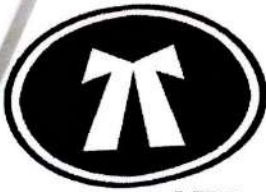
Department ID : 448703677

Department ID : 448703677 Mobile No. : 9890005804
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

PCNT



ADVOCATE

Sumit S. Supekar

Advocate

LL.M., M.B.A.

District & Sessions Court, Nanded

Mob No. 9890005804

Office : Shop No. 211, 'Kasliwal Commercials, Tilak Nagar, Nanded-431602

Date :-17/01/2024

LEGAL TITLE REPORT

To,
RERA

Sub: Title clearance certificate with respect to property Mauje Kautha, Gut No. 224, Plot No. 02, Admeasuring length East-West from Northern side 54.36 mtr. and from Southern side 54.27 mtr. and Width South-North 34.74 mtr., Total adm. 1764.85 sq. mtr., S/a. Kautha, Nanded.

I have investigated the title of the said plot on the request of Owner Shri. Samarth Builders and Developers through its partners 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar 3) Gajanan s/o. Rajkumar Uttarwar 4) Sow. Samta w/o. Venkatesh Amilkanthwar 5) Sow. Bhagyashri w/o. Laxmikant Wattamwar.

1. Description of the property :- property Mauje Kautha, Gut No. 224, Plot No. 02, Admeasuring length East-West from Northern side 54.36 mtr. and from Southern side 54.27 mtr. and Width

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South-North 34.74 mtr., Total adm. 1764.85 sq. mtr., S/a. Kautha, Nanded having Boundaries as follows;

East : 12.00 mtr. wide road.

West : Land in Gut No. 225.

South : Land in Gut No. 233.

North : Plot No. 1 in said lay out & open space as per revised lay out.

2. Documents of allotment of Plot :

Sr. No.	Description of documents	Date	Remarks
1.	Registered Sale Deed wide bearing No. 1401/2023 executed by Shri. Raj Associates Nanded through its partners 1) Anand s/o. Prakash Jethani 2) Jitendra s/o. Prakashchand Jethani 3) Ravindra s/o. Prakashchand Jethani in favour of Shri. Samarth Builders and Developers through its partners 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar 3) Gajanan s/o. Rajkumar Uttarwar 4) Sow. Samta w/o. Venkatesh Amilkanthwar 5) Sow. Bhagyashri w/o. Laxmikant Wattamwar (executant no. 1 & 2 himself and P.O.A. holder of executant no. 3 to 5).	27-03-2023	Certified Copy Seen Certified copy attached
2.	Registered Power of Attorney wide bearing No. 6586/2016 executed by Shri. Samarth	25-10-2016	Xerox

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	Builders and Developers through its partners 1) Gajanan s/o. Rajkumar Uttarwar 2) Sow. Santa w/o. Venkatesh Amilkanthwar 3) Sow. Bhagyashri w/o. Laxmikant Wattamwar in favour of 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar.		
3.	Registered Sale Deed wide bearing No. 5393/2021 executed by R.B.M. Land Developers through its partners Tejprakash s/o. Dilip Modi with consent of 1) Gajanan s/o. Kishanrao Mudhol 2) Raju @ Ambadas s/o. Sambhajirao Gore 3) Rajesh s/o. Laxminarayan Bharadiya 4) Shiwaji s/o. Kishanrao Ibitwar in favour of Shri. Raj Associates Nanded through its partners 1) Anand s/o. Prakash Jethani 2) Jitendra s/o. Prakashchand Jethani 3) Ravindra s/o. Prakashchand Jethani.	24-06-2021	Xerox
4.	Registered Sale Deed wide bearing No. 6878/2016 executed by 1) Abdul Nayeem s/o. Abdul Karim 2) Sultana Begum w/o. Abdul Karim 3) Abdul Sami s/o. Abdul Karim 4) Abdul Rauf s/o. Abdul Karim 5) Abdul Mujeeb s/o. Abdul Karim 6) Abdul Rayees s/o. Abdul Karim 7) Shabana Begum w/o. Abdul Salim 8) Farhana Begum w/o. Ayyubkhan 9) Irfana Begum w/o. Shaikh Mubin (executant no. 1 himself and	11-11-2016	Xerox

	P.O.A. holder of executant no. 2 to 9) in favour of R.B.M. Land Developers through its partners Tejprakash s/o. Dilip Modi.		
5.	Registered Power of Attorney wide bearing No. 3167/2016 executed by 1) Sultana Begum w/o. Abdul Karim 2) Abdul Sami s/o. Abdul Karim 3) Abdul Rauf s/o. Abdul Karim 4) Abdul Mujeeb s/o. Abdul Karim 5) Abdul Rayees s/o. Abdul Karim 6) Shabana Begum w/o. Abdul Salim 7) Farhana Begum w/o. Ayyubkhan 8) Irfana Begum w/o. Shaikh Mubin in favour of Abdul Nayeem s/o. Abdul Karim.	30-05-2016	Xerox
6.	Heirship Certificate wide Misc. Civil Application (R.J.E.) No. 398/2014 issued by Hon'ble Court of 3 rd Jt. Civil Judge Junior Division Nanded.	16-09-2015	Xerox
7.	7/12 extract of Gut No. 224, S/a. Kautha, Nanded reflecting name of Shri. Samarth Builders and Developers through its partners 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar 3) Gajanan s/o. Rajkumar Uttarwar 4) Sow. Santa w/o. Venkatesh Amilkanthwar 5) Sow. Bhagyashri w/o. Laxmikant Wattamwar	16-10-2023	Xerox
8.	Municipal Tax paid receipt of Municipal Pin No. 40610020901 issued by NWCMC, Nanded.	20-10-2023	Xerox

9.	N.A. Permission issued by office of Collector, Nanded.	11-02-2021	Xerox
10.	Lay out Plan of Gut No. 224, S/a. Kautha, Nanded sanctioned by Assistant Director of Town Planning NWCMC, Nanded.	-	Xerox

3. 7/12 extract of Gut No. 224, S/a. Kautha, Nanded reflecting name of Shri. Samarth Builders and Developers through its partners 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar 3) Gajanan s/o. Rajkumar Uttarwar 4) Sow. Samta w/o. Venkatesh Amilkanthwar 5) Sow. Bhagyashri w/o. Laxmikant Wattamwar dtd.16-10-2023

4. Search made out:-

Period 1995-2024 for 30 years vide GRN No. MH014072848202324P on Dated: 17/01/2024 at online website of I.G.R.

On perusal of the above mentioned documents and all other relevant documents relating title of the said property I am of the opinion that the title of Owners is clear marketable and without any encumbrances.

Owners of the land :

Shri. Samarth Builders and Developers through its partners 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar 3) Gajanan s/o. Rajkumar Uttarwar 4) Sow. Mamta w/o. Venkatesh Amilkanthwar 5) Sow. Bhagyashri w/o. Laxmikant Wattamwar (Owner) : The property Mauje Kautha, Gut No. 224, Plot No. 02, Admeasuring length East-West from Northern side 54.36 mtr. and from Southern side 54.27 mtr. and Width South-North 34.74 mtr., Total adm. 1764.85 sq. mtr., S/a. Kautha, Nanded.

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

Encl. :.


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FLOW OF THE TITLE OF THE SAID LAND

It transpires from the record that, the said property Mauje Kautha, Land in Gut No. 224, Land adm. 3 H 51.22 R, S/a. Kautha, Nanded belongs to Abdul Karim Ahemad s/o. Abdul Salim.

That, Abdul Karim Ahemad s/o. Abdul Salim died on 25-11-2014 after his demise the said property came in share of his legal heirs namely 1) Sultana Begum w/o. Abdul Karim 2) Abdul Nayeem s/o. Abdul Karim 3) Abdul Sami s/o. Abdul Karim 4) Abdul Rauf s/o. Abdul Karim 5) Abdul Mujeeb s/o. Abdul Karim 6) Abdul Rayees s/o. Abdul Karim 7) Shabana Begum w/o. Abdul Salim 8) Farhana Begum w/o. Ayyubkhan 9) Irfana Begum w/o. Shaikh Mubin. They obtained Heirship Certificate from Hon'ble Court of 3rd Jt. Civil Judge Junior Division Nanded wide Misc. Civil Application (R.J.E.) No. 398/2014 on dated. 16-09-2015.

That, 1) Sultana Begum w/o. Abdul Karim 2) Abdul Sami s/o. Abdul Karim 3) Abdul Rauf s/o. Abdul Karim 4) Abdul Mujeeb s/o. Abdul Karim 5) Abdul Rayees s/o. Abdul Karim 6) Shabana Begum w/o. Abdul Salim 7) Farhana Begum w/o. Ayyubkhan 8) Irfana Begum w/o. Shaikh Mubin had executed Registered Power of Attorney in favour of Abdul Nayeem s/o. Abdul Karim wide P.O.A. bearing No. 3167/2016 on dated. 30-05-2016.

That, Samarth Builders and Developers through its partners 1) Sow. Samta w/o. Venkatesh Amilkanthwar 2) Sow. Bhagyashri w/o. Laxmikant Wattamwar 3) Gajanan s/o. Rajkumar Uttarwar had executed Registered Power of Attorney in favour of Shri. Samarth Builder and Developers through its partners 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar wide No. 6586/2016 on dated. 25-10-2016.

That, 1) Abdul Nayeem s/o. Abdul Karim 2) Sultana Begum w/o. Abdul Karim 3) Abdul Sami s/o. Abdul Karim 4) Abdul Rauf s/o. Abdul Karim 5) Abdul Mujeeb s/o. Abdul Karim 6) Abdul Rayees s/o. Abdul Karim 7) Shabana Begum w/o. Abdul Salim 8) Farhana Begum w/o. Ayyubkhan 9) Irfana Begum w/o. Shaikh

Mubin (executant no. 1 himself and P.O.A. holder of executant no. 2 to 9) had sold the property Mauje Kautha, Gut No. 224, Plot No. 02, Total adm. 18989.80 sq. ft. i.e. 1764.85 sq. mtr. & Plot No. 03, 04, 05, 06, 07 & 08, Total adm. 26561.50 sq. ft. i.e. 2468.54 sq. mtr., S/a. Kautha, Nanded to R.B.M. Land Developers through its partners Tejprakash s/o. Dilip Modi wide Registered Sale Deed bearing No. 6878/2016 on dated. 11-11-2016.

That, Tejprakash s/o. Dilip Modi had obtained N.A. Permission from office of the Sub-Divisional officer Nanded wide order No. 2021/JAMABANDI/KALAM 42-B/KAUTHA/CR-23 on dated. 11-02-2021. He laid lay out and divided the land into several plots.

That, R.B.M. Land Developers through its partners Tejprakash s/o. Dilip Modi with consent of 1) Gajanan s/o. Kishanrao Mudhol 2) Raju @ Ambadas s/o. Sambhajirao Gore 3) Rajesh s/o. Laxminarayan Bharadiya 4) Shiwaji s/o. Kishanrao Ibitwar had executed Registered Sale Deed wide bearing No. 5393/2021 on dated. 24-06-2021 in respect of the property Mauje Kautha, Gut No. 224, Plot No. 02, Admeasuring length East-West from Northern side 54.36 mtr. and from Southern side 54.27 mtr. and Width South-North 34.74 mtr., Total adm. 18989.80 sq. ft. i.e. 1764.85 sq. mtr., S/a. Kautha, Nanded in favour of Shri. Raj Associates Nanded through its partners 1) Anand s/o. Prakash Jethani 2) Jitendra s/o. Prakashchand Jethani 3) Ravindra s/o. Prakashchand Jethani.

Thereafter, Shri. Raj Associates Nanded through its partners 1) Anand s/o. Prakash Jethani 2) Jitendra s/o. Prakashchand Jethani 3) Ravindra s/o. Prakashchand Jethani had sold the said property to Shri. Samarth Builders and Developers through its partners 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar 3) Gajanan s/o. Rajkumar Uttarwar 4) Sow. Mamta w/o. Venkatesh Amilkanthwar 5) Sow. Bhagyashri w/o. Laxmikant Wattamwar (executant no. 1 & 2 himself and P.O.A. holder of executant no. 3 to 5) wide Registered Sale Deed bearing No. 1401/2023 on dated. 27-03-2023.

Presently, Shri. Samarth Builders and Developers through its partners 1) Narhari s/o. Bhagwanrao Bacchewar 2) Umakant s/o. Dattatray Amilkanthwar 3) Gajanan s/o. Rajkumar Uttarwar 4) Sow. Mamta w/o. Venkatesh Amilkanthwar 5) Sow. Bhagyashri w/o. Laxmikant Wattamwar are stands as owner and possessor of the property Mauje Kautha, Gut No. 224, Plot No. 02, Admeasuring length East-West from Northern side 54.36 mtr. and from Southern side 54.27 mtr. and Width South-North 34.74 mtr., Total adm. 1764.85 sq. mtr., S/a. Kautha, Nanded.

5. Litigation if any :- Not found.

Date:17/01/2024.


Advocate
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