

Address for communication

Office No 42 at 1st Floor,
Maharaja Ranjeetsingh Market
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 land admeasuring 3500 sq.mtr. out of Shet Gut No 131 situated at Mauje Kasarkheda, Tq. & Dist. Nanded.



1/- I have Investigated the title of the said land on the request of Shri Dattatray Bharat Patil, R/o Yashwant Nagar, Nanded following documents to that effect :-

1) **Description of the Property**

All the part and parcel of the property land admeasuring 3500 sq.mtr. out of Shet Gut No 131 situated at Mauje Kasarkheda, Nanded. Taluka Nanded and District Nanded (Pincode – 431750). which is bounded as under :-

East	:	Land of Rushikesh Vyavhare
West	:	Agri land of Shailesh Kakani & others
South	:	Plot of Paldewar and Others
North	:	Plotting of Yogi

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2) Particulars of the Documents scrutinized :

<u>Sr. No</u>	<u>Date of Document</u>	<u>Description of Document</u>	<u>Original/photocopy of original / Notarized copy/ Sub Registrar Certified copy/ Photocopy of Notarized/ Certified copy, etc.</u>
1.	10/08/2023	Copy of Registered Sale Deed bearing No 8077/2023 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
2.	21/04/2023	Copy of Registered Sale Deed bearing No 4179/2023 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
3.	30/05/2012	Copy of Registered Sale Deed bearing No 4631/2012 executed at the sub-registrar office at Nanded;	Photo Copy (Original Seen)
4.	-	Copy of Tonch Nakasha	Photo Copy
5.	20/04/2024	Copy of 7/12 Extract of Shet Gut No 113	Photo Copy
6.	03/05/2023	Copy of Tentative Layout Sanctioned by the office of Town Planning & Valuation Department, Assistant Director of Town Planning, Nanded	Photo Copy
7.	16/12/2023	Copy of Receipt no 674 issued by the office of Town Planning & Valuation Department, Assistant Director of Town Planning, Nanded	Photo Copy

3) Copy of 7/12 Extract bearing Shet Gut No 113 issued online

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4) Search Receipt issued by the SRO, 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 and other is clear, marketable and without any encumbrances.

Owners on the said land

All the part and parcel of the property land admeasuring 3500 sq.mtr. out of Shet Gut No 131 situated at Mauje Kasarkheda, Nanded. Taluka Nanded and District Nanded (Pincode – 431750)

Shri Dattatray Bharat Patil,
R/o Yashwant Nagar, Nanded

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

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 : 20/04/2024


Adv. Deepak V Biyani
Nanded

Encl :

1. Annexure
2. E-Search Receipt



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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 13 years i.e. from 2012 to 2024 of Dated 19/04/2024 copies of said search receipts are attached herewith.



That initially, Narayan Parasram Adhav and Sow. Kaushalyabai Kishanrao Adhav had sold - All the part and parcel of the property agricultural land having area admeasuring 1 Hectare 34 Are, out of Shet Gut No 131 situated at Mauje Kasarkheda, Nanded. Taluka Nanded and District Nanded to Aradhana Sanjay Jamkar, Sow. Trupti Rajesh Jamkar, Sanjay Govindrao Jamkar vide a **Registered Sale Deed bearing No 4631/2012** executed at the sub-registrar office at Nanded;

Thereafter, Aradhana Sanjay Jamkar, Sow. Trupti Rajesh Jamkar, Sanjay Govindrao Jamkar All the part and parcel of

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the property agricultural land having area admeasuring 0 Hectare 35 Are, out of Shet Gut No 131 situated at Mauje Kasarkheda, Nanded. Taluka Nanded and District Nanded to Shailesh Omprakash Kakani, Sow Shaili Mukesh Agrawal, Shri Piyush Pradeep Tammewar, Santoshchand Radheshyam Agrawal, Sow. Sunita Shivajirao Ebitwar vide a Registered Sale Deed bearing No 4179/2023 executed at the sub-registrar office at Nanded;



Thereafter, Shailesh Omprakash Kakani, Sow Shaili Mukesh Agrawal, Shri Piyush Pradeep Tammewar, Santoshchand Radheshyam Agrawal, Sow. Sunita Shivajirao Ebitwar had sold - All the part and parcel of the property agricultural land having area admeasuring 0 Hectare 35 Are, out of Shet Gut No 131 situated at Mauje Kasarkheda, Nanded. Taluka Nanded and District Nanded to Shri Dattatray Bharat Patil, R/o Yashwant Nagar, Nanded vide a Registered Sale Deed bearing No 8077/2023 executed at the sub-registrar office at Nanded.

Thereafter, Shri Dattatray Bharat Patil, R/o Yashwant Nagar, Nanded had mutated his name in the office of revenue records over the 7/12 Extract of Shet Gut No 131 of Mauje Kasarkheda Tq. & Dist. Nanded.

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Thereafter, Shri Dattatray Bharat Patil, R/o Yashwant Nagar, Nanded had turned the said agricultural land into plotting and thereafter applied for the layout and the office of the Assitant Director of Town planning had issued the Tentative Sanctioned Layout.

During my search it has been found that Shri Dattatray Bharat Patil, R/o Yashwant Nagar, Nanded is the owner and possessor of - All the part and parcel of the property having area admeasuring 3500 sq.mtr. (O Hectare 35 Are), out of Shet Gut No 131 situated at Mauje Kasarkheda, Nanded. Taluka Nanded and District Nanded.

Hence, this Flow of title.

Place : Nanded
Date : 20/04/2024

Adv. Deepak V Biyani
Nanded

