

Address for communication

Shop No 42, 1st Floor,
Maharaja Ranjeetsingh Market
Old Mondha, Nanded

Mob No: 9028982150

Email:adv.dvbiyani@gmail.com

FORMAT - A
(Circular No :- 28/2021)

To,

MAHA RERA

LEGAL TITLE REPORT

Subject :- Title Clearance Certificate with respect to All the piece and parcel of the property bearing Plot No 07 (Daffodil), out of Shet Gut No 81, 104, 105, 107, 108, 109, 110 (Part) of Mauje Asadwan, Nanded, Tq. & Dist. Nanded within the limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode- 431603).



1/- I have Investigated the title of the said plots on the request of Partners of M/s Deva Constructions namely Shri Ashish Jaiprakash Biyani, Shri Siddesh Dilip Sarda, Shri Sanket Hansraj Vaidya, Miss Mrudala Santosh Bhalke, Sow. Shital Santosh Bhalke, Sow. Pratibha Sanjay Mane, Shri Shivam Sanjay Kadam, Shri Hansraj Dadaraoji Vaidhya, Shri Anandidas Laxmikant Deshmukh, Shri Sachin Madanlal Karwa, Sow. Priti w/o Anand Soni, Shri Aniket Rajendra Jain following documents to that effect :-

DEEPAK V BIYANI

Advocate

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1) Description of the Property :-

Property Details	All the piece and parcel of the property bearing Plot No 07 (Daffodil), out of Shet Gut No 81, 104, 105, 107, 108, 109, 110 (Part) of Mauje Asadwan, Nanded, Tq. & Dist. Nanded within the limits of Nanded Waghala City Municipal Corporation, Nanded having area admeasuring 4962.32 sq.mtr. which is bounded as under :-
East by	Open Space
West by	Land out of Shet Gut no 82
South by	Land out of Shet Gut no 66
North by	12 mtr. wide Road

2) Particulars of the Documents scrutinized :

Sr. No	Date of Document	Description of Document	Original/photocopy /Certified copy, etc.
1)	20/06/1983	Copy of Registered Sale Deed bearing no 3245/1983 executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Certified Seen)
2)	06/07/1983	Copy of Registered Sale Deed bearing no 3535/1983 executed at the Sub-Registrar of	Photo Copy (Certified Seen)

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		Assurances at Nanded.	
3)	18/08/1984	Copy of Registered Sale Deed bearing no 3686/1984 executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Certified Seen)
4)	18/08/1984	Copy of Registered Sale Deed bearing no 3687/1984 executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Certified Seen)
5)	23/08/1984	Copy of Registered Sale Deed bearing no 3731/1984 executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Certified Seen)
6)	20/09/1984	Copy of Registered Sale Deed bearing no 3973/1984 executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Certified Seen)



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7)	08/05/1985	Copy of Registered Sale Deed bearing no 2330/1985 executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Certified Seen)
8)	07/03/1986	Copy of Registered Sale Deed bearing no 1364/1986 executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Certified Seen)
9)	08/10/2021	Copy of Registered Partnership Deed bearing no 7232/2021, executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Original Seen)
10)	20/03/2023	Copy of Registered Retirement cum Reconstitution Deed bearing no 2858/2023, executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Original Seen)



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11)	31/08/2023	Copy of Registered Retirement cum Admission cum Reconstitution Deed bearing no 8807/2023, executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Original Seen)
12)	31/08/2023	Copy of Registered Power of Attorney bearing no 8808/2023 executed at the Sub-Registrar of Assurances at Nanded.	Photo Copy (Original Seen)
13)	25/02/2024	Copy of 7/12 Extract of Shet Gut No 81 of village Asadwan	Photo copy
14)	25/02/2024	Copy of 7/12 Extract of Shet Gut No 104 of village Asadwan	Photo copy
15)	25/02/2024	Copy of 7/12 Extract of Shet Gut No 105 of village Asadwan	Photo copy

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16)	25/02/2024	Copy of 7/12 Extract of Shet Gut No 107 of village Asadwan	Photo copy
17)	25/02/2024	Copy of 7/12 Extract of Shet Gut No 108 of village Asadwan	Photo copy
18)	25/02/2024	Copy of 7/12 Extract of Shet Gut No 109 of Asadwan Nanded	Photo copy
19)	25/02/2024	Copy of 7/12 Extract of Shet Gut No 110 of Asadwan Nanded	Photo copy
20)	-	Copy of Old 7/12 Extract of Shet Gut No 81, of Asadwan, Nanded	Photo copy
21)	-	Copy of Old 7/12 Extract of Shet Gut No 104 of Asadwan, Nanded	Photo copy
22)	-	Copy of Old 7/12 Extract of Shet Gut No 105, of	Photo copy

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		Asadwan, Nanded	
23)	-	Copy of Old 7/12 Extract of Shet Gut No 107 of Asadwan, Nanded	Photo copy
24)	-	Copy of Old 7/12 Extract of Shet Gut No 108 of Asadwan, Nanded	Photo copy
25)	-	Copy of Old 7/12 Extract of Shet Gut No 109 of Asadwan, Nanded	Photo copy
26)	-	Copy of Old 7/12 Extract of Shet Gut No 110 of Asadwan, Nanded	Photo copy
27)	2023-2024	Copy of Municipal Tax Receipt issued by the office of NWCMC, Nanded	Photo copy
28)	02/12/2022	Copy of Final Sanctioned issued by the office of Assistant Director of Town Planning Department of	Photo copy

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		NWCMC, Nanded	
29)	07/04/2013	Copy of NA Order issued by the office of the Hon'ble Collector Nanded	Photo copy
30)	11/01/2024	Copy of Construction permission issued by the office of NWCMC, Nanded	Photo copy
31)	11/01/2024	Copy of Sanctioned Map issued by the office of NWCMC, Nanded	Photo copy
32)	02/05/1988	Copy of Pherphar entry bearing no 232	Photo copy
33)	11/09/2003	Copy of Pherphar entry bearing no 672	Photo copy
34)	11/09/2003	Copy of Pherphar entry bearing no 673	Photo copy



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3) 7/12 Extract of Shet Gut No 81, 104, 105, 107, 108, 109, 110 of Mauje Asadwan, Nanded issued online on Dt.25/02/2024.

4) Search Receipt issued by the SRO, Nanded

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that, the title of M/s Deva Constructions namely Shri Ashish Jaiprakash Biyani, Shri Siddesh Dilip Sarda, Shri Sanket Hansraj Vaidya, Miss Mrudala Santosh Bhalke, Sow. Shital Santosh Bhalke, Sow. Pratibha Sanjay Mane, Shri Shivam Sanjay Kadam, Shri Hansraj Dadaraoji Vaidhya, Shri Anandidas Laxmikant Deshmukh, Shri Sachin Madanlal Karwa, Sow. Priti w/o Anand Soni, Shri Aniket Rajendra Jain and other is clear, marketable and without any encumbrances.

Owners on the said land

All the piece and parcel of the property bearing Plot No 07 (Daffodil), out of Shet Gut No 81, 104, 105, 107, 108, 109, 110 (Part) of Mauje Asadwan, Nanded, Tq. & Dist. Nanded within the limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode- 431603).which is having area admeasuring 4962.32 sq.mtr



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M/s Deva Constructions namely Shri Ashish Jaiprakash Biyani, Shri Siddesh Dilip Sarda, Shri Sanket Hansraj Vaidya, Miss Mrudala Santosh Bhalke, Sow. Shital Santosh Bhalke, Sow. Pratibha Sanjay Mane, Shri Shivam Sanjay Kadam, Shri Hansraj Dadaraoji Vaidhya, Shri Anandidas Laxmikant Deshmukh, Shri Sachin Madanlal Karwa, Sow. Priti w/o Anand Soni, Shri Aniket Rajendra Jain.

(2) Qualifying comments/remarks if any --- Nil---

3/- The report reflecting the flow of the title of the above owner on the said land is enclosed herewith as annexure.

Place : Nanded
Date : 27/02/2024

Deepak
Adv. Deepak V Biyani
Nanded



Encl :
1. Annexure

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FLOW OF THE TITLE OF THE SAID LAND

That while issued flow of title I had gone through relevant documents like latest as well as old 7/12 Extract of the above said property issued by Revenue Authority, Nanded as on date of application for registration.

That I had visited Sub - Registrar Office Nanded and traced the record for last 30 years i.e. from 1995 to 2024 of copies of said search receipts are attached herewith.

Thereafter, Shri Balaji Wawanrao Pawde, Shri Madhukar Wamanrao Pawde, Shri Waman Baliram Pawde had sold - land having area admeasuring 0 Hectare 50 Are, out of Shet Gut No 104 situated at Mauje Asadwan, Nanded to Shri Dr.Hansraj Dadarao Vaidya vide a **Regd. Sale Deed bearing no 3245/1983 of Dt.20/06/1983** executed at the Sub-Registrar of Assurances at Nanded.

Thereafter, Shyamrao Bapuji Hambharde with the consent of Laxmibai Shyamrao Hambharde had sold - land having area admeasuring 1 Hectare 1 Are, out of Shet Gut No 105 situated at Mauje Asadwan, Nanded to Shri Dr.Hansraj Dadarao Vaidya vide a **Regd. Sale Deed bearing no 3535/1983 of Dt.06/07/1983** executed at the Sub-Registrar of Assurances at Nanded.

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Therafter, Baburao Bapuji Hambharde with the consent of Balaji Bapuji Hambharde and Dyaneshwar Bapuji Hambharde had sold - land having area admeasuring 0 Hectare 22 Are out of Shet Gut No 107 situated at Mauje Asadwan, Nanded to Shri Dr.Hansraj Dadarao Vaidya vide a **Regd. Sale Deed bearing no 3686/1984 of Dt.18/08/1984** executed at the Sub-Registrar of Assurances at Nanded.



Therafter, Baburao Bapuji Hambharde with the consent of Balaji Bapuji Hambharde and Dyaneshwar Bapuji Hambharde had sold land having area admeasuring 0 Hectare 22 Are out of Shet Gut No 108 situated at Mauje Asadwan, Nanded to Shri Dr.Hansraj Dadarao Vaidya vide a **Regd. Sale Deed bearing no 3687/1984 of Dt.18/08/1984** executed at the Sub-Registrar of Assurances at Nanded.

Therafter, kerba Khemji Hambharde and Manika Khemji Hambharde had sold - land having area admeasuring 0 Hectare 67 Are out of Shet Gut No 81 situated at Mauje Asadwan, Nanded to Shri Dr.Hansraj Dadarao Vaidya vide a **Regd. Sale Deed bearing no 3731/1984 of Dt.23/08/1984** executed at the Sub-Registrar of Assurances at Nanded.

Therafter, Gyanbarao Amruta Hambharde had sold - land having area admeasuring 0 Hectare 47 Are out of Shet Gut No 109

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situated at Mauje Asadwan, Nanded to Shri Dr.Hansraj Dadarao Vaidya vide a **Regd. Sale Deed bearing no 3973/1984 of Dt.20/09/1984** executed at the Sub-Registrar of Assurances at Nanded.

Thereafter, Vyankati Anandrao Girde with the consent of Jijabai Vyanakati had sold land having area admeasuring 1 Hectare 1 Are out of Shet Gut No 110 situated at Mauje Asadwan, Nanded to Shri Dr.Hansraj Dadarao Vaidya vide a **Regd. Sale Deed bearing no 2330/1985 of Dt. 08/05/1985** executed at the Sub-Registrar of Assurances at Nanded.

Thereafter, Bhimrao Anandrao Girde with the consent of Jijabai Vyanakati had sold land having area admeasuring 1 Hectare 1 Are out of Shet Gut No 110 situated at Mauje Asadwan, Nanded to Shri Dr.Hansraj Dadarao Vaidya vide a **Regd. Sale Deed bearing no 1364/1986 of Dt. 07/03/1986** executed at the Sub-Registrar of Assurances at Nanded.

Thereafter, as per the pherphar entry bearing no 232 of Dt.02/05/1988 it has been transpired that the land out of Shet Gut No 104, 105, 107 of Mauje Asadwan, Nanded was mutated in the name of her daughter namely Shital Hansraj Vaidya and the land out of Shet Gut No 81, 108, 109 of Mauje Asadwan, Nanded was mutated in the name of Smita Hansraj Vaidya.



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Thereafter, as per the Pherphar entry bearing no 672 and Pherphar entry bearing no 673 of Dt.11/09/2003 it has been transpired that the land out of Shet Gut No 104, 105, 107 of Mauje Asadwan, Nanded of Shital Hansraj Vaidya and the land out of Shet Gut No 81, 108, 109 of Mauje Asadwan, Nanded of Smita Hansraj Vaidya was transferred to Sanket Hansraj Vaidya.



Thereafter, Shri Dr.Hansraj Dadarao Vaidya, Sanket Hansraj Vaidya, R/o Vazirabad, Nanded was the owner and possessor of the land out of Shet Gut No 81, 104, 105, 107, 108, 109, 110 having area admeasuring 51100 sq.mtr. situated at Mauje Asadwan, Nanded. Thereafter, they had turned their agricultural land into plotting and applied for the NA use of the land and the office of the Collector, Nanded had issued the NA Order on Dt.07/04/2013.

Thereafter, the Town Planning Department of the office of Nanded Waghala City Municipal Corporation had sanctioned the layout of land out of Shet Gut No 81, 104, 105, 107, 108, 109, 110 having area admeasuring 51100 sq.mtr.had issued the Sanctioned Layout vide its Order bearing no जा.क्र./नांवाशमनपा/नरवि/665 of Dt.02/12/2022.

Thereafter, Shri Ashish Jaiprakash Biyani, Shri Ganesh Ramprasad Jaju, Shri Venkatesh Laxmanrao Parsewar, Shri Siddesh Dilip Sarda, Shri Ramdev Omprakash Jaju, Shri Shivraj

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Eknath Nandedkar, Shri Govind Purammal Laddha, Shri Rajendra Kundalsa Jain, Shri Hansraj Dadaraoji Vaidhya, Shri Hansraj Dadaraoji Vaidya HUF, Shri Sanket Hansraj Vaidya, Miss Mrudala Santosh Bhalke, Sow. Shital Santosh Bhalke, Sow. Pratibha Sanjay Mane, Shri Shivam Sanjay Kadam had come together to conduct a business of in partnership as per the provisions of the partnership Act, 1932 under the firm name **"M/S AJAY CONSTRUCTIONS"** had executed a Partnership Deed vide a **Regd. Partnership Deed bearing no 7232/2021 of Dt.08/10/2021**, executed at the Sub-Registrar of Assurances at Nanded.



Thereafter, some of the partners of M/s Ajay Constructions namely Shri Ganesh Ramprasad Jaju HUF, Shri Venkatesh Laxmanrao Parsewar, Shri Ramdev Omprakash Jaju, Shri Shivraj Eknath Nandedkar had retired from the partnership firm and the remaining partner had continued the business of partnership firm therefore executed the Retirement cum Reconstitution Deed vide a **Regd. Retirement cum Reconstitution Deed bearing no 2858/2023 of Dt.20/03/2023**, executed at the Sub-Registrar of Assurances at Nanded.

Thereafter, Partners of M/s Ajay Constructions namely Shri Ashish Jaiprakash Biyani (Continuing Partner), Shri Siddesh Dilip Sarda (Continuing Partner), Shri Sanket Hansraj Vaidya (Continuing Partner), Miss Mrudala Santosh Bhalke (Continuing Partner), Sow. Shital Santosh Bhalke (Continuing Partner), Sow.

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Pratibha Sanjay Mane (Continuing Partner), Shri Shivam Sanjay Kadam (Continuing Partner), Shri Hansraj Dadaraoji Vaidhya (Continuing Partner), Shri Anandidas Laxmikant Deshmukh (Incoming partner), Shri Sachin Madanlal Karwa (Incoming partner), Sow. Priti w/o Anand Soni (Incoming partner), Shri Aniket Rajendra Jain (Incoming partner), Shri Govind Purammal Laddha (Retiring Partner), Shri Rajendra Kundalsa Jain (Retiring Partner), Shri Hansraj Dadaraoji Vaidya HUF (Retiring Partner) had executed a Retirement cum Admission cum Reconstitution Deed in the said deed it has been mutually decided by the Continuing Partners and Incoming Partners hereafter the previous name of the Firm i.e. "Ajay Construction" shall Stand to be changed and replace with the new name of firm i.e. "Deva Construction" as agreed by all the continuing and incoming partners hereafter the business of present partnership firm shall be carried in / under the name of "Deva Construction" vide a **Regd. Retirement cum Admission cum Reconstitution Deed bearing no 8807/2023 of Dt.31/08/2023**, executed at the Sub-Registrar of Assurances at Nanded.

Thereafter, Shri Hansraj Dadaraoji Vaidya (Partner No 8), Shri Anandidas Laxmikant Deshmukh (Partner No 9), Shri Sachin Madanlalji Karwa (Partner No 10), Shri Priti w/o Anand Soni (Partner No 11), Shri Aniket s/o Rajendra Jain (Partner No 12) had hereby nominates, constitute and appoint Shri Ashish Jaiprakash Biyani, Shri Shital Santosh Bhalke as their lawful Power of

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attorney vide a **Regd. Power of Attorney bearing no 8808/2023 of Dt.31/08/2023**, executed at the Sub-Registrar of Assurances at Nanded.

Thereafter, the partners of "Deva Construction" had mutated there name in the office of revenue records over the 7/12 Extract of Shet Gut No 81, 104, 105, 107, 108, 109, 110 having area admeasuring 51100 sq.mtr. situated at Mauje Asadwan, Nanded.



Thereafter, the partners of "Deva Construction" had applied for the construction permission for the construction of Residential Group Housing Plan in Phase No 7, Plot No 07 (DAFFODIL) out of Shet Gut No 81, 104, 105, 107, 108, 109, 110 (Part) of Mauje Asadwan, Nanded in the office of Nanded Waghala City Municipal Corporation Nanded and thereafter the office of Nanded Waghala City Municipal Corporation Nanded had issued the Construction Permission and Sanctioned Map vide its order bearing no जा.क्रं./नांवाशमनपा/नरवि/बां.पर 112 on Dt.11/01/2024.

That as on date I had not found and litigation regarding the property.

Hence, this Flow of title.

Sr. No

- 1) 7/12 Extract of Shet Gut No 81, 104, 105, 107, 108, 109, 110 of Mauje Asadwan, Nanded issued online on Dt.25/02/2024.

DEEPAK V BIYANI
Advocate

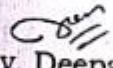
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- 2) Search Receipt issued by the SRO, Nanded
- 3) Any other relevant title.
- 4) Litigation if any.

Place : Nanded
Date : 27/02/2024


Adv. Deepak V Biyani
Nanded

