenwani, Sidharth A. Deole, Suresh R. Mandhane, Kamal J. Jivnani, Nilesh J. Jivnani** on the said land is enclosed herewith as Annexure.

Date :- 24/06/2023

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FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) Agricultural land bearing S.No.324/1 which was converted for N.A. purpose
- 2) Sale deed bearing no. 1994/18 on dt. 18/05/2018
- 3) Sale deed bearing no. 2449/10 on dt. 05/08/2010
- 4) Sale deed bearing no. 2018/18 on dt. 18/05/2018
- 5) Correction deed bearing no. 626/2017 on dt. 01/03/2017
- 6) Order of Tahsildar bearing no. RTS-59/ Washim/05/2016- 17 on dt. 30/01/2017
- 7) Sale deed bearing no. 2257/15 on dt. 15/06/2015
- 8) N.A. Order bearing no. NAP-34/ Washim-II/64/2018- 19 on dt. 21/05/2019
- 9) Sanction of M.C.Washim bearing no. 355/2019 on dt. 10/05/2019
- 10) 7/12 extract of survey no.323/1 on dt. 10/05/2018
- 11) Search report for 30 years from 1992-2022
- 12) Any other relevant title - N.A.
- 13) Litigation if any - There is no litigation pending in respect of said property.

Date : 24/06/2023

Washim

Signature

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FORMAT-A

CERTIFICATE OF TITLE

The flow of title of the property as per the available revenue record and the document provided by the owner and the search conducted at the office of at Sub - Register Office at Washim for last 30 years of property mentioned in question and the original search fee receipt bearing no. MH006204596202223U on dt. 08/08/2022 situated at Washim -II Tq. Dist. Washim bearing S.No.323/1 total admeasuring 1H.32.50R. standing in the name of Mohan Narayandas Vanjani & others is as follows:

Documents of the property :-

Sr. No.	Nature of Document	Dated/ Registered	Parties to document	Document no.	Original / copy
1.	Sale deed	18/05/2018	Executed by Vilas Tarachand Patni in favour of Mohan N. Vanjani & others	1994/18	Copy
2.	Sale deed	05/08/2010	Executed by Smt. Kesarbai Chiranjilal Malpani in favour of Vilas Tarachand Patni	2449/10	Copy
3.	Sale deed	18/05/2018	Executed by Komal Kailaschand Patni in favour of Mohan N. Vanjani & others	2018/18	Copy
4	Correction deed	01/03/2017	Executed by P.S.Ghisad & S.S.Ghisad	626/2017	Copy


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5	Order of Tahsildar	30/01/2017	Issued by Tahsildar, Washim	RTS-59/ Washim/ 08/2016-17	Copy
6.	Sale deed	15/06/2015	Executed by Satish Nathmal Karwa, Rajkumar Mangilal Kasat in favour of Tekton Builders and Developers through R.A. Jain and Sau. Komal Kailaschand Patni	2257/15	Copy
7.	N.A. Order	21/05/2019	Issued by Tahsildar, Washim	NAP-34/ Washim-II /64/2018-19	Copy
8.	Sanction of M.C.Washim	10/05/2019	Issued by C.O., M.C.Washim	355/2019	Copy
9.	7/12 extract of survey no.323/1	10/05/2018	Issued by Mohaonline		Copy

FLOW OF THE PROPERTY :-

The last 30 years of history of property mentioned of this report as per document and information supplied by the intended loan applicant is as under :-

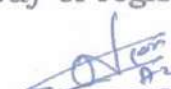

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1. That property mention in para no. 2 of this search report as per document and instruction provided by intended applicant is part and parcel of agricultural field of S.No.323 total admeasuring 1H. 99R. out of it property admeasuring 0.99.50R. land of Kasabe Washim-II Tq.Dist.Washim previously belongs to Jugalkishor Surajmal Sharma who sold the said share to Komal Kailaschand Patni, Satish Nathmal Karwa and Rajkumar Mangilal Kasat by way of registered sale deed dated 09/09/2010 for the valuable consideration of Rs.15,00,000/- said registered instrument bears no.2751/2010 as per said registered sale deed mutation also recorded in favour of concerned Komal Kailashchand Patni, Satish Nathmal Karwa and Rajkumar Mangilal Kasat. In the said registered sale deed share of Sau. Komal Kailaschand Patni was specifically mentioned on southern side which is admeasuring at 0.33.50H.R. alongwith four boundaries and remaining share of 0.66R. was belonging to Satish Nathmal Karwa and Rajkumar Mangilal Kasat as per said registered sale deed.
2. That property mentioned of land of Kasabe Washim-II Tq.Dist.Washim previously belongs to Smt. Kesarbai Chiranjilal Malpani having 1/6 share in a property i.e. 0.33R. sold the her share to Vilas Tarachand Patni by way of registered sale deed dated 05/08/2010 for the valuable consideration of Rs.4,95,000/- said registered instrument bears no.2449/2010 as per said registered sale deed mutation also recorded in favour of concerned Vilas Tarachand Patni. In the said registered sale deed share of Vilas Tarachand Patni was specifically mentioned on southern side which is admeasuring at 0.33.H.R. alongwith four boundaries.
3. That property mentioned out of it some portion of land of Kasabe Washim-II Tq.Dist.Washim previously belongs to Satish Nathmal Karwa and Rajkumar Mangilal Kasat who purchased the said field by way of registered sale deed dt.09/09/2010 bearing registered instrument


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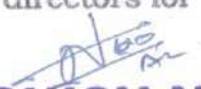
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no.2751/2010 having share in a property i.e. 0.66R. and both of them sold the their share to Tekton Builders and Developers by way of registered sale deed dated 15/06/2015 for the valuable consideration of Rs.55,00,000/- said registered instrument bears no.2257/2015 as per said registered sale deed mutation also recorded in favour of concerned Tekton Builders and Developers through their directors.

4. That thereafter on 18/05/2018 **Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani, Sau. Nayana B. Nenwani, Sidharth A. Deole, Suresh R. Mandhane, Kamal J. Jivnani, Nilesh J. Jivnani** purchased the 0.33R. of land of survey no.323/1 from Vilas Tarachand Patni for the valuable consideration of Rs.94,00,000/- said registered sale deed bears registered instrument no.1994/2018, that as per sale deed mutation was also reflected in concerned revenue record.

5. That thereafter on 18/05/2018 **Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani, Sau. Nayana B. Nenwani, Sidharth A. Deole, Suresh R. Mandhane, Kamal J. Jivnani, Nilesh J. Jivnani** purchased the 0.66R. of land of survey no.323/1 from Komal Kailaschand Patni for the valuable consideration of Rs.95,95,000/- said registered sale deed bears registered instrument no.2018/2018, that as per sale deed mutation was also reflected in concerned revenue record.

6. That thereafter on 18/05/2018 **Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani, Sau. Nayana B. Nenwani, Sidharth A. Deole, Suresh R. Mandhane, Kamal J. Jivnani, Nilesh J. Jivnani** purchased the 0.66R. of land of survey no.323/1 from Tekton Builders and Developers through their directors for


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the valuable consideration of Rs.1,63,00,000/- said registered sale deed bears registered instrument no.1993/2018, that as per sale deed mutation was also reflected in concerned revenue record. That thereafter said purchasers i.e. Mohan N. Vanjani & others applied for conversation of said agricultural land admeasuring 0.41R. alongwith land of survey no.323/1 admeasuring 1H.32R. of land into N.A. commercial purpose and as per their application permission was also granted by M.C.Washim on 10/05/2019, said permission was granted in proceeding bearing outward no.M.C.Washim/14/ sanctioned/355/2019. That thereafter said Mohan N. Vanjani & others also applied before Tahsildar, Washim for revenue assessment as per N.A. sanctioned and as per their application the Assessment was occurred on concerned N.A. portion of survey no.324/1 and 323/1 total admeasuring 1H.73R. by way of order no.NAP-34/Washim-II/64/2018-19.

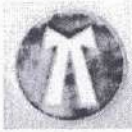
7. That thereafter said Mohan N. Vanjani & others applied for construction permission on concerned plot area of survey no.324/1 and 323/1, as per their application permission was granted on 01/10/2021 by way of outward no.2227/2021 by concerned M.C.Washim alongwith approved map.

8. Thus chain link of the title of the property in question i.e. property mentioned of this report are property established for last 30 years.

9. The property in question mentioned of this search report is not subject matter of any land acquisition proceeding.

10. On the basis of search made by me and relevant documents placed before me by the applicant I am of the opinion that the property in question i.e. of this report is belong to **Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani, Sau.**


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Nayana B. Nenwani, Sidharth A. Deole, Suresh R. Mandhane, Kamal J. Jivnani, Nilesh J. Jivnani and they also having possession over them.

11. The report reflecting the flow of the title of the owner **Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani, Sau. Nayana B. Nenwani, Sidharth A. Deole, Suresh R. Mandhane, Kamal J. Jivnani, Nilesh J. Jivnani** on the said land is enclosed herewith as annexure.

Hence this report.

Date :- 24/06/2023

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SCHEDULE OF PROPERTY

All the part and parcel of Agriculture field situated at Washim -II Tq.Dist.Washim bearing S.No.323/1 total admeasuring 1H.32.50R. standing in the name of Mohan Narayandas Vanjani & others the said non agricultural field bounded on :-

On East :- Remaining field of survey no.323

On West :- Field of Survey no.321

On North :- Field of 324/1

On South :- Field of Tekton Builders

Date :- 24/06/2023

Washim

Advocate, Washim

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