



BIYANI ASSOCIATES

॥ Shree ॥

VinodKumar Nandlalji Biyani

M.Com, LL.B.

Enrollment No. MAH/368/1982

Gaurav Vinodkumarji Biyani

B.S.L.L.B., LL.M

Enrollment No. MAH-3715/2010

Bhagyashree Gaurav Biyani

B.Com, LL.B

Enrollment No. MAH 2063/2016

Rein Bassera, Lal Bhadur Colony, Risod Road, Washim Tq & Dist Washim
Email : vnbijani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

Date: 13/10/2018

Certificate of Title/Encumbrance Certificate

The flow of title history of the property, as per the available revenue record and the searched conducted at the Office of Sub Registrar Washim 1111430358 dated 13/10/2018 situated at Washim - 3 Tq & Dist Washim owned and possessed by M/s Rukmani Builders and Developers more particularly referred in the schedule attached herewith is as follows:

Title History For Plot no. 1 From Field Survey No. 370/2 of Washim - 3 Tq. & Dist Washim For Last 13 Years.

- A) That as per the revenue record land from field survey no. 370/2 admeasuring 05 H 46 R land having land revenue of Rs. 7.75 Sq. Mt. share 05 H 46 R of village Washim - 3 Tq. & Dist. Washim was owned and possessed by Mr. Sayyad Salim Sayyad Ismail prior to last 13 years through his predecessors in title.
- B) That Mr. Sayyad Salim Sayyad Ismail had sold the land admeasuring 01 H 01 R from field survey no. 370/2, to Mr. Sudhakar Marotisa Paralkar by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 189/2000 dated 15/03/2000 for consideration of Rs. 1,60,000/-. That the mutation to that effect is recorded in revenue record vide mutation entry no. 994 dated 07/08/2000.
- C) That Mr. Sayyad Salim Sayyad Ismail had sold the land admeasuring 00 H 30 R from field survey no. 370/2, to Mr. Sudhakar Marotisa Paralkar by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 2352/2004 dated 28/05/2004 for consideration of Rs. 80,000/-. That the mutation to that effect is recorded in revenue record vide mutation entry no. 2121 dated 24/06/2004.
- D) That Mr. Sudhakar Marotisa Paralkar had made unapproved layout of the land admeasuring 01 H 31 R from field survey no. 370/2. That on 20/04/2000, Mr. Sudhakar Marotisa Paralkar made partition of the unapproved layout in between his son Mr. Ratnesh Sudhakar Paralkar, daughter Ms. Sonali Sudhakar Paralkar and wife Mrs. Rukmanibai Sudhakar Paralkar and in that partition the unapproved layout plot no. 1, admeasuring 222.15 Sq. Mt. plot no. 2 admeasuring 225 Sq. Mt. Plot no. 3 admeasuring 225 Sq. Mt. was allotted to the share of Mrs. Rukmanibai Sudhakar

Gaurav V. Biyani
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Advocate, Washim



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Paralkar, the unapproved layout plot no. 16, admeasuring 225 Sq. Mt. plot no. 17 admeasuring 225 Sq. Mt. Plot no. 18 admeasuring 225 Sq. Mt., Plot no. 19 admeasuring 225 Sq. Mt. was allotted to the share of Ms. Sonali Sudhakar Paralkar, the unapproved layout plot no. 25, admeasuring 225 Sq. Mt. plot no. 26 admeasuring 181.88 Sq. Mt. Plot no. 27 admeasuring 257.30 Sq. Mt., Plot no. 28 admeasuring 246.10 Sq. Mt. was allotted to the share of Mr. Ratnesh Sudhakar Paralkar and remaining plots were allotted to the share of Mr. Sudhakar Marotisa Paralkar. That the partition was acted upon by the parties and the parties were put in possession of the same. That the mutation to that effect is recorded in revenue record vide mutation entry no. 5384, 5388.

- E) That Ms. Sonali Sudhakar Paralkar had executed the power of attorney in favor of Mr. Sudhar Marotisa Paralkar and thereby had authorized him to execute the sale deed of the land admeasuring 00 H 09 R from field survey no. 370/2. The power of attorney is duly registered with the Sub Registrar Washim at sr. no. 446/2017 dated 10/02/2017.
- F) That Mr. Sudhakar Marotisa Paralkar, Mrs. Rukmani Sudhakar Paralkar and Mr. Ratnesh Sudhakar Paralkar formed the partnership firm under the name and style as M/s Rukmani Builders and Developers. The firm is registered with the Registrar of Firms of Partnership vide registration no. NG000003441 on 17.07.2017.
- G) That Mr. Sudhakar Marotisa Paralkar (owner of 01 H 06.18R), Mrs. Rukmani Sudhakar Paralkar (Owner of 00 H 06.72 R) and Mr. Ratnesh Sudhakar Paralkar (Owner of 00 H 09.10 R) and Ms. Sonali Sudhakar Paralkar (Owner of 00 H 09.00 R) had sold the land admeasuring 01 H 31 R from field survey no. 370/2 to M/s Rukmani Builders and Developers by registered sale deed duly registered with the Sub Registrar Washim at sr. no. 509/2017 dated 17/02/2017 for consideration of Rs. 35,62,000/-. That the mutation to that effect is recorded in revenue record vide mutation entry no. 9282 dated 17/02/2017.
- H) That M/s Rukmani Builders and Developers applied to the Tahsildar Washim to convert the above land admeasuring 01 H 31 R from field survey no. 370/2 for non-

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agricultural residential use. The Tahsildar Washim by order passed in rev. case no. NAP/34/Washim/02/2016-17 dated 23/06/2017 converted the above land for non agricultural residential use. As per sanctioned map in all 1 plot was made. That the above layout is approved by the Town Planning and Development Authority, Municipal Council Washim vide its letter no. 165/2017 dated 15/04/2017.

- I) That the present owner **M/s Rukmani Builders and Developers** applied before the M.C. Washim to grant them permission for construction of apartment consisting of flats on the above plot no. 1 admeasuring 9984.03 Sq. Mt. That the M.C. Washim by their letter vide no. 656/2017 dated 01/06/2017 had granted permission for construction of residential apartments in form of flats as per sanction map.
- J) That on 21/08/2019, the partners in the firm had agreed to add new partners namely Mr. Ashok Dhirubhai Bhuvu, Mr. Vinod Ramesh Parlikar and Mr. Milind Prabhakar Bhavsar. The deed of addition of partners is executed on 21/08/2019. That now Mr. Sudhakar Marotisa Paralkar, Mrs. Rukmani Sudhakar Paralkar, Mr. Ratnesh Sudhakar Paralkar, Mr. Ashok Dhirubhai Bhuvu, Mr. Vinod Ramesh Parlikar and Mr. Milind Prabhakar Bhavsar are partners in the firm.

This is to certify that I have investigated the title to the aforesaid property, which is more particularly described below in the Schedule hereunder written and have perused title deeds and certify that in my opinion the title of **M/s Rukmani Builders and Developers** is clear, marketable and free from encumbrance, charges and/or claims.

Date : 13/10/2018
Place : Washim


G. V. Biyani
Advocate Washim



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The Schedule of Property Above Referred

All the piece and parcel of the land bearing Plot no. 1 from Field Survey no. 370/2, situated at Washim - 3, within the municipal limits of Municipal Council Washim and also within the limit of Sub Registrar Office, Washim, admeasuring having total area of 9984.03 Sq. Mt. and the same is bounded as follows:

- East : By 18 Mt. D.P. Road
West : Remaining Land of Field survey no. 370/2
North : By Land of Shri. Somani
South : By Remaining land of Field survey no. 370/2.

Date: 13/10/2018
Place : Washim


G. V. Biyani
Advocate Washim

MH007169094201819E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Oct 2018	Receipt	Receipt no.: 1111430358
	Name of the Applicant :	Gaurav Vinodkumar Biyani
	Details of property of which document has to be searched :	Dist :Washim Village :Vashim 3 S.No/CTS No/G.No. : 370
	Period of search :	From :2006 To :2018
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007169094201819E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		