

Date: 05/07/2024

Format A

(Circular 28/2021)

To
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plots No 12,13,118 to 147,150 to 155 185 to 165, 168 to 178, Sy No. 38/A/1/1, situated at Mauje Wadi(BK), Nanded 413605 admeasuring 7535 Sq Mtrs.

I have investigated the title of the said plot on the request of Girdhar s/o. Subhash Sangi through its developer and power of attorney holder Shri Tirumala Civil Work Pvt Ltd and following documents i.e.:

1) Description of the property. – All that piece and parcel of Plots No 12,13,118 to 147,150 to 155 185 to 165, 168 to 178, Sy No. 38/A/1/1, situated at Mauje Wadi(BK), Nanded 413605 admeasuring 7535 Sq Mtrs.

2) The documents of allotment of plot.

A. Photocopy of 7/12 extract of Sy No no 38/A/1/1, adm 1.60.00 R, situated at Mauje Wadi(Bk), Nanded reflecting name of Girdhar s/o. Subhash Sangi dated 27/01/2024.

B. Photo copy of notarial register partition deed on stamp of Rs 100/- wide Notarial Register no. 914/2000 executed by Subhashchandra aka Vishnudas s/o. Govindprasad Sangi in favour of 1) Sarladevi w/o Subhashchandra aka Vishnudas Sangi, 2) Gopal s/o Subhashchandra aka Vishnudas Sangi, 3) Girdhar s/o Subhashchandra aka Vishnudas Sangi dated 22/09/2000.

C. Photocopy of ferfar mutation entry no 3747 dated 30/05/2016.

D. Photocopy of old 7/12 extract of gut no 3A/1 dated 1992.

E. Photocopy of NA permission issued by office of Tehsildar, Nanded wide order no 2023/JAMA-2/42-C/CR-646 dated 04/12/2023.

F. Photocopy of layout plan of Sy No 38/A/1/1 sanctioned by Nanded Waghala City Municipal Corporation dated 01/12/2023.

G. Photocopy of namuna no 08 issued by office of gram panchayat Wadi (Bk) in name of Girdhar s/o. Subhash Sangi for year 2023-2024.

H. Photocopy of receipt of property tax paid at gram panchayat in name of Girdhar s/o Subhash Sangi

I. Photocopy of registered development agreement executed between Girdhar s/o Subhash Sangi and Shri Tirumala Civil work private limited through its managing director Kamlesh s/o Uttamrao Bacchewar vide registered deed no 4385 dated 15/04/2024.

J. Photocopy of registered power of attorney executed between Girdhar s/o Subhash Sangi and Shri Tirumala Civil work private limited through its managing director Kamlesh s/o Uttamrao Bacchewar vide registered deed no 4386 dated 15/04/2024.

K. Photocopy of search report provided by Adv Sumit S Supekar dated 02/05/2024.

3) 7 /'12 extract or property card issued by Revenue Department Nanded, mutation entry no 3747, 16646, 4386, 4385.

4) Search report for 30 years from 1994 till 2024.

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 Girdhar s/o. Subhash Sangi through its developer and power of attorney holder Shri Tirumala Civil Work Pvt Ltd is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

Sumit Sanjay Supekar

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Office 'Nishigangha' Maganpura, New Mondha, Nanded- 431 602.

1. Plots No 12,13,118 to 147,150 to 155 185 to 165, 168 to 178, Sy No. 38/A/1/1, situated at Mauje Wadi(BK), Nanded 413605 - Girdhar s/o. Subhash Sangi through its developer and power of attorney holder Shri Tirumala Civil Work Pvt Ltd.
2. Qualifying comments/remarks if any NA

3/- The report reflecting the flow of the title of the Girdhar s/o. Subhash Sangi through its developer and power of attorney holder Shri Tirumala Civil Work Pvt Ltd on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 05/07/2024

Advocate.
Adv. Sumit S. Supekar
LL.M., M.B.A.
Dist & Session Court, Nanded.
Mob. 9890005804

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FLOW OF THE TITLE OF THE SAID LAND.

1) 7 /12 extract / P.R. Card as on date of application for registration issued by Revenue Department Nanded.

2) Mutation Entry No: 3747, 16646, 4386, 4385.

3) Search report for 30 years from Taken from Sub-Registrar' office at Nanded

A. It transpires from the record that, the said property Mauje Wadi (Bk.), Land in Gut No. 38/A/1, Land adm. 7 H 54 R, S/a. Wadi (Bk.), Nanded belongs to Subhashchandra @ Visnudas s/o. Govindprasad Sangi since 1992 as it portrays from old 7/12 extract.

B. Thereafter, Subhashchandra @ Visnudas s/o. Govindprasad Sangi had sold the property Mauje Wadi (Bk.), Land in Gut No. 38/A/1, Land adm. 1 H 14 R, S/a. Wadi (Bk.), Nanded to 1) Sharad s/o. Kishanrao Wadgaonkar 2) Ramesh s/o. Balaprasad Mamidwar 3) Dr. Mahipal s/o. Martand Muttepawar 4) Sow. Anupama w/o. Sharad Wadgaonkar 5) Uttam s/o. Kishanrao Bacchewar wide Registered Sale Deed bearing No. 2464/2007 on dated.21-04-2007. That, all the owners has divided the land into several plots

C. Thereafter, 1) Sharad s/o. Kishanrao Wadgaonkar 2) Ramesh s/o. Balaprasad Mamidwar 3) Dr. Mahipal s/o. Martand Muttepawar 4) Sow. Anupama w/o. Sharad Wadgaonkar 5) Uttam s/o. Kishanrao Bacchewar had executed Registered Sale Deed wide bearing No. 23-01-2024 in respect of the property Mauje Wadi (Bk.), Gut No. 38/A/1/1, Plot No. 1, 2, 3, 4, 5, 6, 7, 229, 228, 227, 230, 250, 251, 252, 253, 257, 256, 255, 254, 258, 259, 260, 264, 263, 262, 261, 265, Total adm. 5936.14 sq. mtr., S/a. Wadi (Bk.), Nanded in favour of Uttamrao s/o. Kishanrao Bacchewar.

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D. That, as per ferfar mutation entry no. 3747 the land in survey no. 38/A/1 mistakenly mutated alone in name of Subhash s/o. Vishnudas Govindprasad Sangi to be for corrected and equally in the name of 1) Sow. Sarladevi w/o. Subhashchandra @ Vishnudas Sangi 2) Gopal 's/o. Subhashchandra @ Vishnudas Sangi 3) Giridhar s/o. Subhashchandra @ Vishnudas Sangi and Subhash s/o. Vishnudas Govindprasad Sangi.

E. That, One Partition Deed came to be executed on stamp of Rs. 100/- by Subahshchandra @ Vishnudas s/o. Govindprasad Sangi in favour of 1) Sow. Sarladevi w/o. Subhashchandra @ Vishnudas Sangi 2) Gopal s/o. Subhashchandra @ Vishnudas Sangi 3) Giridhar s/o. Subhashchandra @ Vishnudas Sangi wide Notarial Register no. 914/2000 on dated. 29-09-2000.

F. That, Plots No 12,13,118 to 147,150 to 155 185 to 165, 168 to 178, Sy No. 38/A/1/1, situated at Mauje Wadi(BK), Nanded 413605 admeasuring 7535 Sq Mtrs came in share of Girdhar s/o. Subhash Sangi. He has mutated his name in the 7/12 extract as well as Gram Panchayat record.

G. That, Uttamrao s/o. Kishanrao Bacchewar and others had obtained N.A. permission form office of the Tahasildar, Nanded wide order No. 2023/JAMA-2/42/C/CR-646 on dated. 04-12-2023.

H. Thereafter Girdhar s/o Subhash Sangi has entered into development agreement and power of attorney with Shri Tirumala Civil work private limited through its managing director Kamlesh s/o Uttamrao Bacchewar vide registered deed no 4385 & 4386 both dated 15/04/2024.

4) Any other relevant title: **NA**

5) Litigations if any: **NA**

Date: 05/07/2024

Advocate.
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