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इतर पावती

Original/Duplicate

Wednesday, 17 January 2024 11:50

AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 365 दिनांक: 17/01/2024

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नदग2-0-2024

दस्तऐवजाचा प्रकार:

मादर करणाऱ्याचे नाव: अँड आनंद बंग

वर्णन मौजे अमर्जन ता जि नांदेड येथील ग नं 98 मधील मनपा मंजूर अभिन्यामातील प्लॉट नं 1 क्षेत्र 2090.31 चौ मी एकुल शोध वर्ष 30 1995 ते 2024

शोध व निरीक्षणे

रु. 750.00

एकूण:

रु. 750.00

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013914998202324E दिनांक: 17/01/2024

वैकेचे नाव व पत्ता:

Joint S. R. Mandes
सह दुय्यम निबंधक
तला 2. तांदेड 2.

ADV. ANAND R BANG

2nd Floor, Gurukrupa Market, Mahavir Chowk, Nanded-4 Contact: 8888555544/ anandrbang@gmail.com

FORMAT – A

(Circular No.:- 28/2021)

To
MahaRERA
MUMBAI



LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Plot No. 1** out of **Gut No 98** situated at village **Asarjan**, Taluka & District **Nanded** (hereinafter referred as 'the said plot')

1/- I have investigated the title of the said plot on the request of **M/S GVC Developers through Partners 1) Gangaprasad s/o Rameshwar Toshniwal, 2) Durgaprasad s/o Rameshwar Toshniwal, 3) Sangeeta w/o Gangaprasad Toshniwal & 4) Uma w/o Durgaprasad Toshniwal** through their Regd. GPA No. 72/2008 dt. 03.01.2008 Holder Durgaprasad s/o Rameshwarji Toshniwal and following documents i.e. :-

1) Description of the property :

All piece & parcel of a plot bearing Plot No. 1 admeasuring in East-West length of 69.88 mtrs from North side & 67.02 mtrs from South side & having North-South width of 29.00 mtrs from East side & 32.09 mtrs from West side & having Net Plot Area adm. 2090.31 sq.mtrs out of the approved lay-out of 0H25R land out of land Gut No. 98 of village Asarjan, Tq & Dist Nanded & surrounded on four sides as follows :

East : Land Gut No 99

West : 9.00 mtrs wide Internal Road & open space

North : Land Gut No. 98

South : Land Gut No. 103

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2) The documents of allotment of plot :

- 1] 7/12 Extract of Gut No. 98 issued Online
- 2] Village Form No. 8-A
- 3] Regd Sale Deed No. 4529/2017 dt. 14.07.2017
- 4] Regd Sale Deed No. 12808/2011 dt. 14.12.2011
- 5] Regd Sale Deed No. 6644/2016 dt. 06.10.2016
- 6] Regd Sale Deed No. 4447/2016 dt. 15.06.2016
- 7] Regd Sale Deed No. 11404/2023 dt 17/11/2023
- 8] Sanad No. 2023/JM-2/42-B/CR-635 dt. 03.11.23 by Tahsil Office, Nanded
- 9] Revised Lay Out is finally approved by ADTP, NWCMC, Nanded vide his letter No. 537 dt. 28.09.2022
- 10] Regd GPA No. 72/2008 dt. 03.01.2008

3) 7/12 extract or Property Card issued Online dt 13.01.2024, Mutation Entry No. 2173 & 4015

4) Search report for 30 years from 1995 till 2024 carried out vide Search Receipt No. 365 dt 17/01/2024 issued by Office of Joint Sub-Registrar, Nanded-2

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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

(1) Plot No. 1 of Gut No. 98 of village Asarjan, Tq & Dist Nanded

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M/S GVC Developers

A Regd Partnership Firm through Partners

a) Gangaprasad s/o Rameshwar Toshniwal,

b) Durgaprasad s/o Rameshwar Toshniwal,

c) Sangeeta w/o Gangaprasad Toshniwal

d) Uma w/o Durgaprasad Toshniwal

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

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 20/01/2024

Seal & Signature of Advocate



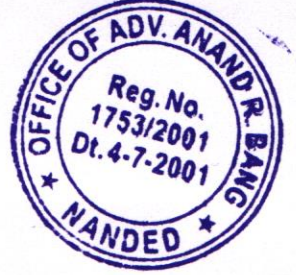
ADV. ANAND R. BANG
(Nanded)

ADV. ANAND R BANG

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ANNEXTURE

(Circular No.:- 28/2021)



FLOW OF THE TITLE OF THE SAID LAND

After perusing the papers on record & after doing the earch it is found that land property to the extent of 25R was initially owned by 1] **Shamrao Jalbaji Vaidya** 2] **Chautrabai Munjaji Dhumal** 3] **Parvatibai Stvaji Rajegore** & 4] **Gayabai Shnkarrao Dhumal** out of which they sold land to the extent 0H20R to **Vilas s/o Rajaramji Gavande** by way of Regd. Sale Deed No. 12808/2011 dt. 14.12.2011 & residue 5R land to **Prakash s/o Balvantrao Hakke** by way of Regd. Sale Deed No. 4447/2016 dt. 15.06.2016. Then said **Vilas s/o Rajaramji Gavande** being the sole owner of 20R out of Gut No. 98 sold it to aforesaid Partners of 1] **M/s GVC Developers** namely Gangaprasad s/o Rameshwar Toshniwal, Durgaprasad s/o Rameshwar Toshniwal, Sau Sangeeta w/o Gangaprasad Toshniwal & Sau Uma w/o Durgaprasad Toshniwal through their Regd. Power Of Attorney No. 72/2008 dt. 03.01.2008 Holder Durgaparasad s/o Rameshwar Toshniwal & 2] **Sunil s/o Madanlalji Toshniwal** vide Regd. Sale Deed No. 4529/2017 dt 14.07.2017. Similarly said **Prakash s/o Balvantrao Hakke** being the sole owner of 5R land sold it to aforesaid partners of M/s GVC Developers & Sunil Toshniwal vide Regd. Sale Deed No. 6644/2016 dt 06.10.2016. Thus partners of M/s GVC Developers & Sunil Toshniwal became owners of 25R land which was converted by them into Non-agri land by getting its lay out approved & getting its NA Sanad issued from competent authorities. Later said Sunil s/o Madanlal Toshniwal sold his entire share in the said entire land in favour of GVC Developers through Partners namely Gangaprasad s/o Rameshwar Toshniwal, Durgaprasad s/o Rameshwar Toshniwal, Sau Sangeeta w/o Gangaprasad Toshniwal & Sau Uma w/o Durgaprasad Toshniwal who consequently are the present joint owners and possessors of the Plot No. 1 under present search.

Sr.No. :

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 2173 & 4015
- 3) Search report for 30 years from 1995 to 2024 Taken from Sub-Registrar office at Nanded
- 4) Any other relevant title.
- 5) Litigations if any.

Date: 20/01/2024



Seal & Signature of Advocate

A handwritten signature in blue ink, consisting of a stylized 'A' and 'B'.

ADV. ANAND R. BANG
(Nanded)