



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.324/1
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.324/1 total admeasuring 0.41R. standing
 in the name of Mohan Narayandas Vanjani & others said non
 agricultural field bounded on :-

On East :- Remaining land Survey no.324/2

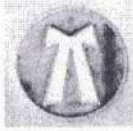
On West :- Land of survey no.321

On North :- Land of survey no.323/1

On South :- Washim to Risod Road

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


ASHISH NENE
ADVOCATE



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

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

DOCUMENT OF THE PROPERTY

Sr. No.	Nature of Document	Dated/ Registered	Parties to document	Document no.	Original / copy
1.	Sale deed	29/12/2016	Executed by P.S.Ghisad & S.S.Ghisad in favour of Vilas Tarachand Patni	3693/16	Copy
2.	Correction deed	01/03/2017	Executed by P.S.Ghisad & S.S.Ghisad in favour of Komal Kailaschand Patni	626/2017	Copy
3.	Sale deed	29/12/2006	Executed by P.S.Ghisad & S.S.Ghisad in favour of Komal Kailaschand Patni	3694/16	
4	Order of Tahsildar	30/01/2017	Issued by Tahsildar, Washim	RTS-59/ Washim/ 05/2016-17	Copy
5.	Sale deed	19/05/2018	Executed by Komal Kailaschand Patni in favour of Mohan Narayandas Vanjani & others	2016/18	Copy
6.	Construction permission	01/10/2021	Issued by M.C. Washim	2227/21	Copy


ASHISH NENE
ADVOCATE



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

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

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

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

Washim


Advocate, Washim

ASHISH NENE
ADVOCATE



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

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

FLOW OF THE TITLE OF THE SAID LAND

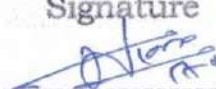
Sr.No.

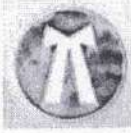
- 1) Agricultural land bearing S.No.324/1 which was converted for N.A. purpose
- 2) Sale deed bearing no. 3693/16 on dt.29/12/2016
- 3) Correction deed bearing no. 626/2017 on dt.01/03/2017
- 4) Sale deed bearing no.3694/13 on dt.29/12/2006
- 5) Order of Tahsildar bearing no. RTS-59/ Washim/05/2016- 17 on dt. 30/01/2017
- 6) Sale deed bearing no. 2016/18 on dt. 19/05/2018
- 7) Construction permission bearing no. 2227/21 on dt. 01/10/2021
- 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) Search report for 30 years from 1992-2022
- 11) Any other relevant title – N.A.
- 12) Litigation if any – There is no litigation pending in respect of said property.

Date : 24/06/2023

Washim

Signature


ASHISH NENE
ADVOCATE



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

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

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. **MH006204368202223U** on dt. **08/08/2022** situated at Washim -II Tq.Dist.Washim bearing S.No.324/1 total admeasuring 0.41R. standing in the name of Mohan Narayandas Vanjani & others is as follows:

DOCUMENTS OF PROPERTY

Sr. No.	Nature of Document	Dated/ Registered	Parties to document	Document no.	Original / copy
1.	Sale deed	29/12/2016	Executed by P.S.Ghisad & S.S.Ghisad in favour of Vilas Tarachand Patni	3693/16	Copy
2.	Correction deed	01/03/2017	Executed by P.S.Ghisad & S.S.Ghisad in favour of Komal Kailaschand Patni	626/2017	Copy
3.	Sale deed	29/12/2006	Executed by P.S.Ghisad & S.S.Ghisad in favour of Komal Kailaschand Patni	3694/16	

ASHISH NENE
ADVOCATE



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

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

4	Order of Tahsildar	30/01/2017	Issued by Tahsildar, Washim	RTS-59/ Washim/ 05/2016- 17	Copy
5.	Sale deed	19/05/2018	Executed by Komal Kailaschand Patni in favour of Mohan Narayandas Vanjani & others	2016/18	Copy
6.	Construction permission	01/10/2021	Issued by M.C. Washim	2227/21	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

FLOW OF THE TITLE :-

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 :-

1. That property mentioned of this search report as per document and instruction provided by intended applicant is part and parcel of agricultural field of S.No.324/1 total admeasuring 0.41R. property of land of Kasabe Washim-II Tq.Dist.Washim previously belongs to Ghisad family and said property was ancestral one. That said survey no.324


ASHISH NENE
ADVOCATE



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

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

total admeasuring 3H.87R. in which 0.65R. of land was acquired for the purpose of Risod to Washim road was belongs to Pravinchandra Sharadchandra Ghisad and Shivchandra Sharadchandra Ghisad. That on 29/12/2006 said Pravinchandra Sharadchandra Ghisad and Shivchandra Sharadchandra Ghisad sold the 1H.93R. of land to Vilas Tarachand Patni by way of registered sale deed, said registered sale deed bears registered instrument no.3693/2006, similarly on 29/12/2006 the Pravinchandra Sharadchandra Ghisad and Shivchandra Sharadchandra Ghisad sold the 1H.94R. of land to Komal Kailaschand Patni by way of registered sale deed, said registered sale deed bears registered instrument no.3694/2006.

2. That thereafter by way of order passed by Tahsildar, Washim in proceeding no.RTS-59/Washim/05/2016-17 on dt.30/01/2017 the potkharab land of area 0.65R. was corrected and it was reduced upto 0.53R. of land and said 0.12R. land was showned as of original owner of survey no.324 i.e. Pravinchandra Sharadchandra Ghisad and Shivchandra Sharadchandra Ghisad. That therefore the correction deed was also executed in between Pravinchandra Sharadchandra Ghisad & Shivchandra Sharadchandra Ghisad and Komal Kailaschand Patni on 01/03/2017 said correction deed bears registered instrument no.626/2017.

3. That thereafter 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 area of 0.41R. of land from survey no.324/1 from Komal Kailaschand Patni by way of registered sale deed for the valuable consideration of Rs.1,22,85,000/-. The said registered sale deed bears registred instrument no.2016/2018. As per registered sale deed mutation


ASHISH NENE
ADVOCATE



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

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

was also effected 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.

4. 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.

5. 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.

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

7. 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. this report is belong to **Mohan Narayandas Vanjani, Sau. Sadhana S. Nenwani, Sureshkumar V. Awatani, Gopal N. Sadnani,**


ASHISH NENE
ADVOCATE



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

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

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

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

9. 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

Washim


 Advocate, Washim

ASHISH NENE
ADVOCATE



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

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

SCHEDULE OF PROPERTY

All the part and parcel of Agriculture field situated at Washim -II Tq. Dist. Washim bearing S.No.324/1 total admeasuring 0.41R. standing in the name of Mohan Narayandas Vanjani & others the said non agricultural field bounded on :-

On East :- Remaining land Survey no.324/2
 On West :- Land of survey no.321
 On North :- Land of survey no.323/1
 On South :- Washim to Risod Road

Hence this report.

Date :- 24/06/2023

Washim


 Advocate, Washim

ASHISH NENE
ADVOCATE