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इतर पावती

Original/Duplicate

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नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13160 दिनांक: 07/11/2023

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नदग1-0-2023

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड दिपक व्हि बियाणी

वर्णन शोध वर्ष 1994 ते 2023 30वर्ष मी वसरणी येथील शेत गट नं.56 पैकी प्लॉट आहे

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

Joint S R Nanded 1

सह. दुय्यम निबंधक वर्ग- २

नांदेड- १

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010729006202324E दिनांक: 07/11/2023

बँकेचे नाव व पत्ता:

11/7/2023

Address for communication

Shop No 42, 1st Floor,
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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 01, 03, 03-A, 04, 04-A, 05, 05-A, 06, 07, 08, 09, 10, 11, 12, 12-A, 13, 13-A, 14, 14-A, out of Shet Gut No 56 situated at Mauje Vasarni, Nanded, Tq. & Dist. Nanded within the limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode - 431606).



1/- I have Investigated the title of the said plots on the request of MB Builders and Developers, Through its partner Jugalkishor Assoudamal Khiyani, Meena Jugalkishor Khiyani, Avanish Jugalkishor Khiyani, R/o, Bhagwan Baba Chowk, Opp. Paras Sanitary Showroom, Vasarni Nanded following documents to that effect :-

1) Description of the Property :-

Property Details	All the piece and parcel of the property bearing Plot No 01 , out of Shet Gut No 56 situated at Mauje Vasarni , Nanded, Tq. & Dist. Nanded within the
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	limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode - 431606) having area admeasuring 1205.76 sq.mtr. which is bounded as under :
East by	Part of Plot No 05, Plot No 06, 07, 08
West by	18. mtr. wide DP Road
South by	Plot No 02
North by	Part of Gut No 56
North by	Part of Gut No 56



Property Details	All the piece and parcel of the property bearing Plot No 03, 03-A, 04, 04-A, 05, 05-A, 06, 07, 08 out of Shet Gut No 56 situated at Mauje Vasarni , Nanded, Tq. & Dist. Nanded within the limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode - 431606). Which is having total area admeasuring 919.31 sq.mtr. which is bounded as under :
East by	09 mtr. wide Existing Road
West by	Plot No 01, Plot No 02
South by	09 mtr. wide Existing Road
North by	Part of Gut No 56

Property Details	All the piece and parcel of the property bearing Plot No 09, 10, 11, 12, 12-A, 13, 13-A, 14, 14-A , out of
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	Shet Gut No 56 situated at Mauje Vasarni , Nanded, Tq. & Dist. Nanded within the limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode - 431606). which is having total area admeasuring 917.59 sq.mtr. which is bounded as under :
East by	Plot No 15 to 20
West by	09 mtr. wide Existing Road
South by	09 mtr. wide Existing Road
North by	Part of Gut No 56

1) Particulars of the Documents scrutinized :

Sr. No	Date of Document	Description of Document	Original/photocopy of original / Notarized copy/ Sub Registrar Certified copy/ Photocopy of Notarized/ Certified copy, etc.
1)	12/01/1998	Registered Sale Deed bearing its registration no 126/1998	Photo Copy (Original Seen)

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2)	12/01/1998	Registered Sale Deed bearing its registration no 127/1998	Photo Copy (Original Seen)
3)	12/01/1998	Registered Sale Deed bearing its registration no 128/1998	Photo Copy (Original Seen)
4)	20/09/2023	7/12 Extract of Shet Gut No 56 of village vasarni	Photo copy
5)	1972-1973	Old 7/12 Extract of Shet Gut No 56 of village vasarni	Photo copy
6)	2023-2024	Municipal Tax Receipt issued by the office of NWCMC, Nanded	Photo copy
7)	06/10/2022	Final Sanctioned Layout Order	Photo copy
8)	06/10/2022	Sanctioned Layout bearing Permit No 563	Photo copy
9)	18/11/2022	NA Order issued by the office of Tehsil Nanded	Photo copy
10)	22/10/2023	Construction permission issued by the office of NWCMC,	Photo copy



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		Nanded	
11)	22/10/2023	Sanctioned Map issued by the office of NWCMC, Nanded	Photo copy
12)	29/09/2023	Construction permission issued by the office of NWCMC, Nanded	Photo copy
13)	29/09/2023	Sanctioned Map issued by the office of NWCMC, Nanded	Photo copy
14)	03/02/2023	Deed of partnership	Photo copy



2) 7/12 Extract of Shet Gut No 56 of Mauje Vasarni issued online on Dt.06/09/2023.

3) Search Receipt issued by the office of Sub-Registrar Office, 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 MB Builders and Developers, Through its partner Jugalkishor Assoudamal Khiyani, Meena

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Jugalkishor Khiyani, Avanish Jugalkishor Khiyani,
R/o, Bhagwan Baba Chowk, Opp. Paras Sanitary
Showroom, Vasarni Nanded and other is clear,
marketable and without any encumbrances.

Owners on the said land

- (1) All the piece and parcel of the property bearing **Plot No 01, 03, 03-A, 04, 04-A, 05, 05-A, 06, 07, 08, 09, 10, 11, 12, 12-A, 13, 13-A, 14, 14-A**, out of **Shet Gut No 56** situated at Mauje **Vasarni**, Nanded, Tq. & Dist. Nanded within the limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode - 431606). within the limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode - 431606).

MB Builders and Developers, Through its partner Jugalkishor Assoudamal Khiyani, Meena Jugalkishor Khiyani, Avanish Jugalkishor Khiyani, R/o, Bhagwan Baba Chowk, Opp. Paras Sanitary Showroom, Vasarni Nanded

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



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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 : 30/11/2023

Adv. Deepak V Biyani
Nanded



Encl :

1. Annexure

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(Circular No :- 28/2021)

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 1994 to 2023 of copies of said search receipts are attached herewith.

Thereafter, Syed Haffiyoddin Ameen Pasha Khadari had sold - All the part and parcel of the property bearing **agricultural land having area admeasuring 0 Hectare 57 Are**, out of **Shet Gut No 56** situated at Mauje **Vasarni**, Nanded, Tq. & Dist. Nanded within the limits of Nanded Waghala City Municipal Corporation, Nanded (Pincode - 431606) to Jugalkishor Asudamal Khiyani, R/o Nanded vide a **Registered Sale Deed bearing its registration no 126/1998 of Dt.12/01/1998.**

Thereafter, Jugalkishor Asudamal Khiyani, R/o Nanded had mutated his name in the office of NWCMC, Nanded and



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also mutated in the revenue records over the 7/12 Extract of
Shet Gut No 56 of Mauje Vasarni, Nanded.

Thereafter, Syed Haffiyoddin Ameen Pasha Khadari had
sold - All the part and parcel of the property bearing
**agricultural land having area admeasuring 0 Hectare 60
Are**, out of **Shet Gut No 56** situated at Mauje **Vasarni**,
Nanded, Tq. & Dist. Nanded within the limits of Nanded
Waghala City Municipal Corporation, Nanded (Pincode -
431606) to Meenabai Jugalkishor Khiyani, R/o Nanded vide a
**Registered Sale Deed bearing its registration no 127/1998
of Dt.12/01/1998.**

Thereafter, Meenabai Jugalkishor Khiyani, R/o Nanded
had mutated his name in the office of NWCMC, Nanded and
also mutated in the revenue records over the 7/12 Extract of
Shet Gut No 56 of Mauje Vasarni, Nanded.

Thereafter, Syed Haffiyoddin Ameen Pasha Khadari had
sold - All the part and parcel of the property bearing
**agricultural land having area admeasuring 0 Hectare 11
Are**, out of **Shet Gut No 56** situated at Mauje **Vasarni**,
Nanded, Tq. & Dist. Nanded within the limits of Nanded
Waghala City Municipal Corporation, Nanded (Pincode -



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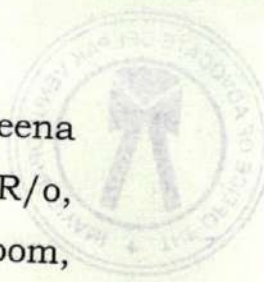
Email:adv.dvbiyani@gmail.com

431606) to Avanish Jugalkishor Khiyani, R/o Nanded vide a
**Registered Sale Deed bearing its registration no 128/1998
of Dt.12/01/1998.**

Thereafter, Avanish Jugalkishor Khiyani, R/o Nanded had mutated his name in the office of NWCMC, Nanded and also mutated in the revenue records over the 7/12 Extract of Shet Gut No 56 of Mauje Vasarni, Nanded.

Thereafter, Jugalkishor Assoudamal Khiyani, Meena Jugalkishor Khiyani, Avanish Jugalkishor Khiyani, R/o, Bhagwan Baba Chowk, Opp. Paras Sanitary Showroom, Vasarni Nanded had jointly turned the said agricultural land into plotting and the office of Assistant Director of Town Planning, Nanded had sanctioned the layout vide its order bearing no 563/2022 of Dt.06/10/2022.

Thereafter, Jugalkishor Assoudamal Khiyani, Meena Jugalkishor Khiyani, Avanish Jugalkishor Khiyani, R/o, Bhagwan Baba Chowk, Opp. Paras Sanitary Showroom, Vasarni Nanded had applied for the NA use of the land and the office of the Tehsil Nanded had issued the NA Order under section 42-B of the Maharashtra Land Revenue Code, 1966. Vide its order Dt.18/11/2022



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Thereafter, Jugalkishor Assoudamal Khiyani, Meena Jugalkishor Khiyani, Avanish Jugalkishor Khiyani, R/o, Bhagwan Baba Chowk, Opp. Paras Sanitary Showroom, Vasarni Nanded had registered the firm under the named and styled as MB Builders and Developers and thereafter transfer the land having area admeasuring 0 Hectare 30.43 Are.



Thereafter, MB Builders and Developers, Through its partner Jugalkishor Assoudamal Khiyani, Meena Jugalkishor Khiyani, Avanish Jugalkishor Khiyani, R/o, Bhagwan Baba Chowk, Opp. Paras Sanitary Showroom, Vasarni Nanded had applied for the construction permission for construction of Row House over the plot no 03, 03-A, 04, 04-A, 05, 05-A, 06, 07, 08, 09, 10, 11, 12, 12-A, 13, 13-A, 14, 14-A, and the office of Nanded Waghala City Municipal Corporation, Nanded had issued the construction permission over the plot no 03, 03-A, 04, 04-A, 05, 05-A, 06, 07, 08, 09, 10, 11, 12, 12-A, 13, 13-A, 14, 14-A, out of Shet Gut No 56 situated at Mauje Vasarni, Nanded bearing permit no : DDMCW/B/2023/APL/03080 of Dt.29/09/2023.

Thereafter, MB Builders and Developers, Through its partner Jugalkishor Assoudamal Khiyani, Meena Jugalkishor

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Khiyani, Avanish Jugalkishor Khiyani, R/o, Bhagwan Baba Chowk, Opp. Paras Sanitary Showroom, Vasarni Nanded had applied for the construction permission for the construction of Residential Building over the plot no 01 and the office of Nanded Waghala City Municipal Corporation, Nanded had issued the construction permission over the plot no 01 out of Shet Gut No 56 situated at Mauje Vasarni, Nanded bearing permit no : DDMCW/B/2023/APL/03191 of Dt.22/10/2023.



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 56 issued online on Dt.20/09/2023.
- 2) Search Receipt issued by the office of Sub-Registrar Office, Nanded.
- 3) Any other relevant title.
- 4) Litigation if any.

Place : Nanded
Date : 30/11/2023


Adv. Deepak V Biyani
Nanded

