

**VinodKumar Nandlalji Biyani**

M.Com. LL.B.

Enrollment No. MAH/368/1982

Gaurav Vinodkumarji Biyani

B.S.L.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 : vnbiyani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

To,
 Maha RERA
 Nagpur
 Tq. & Dist. Nagpur

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to the **Plot No. 8/9/10/1 Field Survey No. 10/1 of Gondeshwar Tq. & Dist. Washim** For Last 30 Years (Hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of **M/s Badlani Builders and Developers Pvt. Ltd.** and following documents :

Description of Property

All that piece and parcel of the land situated within District Registration Washim, Sub District Registration Taluka Washim, Revenue village **Gondeshwar** having Field Survey no. 10/1, **Plot no. 8/9/10/1** admeasuring **1363.85** Sq. Mt., situated within the municipal limits of Municipal Council Washim Tq. & Dist. Washim.

The same is bounded as Under:-

On East:- 9 Mt. Layout Road

On West:- Plot No. 11

On North:- Plot No. 34 and Open Space of Layout.

On South:- 12 Mt. Service Road and then Washim Risod Roads.

Description of the Documents :

- A. 7/12 Extract of the Plot no. 8/9/10/1 Field Survey no. 10/1 for the year 2023-24
- B. Copy of the Sale Deed bearing Document no. 1463/2023 and Agreement to Sale Document no. 4117/2022
- C. Copy of the N.A. Order passed by Additional Collector passed in rev. case no. NAP-34/Gondeshwar (Washim)/10/2003-04 dated 02/07/2005.

**VinodKumar Nandlalji Biyani**

M.Com. LL.B.

Enrollment No. MAH/368/1982

Gaurav Vinodkumarji Biyani

B.S.L.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 : vnbiyani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

- D. Coy of Mutation Entry no. 342, 1394, 1869, 1870
- E. Copy of Order passed by Tahsildar Washim in revenue case NAP-34/Gondeshwar/8/2022-23 dated 09/09/2022
- F. Copy of Order passed by Tahsildar Washim in revenue case NAP-34/Washim/10/2017-18 dated 18/10/2017
- G. Construction permission issued by Municipal Council Washim vide its building permit no. 165781 dated 29/03/2023
- H. Search Report for thirty years from 1994 to 2023

On Perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of **M/s Badlani Builders and Developers Pvt. Ltd.** (Owner & Promoter) is clear, marketable and without any encumbrances.

Owner of the Land : **Plot no. 8/9/10/1** from **Field Survey no. 10/1** situated at Gondeshwar, within the municipal limits of Municipal Council Washim and also within the limit of Sub Registrar Office, Washim, admeasuring **1363.85 Sq. Mt.**

The report reflecting the flow of title of **M/s Badlani Builders and Developers Pvt. Ltd.** (Owner & Promoter) on the said land is enclosed herewith as Annexure. The owner and the promoter are **M/s Badlani Builders and Developers Pvt. Ltd.**

Encl. : Annexure
 Date 17/04/2023

GAURAV
 VINODKUMARJI
 BIYANI
 Digitally signed by
 GAURAV VINODKUMARJI
 BIYANI
 Date: 2023.07.26 21:42:18
 +05'30'

Gaurav Vinodkumar Biyani
Advocate Washim

**VinodKumar Nandlalji Biyani**

M.Com. LL.B.

Enrollment No. MAH/368/1982

Gaurav Vinodkumarji Biyani

B.S.L.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 : vnbiyani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

Date: 17/04/2023

Certificate of Title

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 vide receipt no. MH000678036202324E dated 17/04/2023 for the year 1994 to 2010 and vide receipt no. 1112878767 dated 17/04/2023 for the year 2011 to 2023, situated at Gondeshwar Tq. & Dist. Washim owned and possessed by **M/s Badlani Builders and Developers Pvt. Ltd.** more particularly referred in the schedule attached herewith is as follows:

Documents :

- A. 7/12 Extract of the Plot no. 8/9/10/1 Field Survey no. 10/1 for the year 2023-24
- B. Copy of the Sale Deed bearing Document no. 1463/2023 and Agreement to Sale Document no. 4117/2022
- C. Copy of the N.A. Order passed by Additional Collector passed in rev. case no. NAP-34/Gondeshwar (Washim)/10/2003-04 dated 02/07/2005.
- D. Coy of Mutation Entry no. 342, 1394, 1869, 1870
- E. Copy of Order passed by Tahsildar Washim in revenue case NAP-34/Gondeshwar/8/2022-23 dated 09/09/2022
- F. Copy of Order passed by Tahsildar Washim in revenue case NAP-34/Washim/10/2017-18 dated 18/10/2017
- G. Construction permission issued by Municipal Council Washim vide its building permit no. 165781 dated 29/03/2023
- H. Search Report for thirty years from 1994 to 2023

Title History Of Plot No. 8/9/10/1 From Survey No. 10/1 of Gondeshwar Tq. & Dist. Washim For The Period Of 30 Years

**VinodKumar Nandlalji Biyani**

M.Com. LL.B.

Enrollment No. MAH/368/1982

Gaurav Vinodkumarji Biyani

B.S.L.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 : vnbiyani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

1. That as per revenue record the land from Field Survey no. 10/1 admeasuring 01 H 42 R having land revenue of Rs. 3.44/- share full was owned and possessed by **Mr. Nanarao Manikrao Sarnaik** prior to last 30 years from this date through his predecessors in title and possession. That he had purchased the above land from Mr. Tulshiram Zelaji Jadhav by registered sale deed duly registered with the Sub Registrar Washim dated 12/02/1973 for consideration of Rs. 6,000/-. The mutation to that effect is recorded in the revenue record vide mutation entry no. 342 dated 01/07/1975.
2. That **Mr. Nanarao Manikrao Sarnaik** had sold the land admeasuring 01 H 42 R from Survey no. 10/1 of village Gondeshwar to Mr. Ramesh Rao Manikrao Sarnaik for consideration of Rs. 3,91,000/-. The sale deed is duly registered with the Sub Registrar Washim at Serial no. 4016/2001 dated 21/12/2001. The mutation to that effect is recorded in the revenue record vide mutation entry no. 1394 dated 28/04/2002.
3. That **Mr. Ramesh Rao Manikrao Sarnaik** had died on 10/07/2004 leaving behind **Smt. Prafulabai Ramesh Rao Sarnaik, Mr. Uday Ramesh Rao Sarnaik, Mrs. Kamini Chetan Desai and Mrs. Priya Ajitrao Patankar** as his legal heirs who had inherited the land from Survey no. 10/1 admeasuring 01 H 42 R of village Gondeshwar in succession. That the mutation to that effect is recorded in the revenue record vide mutation entry no. 1869 dated 15/06/2005.
4. That **Mrs. Kamini Chetan Desai and Mrs. Priya Ajitrao Patankar** had executed the relinquishment deed on 30/08/2004 in favour of **Smt. Prafulabai Ramesh Rao Sarnaik and Mr. Uday Rao Ramesh Rao Sarnaik** and thereby they both had relinquished their share in the land from Survey no. 10/1 admeasuring 01 H 42 R. That the relinquishment deed is not registered one as required under law. It is submitted that the said relinquishment deed is acted upon by the parties. That as per the said relinquishment deed the mutation to that effect was recorded in the revenue record vide mutation entry no. 1870

**VinodKumar Nandlalji Biyani**

M.Com. LL.B.

Enrollment No. MAH/368/1982

Gaurav Vinodkumarji Biyani

B.S.L.LL.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 : vnbiyani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

dated 45/06/2005. That there after the name of Kaminibai Chetan Desai and Smt. Priya Ajitkumar Patankar are removed from the revenue records.

5. That since then Smt. Prafulabai Ramesh Rao Sarnaik and Mr. Uday Rao Ramesh Rao Sarnaik were enjoying the peaceful possession over the property from survey no. 10/1 admeasuring 01 H 42 R.
6. That Mr. Ramesh Rao Manik Rao Sarnaik during his life time had applied to the Additional Collector Washim to convert the land admeasuring 01 H 42 R from survey no. 10/1 of village Gondeshwar for the non-agricultural residential used. That the Additional Collector Washim vide its order passed in revenue case no. NAP-34/Gondeshwar (Washim)/10/2003-04 dated 02/07/2005 had granted the permission for the conversion of the land admeasuring 01 H 42 R from survey no. 10/1 into non-agriculture residential use. That as per the said NA order, in all 26 plots are made as per layout sanction map. That during the conversion of the land from agriculture to non-agriculture, Mr. Ramesh Rao Manik Rao Sarnaik had died and hence the name of Smt. Prafulabai Ramesh Rao Sarnaik and Mr. Uday Ramesh Rao Sarnaik was mutated on the plots.
7. That **Mr. Uday Ramesh Rao Sarnaik and Smt. Prafulabai Ramesh Rao Sarnaik** had applied to the Tahsildar Washim to revise the layout Sanctioned. That the Tahsildar Washim vide its order passed in revenue case on. NAP-34/Washim/10/2017-18 dated 18/10/2017 had revised the layout sanctioned for the land admeasuring 01 H 42 R from survey no. 10/1 of village Gondeshwar. That the revised layout map is approved by the Planning Authority and Municipal Council Washim vide its letter no. 1627/2017 dated 08/09/2017. That as per the revise layout order, in all 36 plots are made as per sanctioned map.
8. That **Mr. Uday Ramesh Rao Sarnaik and Smt. Prafulabai Ramesh Rao Sarnaik** had agreed to sale the plot no. 8 admeasuring 459.64 Sq. Mt., Plot no. 9 admeasuring 452.72 Sq. Mt., and Plot no. 10 admeasuring 451.49 Sq. Mt., to **M/s Badlani Builders and Developers Pvt. Ltd.**, for consideration of Rs.

**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 : vnbiyani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

2,00,00,000/- . That agreement to sale is registered with the Sub Registrar Washim at serial no. 4117/2022 dated 05/08/2022. That the said agreement to sale was executed by Mr. Uday Rameshrao Sarnaik for himself and as Power of Attorney holder of Smt. Prafulabai Rameshrao Sarnaik. The Power of Attorney is register with the Sub Registrar Kurla at serial no. 5491/2017 dated 06/07/2017. That the agreement to sale was accepted and executed by Mr. Purankumar Lalchand Badlani has director of M/s Badlani Builders and Developers Pvt. Ltd.

9. That **M/s Badlani Builders and Developers Pvt. Ltd.** is a private limited company having CIN no. U70109MH2020PTC346215 dated 18/09/2020, having registered address at Sheet no. 61, C S N In front of Sindhi Camp, Akola Naka, Road Washim Tq. & Dist. Washim.

10. That after executing the agreement to sale, **Mr. Uday Rameshrao Sarnaik and Smt. Prafulabai Ramesh Sarnaik** had applied to Tahasildar Washim to amalgamate the plot no. 8 admeasuring 459.64 Sq. Mt., plot no. 9 admeasuring 452.72 Sq. Mt., plot no. 10 admeasuring 451.49 Sq. Mt. That the Tahasildar Washim vide its order passed in revenue case no. NAP-34/Gondeshwar/8/2022-23 dated 09/09/2022 had granted the permission for amalgamation of the plot no. 8 admeasuring 459.64 Sq. Mt., plot no. 9 admeasuring 452.72 Sq. Mt., plot no. 10 admeasuring 451.49 Sq. Mt. in one plot. That as per the NA order the new plot no. is given has plot no. 8/9/10/1 admeasuring 1363.85 Sq. Mt. That the map of the amalgamation of the plots is approved by the town planning and Municipal Council Washim vide there letter no. CPWWM/SA/2022/APL/00024 dated 05/09/2022.

11. That after execution of the agreement to sale M/s Badlani Builders and Developers Pvt. Ltd. for and on behalf of Mr. Uday Ramesh Sarnaik and Smt. Prafulabai Ramesh Sarnaik had applied to the Municipal Council Washim to grant them permission for the construction of the commercial complex over the above plot no. 8/9/10/1. That M/s Badlani Builders and Developers Pvt.

**VinodKumar Nandlalji Biyani**

M.Com. LL.B.

Enrollment No. MAH/368/1982

Gaurav Vinodkumarji Biyani

B.S.L.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 : vnbiyani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

Ltd. was authorised to do the work required for obtaining the permissions of the constructions.

12. That on 24/03/2023 **Mr. Uday Rameshrao Sarnaik and Smt. Prafulabai Ramesh Sarnaik** had sold the plot no. 8/9/10/1 admeasuring 1363.85 Sq. Mt., from survey no. 10/1 of Gondeshwar to **M/s Badlani Builders and Developers Pvt. Ltd.** for consideration of Rs. 2,00,00,000/-. That the sale deed is registered with the Sub Registrar Washim at serial no. 1463/2023 dated 24/03/2023. That the sale deed was executed by Mr. Udayrao Rameshrao Sarnaik for himself and as Power of Attorney holder of Smt. Prafulabai Rameshrao Sarnaik. The Power of Attorney is duly register with the Sub Registrar Kurla at serial no. 5491/2017 dated 06/07/2017. The sale deed is accepted and executed by Mr. Purankumar Lalchand Badlani as director of the Company.
13. That **M/s Badlani Builders and Developers Pvt. Ltd.** had continued with the permission applied by them regarding the construction on the plot no. 8/9/10/1 of survey no. 10/1. That the Municipal Council Washim vide its building permit no. 165781 dated 29/03/2023 had granted the permission for the construction ground floor, upper ground floor, first floor, second floor and third floor. The commercial complex is popularly known as **“Badlani Business Centre”**.
14. In my search I do not notice any kind of encumbrance, charges, rights or liens created by present owner which will affect his clear title as on this date. That the possession of the present owner is undisturbed prior to last 30 years from this date through his predecessors in title and possessions. That all the chain in the link of title has been sufficiently proved. That the property is inheritable, transferable, marketable, mortgagable, and the transferor is having good title and absolute right to transfer the same.

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

**VinodKumar Nandlalji Biyani**

M.Com. LL.B.

Enrollment No. MAH/368/1982

Gaurav Vinodkumarji Biyani

B.S.L.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 : vnbiyani@gmail.com, gaurav9487@gmail.com Contact No. +91 9422161453, +91 9422959611

perused title deeds and certify that in my opinion the title of **M/s Badlani Builders and Developers Pvt. Ltd.** is clear, marketable and free from encumbrance, charges and/or claims.

The Schedule of Property Above Referred

All that piece and parcel of the land situated within District Registration Washim, Sub District Registration Taluka Washim, Revenue village **Gondeshwar** having Field Survey no. 10/1, **Plot no. 8/9/10/1** admeasuring 1363.85 Sq. Mt., situated within the municipal limits of Municipal Council Washim Tq. & Dist. Washim.

The same is bounded as Under:-

On East:- 9 Mt. Layout Road

On West:- Plot No. 11

On North:- Plot No. 34 and Open Space of Layout.

On South:- 12 Mt. Service Road and then Washim Risod Roads.

Date: 17/04/2023

Place : Washim

GAURAV**VINODKUMARJI****BIYANI**

Digitally signed by GAURAV
 VINODKUMARJI BIYANI
 Date: 2023.07.26 21:42:34
 +05'30'

Gaurav Vinodkumarji Biyani
Advocate Washim