



OFFICE

S. D. Tuptewar

ADVOCATE,

District and Sessions Court

Nanded

Mob. 9881524411

FORMAT - A

To
Maha RERA
NANDED

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Property Gut No. 236, plot no. 40, 41, 50 and 51, total adm. 1327.48 sq.mtr., situated at Kautha, within the area of NWCMC Nanded Tq. Nanded Dist. Nanded (hereinafter referred as the said plots).

I have investigated the title of the said plots on the request of Sangam Developers, through its Partners (1) Venkatesh Laxmanrao Parsewar, (2) Pravin Omprakash Pokarna (3) Sheshrao Gangadhar Phadse and following documents i.e' :-

1) Description of the property.

1) Gut No. 236, plot no. 40, 41, 50 and 51, total adm. 1327.48 sq.mtr., situated at Kautha, within the area of NWCMC Nanded Tq. Nanded Dist. Nanded

(i) The said plot No. 40, Gut No. 236, adm. east-west 20 mtr. width south-north 15 mtr. total 280 sq. mtr. situated at Kautha, Nanded bounded as follows :-

East : 9 mtr. road
West : Plot No. 51
North: open space
South: Plot no. 41



(ii) The said plot No. 41, Gut No. 236, adm. east-west 20 mtr. width south-north 15 mtr. total 280 sq. mtr. situated at Kautha, Nanded bounded as follows :-

East : 9 mtr. road
West : Plot No. 50
North: Plot No. 40
South: Plot no. 42

(iii) The said plot No. 50, Gut No. 236, adm. east-west northern side 27.41 mtr. south side 29.49 mtr., width south-north 14.15 mtr. Total 398.30 sq. mtr. situated at Kautha, Nanded bounded as follows :-

East : Plot no. 41
West : 12 mtr. wide road
North: Plot No. 51
South: Plot no. 49

(iv) The said plot No. 51, Gut No. 236, adm. east-west northern side 25.33 mtr. south side 27.41 mtr., width south-north 14.15 mtr. Total 368.18 sq. mtr. situated at Kautha, Nanded bounded as follows :-

East : Plot no. 40
West : 12 mtr. wide road
North: Open space
South: Plot no. 50

2) The documents of allotment of plot.

- a) The owner has possessed the Sale deed bearing No. 5955/2023 dtd. 31-10-2023.
 - b) Copy of 7/12 extract of Gut No. 236 of Kautha, Nanded
 - c) Copy of Partition deed No. 1809/2017 dtd. 29-3-2017
 - d) Copy of Correction deed No. 2064/2017 dtd. 5-4-2017
 - e) Copy of General Receipt issued by NWCMC Nanded in the name of owner on 6-12-2023
 - f) Copy of N.A. Permission dtd. 24-5-2013
- 3) 7 /12 extract or property card issued by e-suvidha centre dated 30-10-2023, mutation entry
- 4) Search report for 33 years from. 1991 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 above said property is in the name of **Sangam Developers, through its Partners (1) Venkatesh Laxmanrao Parsewar, (2) Pravin Omprakash Pokarna (3) Sheshrao Gangadhar Phadse** is clear, marketable and without any encumbrances.

Owners of the land Sangam Developers, through its Partners (1) Venkatesh Laxmanrao Parsewar, (2) Pravin Omprakash Pokarna (3) Sheshrao Gangadhar Phadse

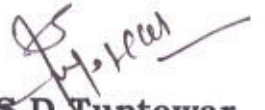
Owner of plots, having Plot No(s). 40, 41, 50 and 51 bearing Gut No. 236 situated at Kautha, Nanded.

Qualifying comments/remarks if any The said property is free from all types of encumbrances.

- 3) The report reflecting the flow of the title of the above proeprty is in the name of **Sangam Developers, through its Partners (1) Venkatesh Laxmanrao Parsewar, (2) Pravin Omprakash Pokarna (3) Sheshrao Gangadhar Phadse** on the said land is enclosed herewith

Encl :All above documents

Date: 19-8-2024


S.D. Tuptewar
Advocate.
(Stamp)





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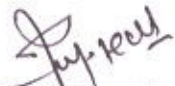
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID PROPERTY

Sr.No.

1. 7/12 extract Gut No. 236 of Kautha, Nanded
2. Mutation Entry No
3. Search report for 33 years from Taken from Sub-Registrar' office at Nanded
4. Any other relevant title – not applicable -.
5. Litigation's if any. No litigation pending

Date: 19-8-2024


S.D.Tuptewar
Advocate.
(Stamp)





CHALLAN
MTR Form Number-6



GRN	MH006125859202425E	BARCODE			Date	19/08/2024-15:25:11		Form ID						
Department Inspector General Of Registration					Payer Details									
Search Fee					TAX ID / TAN (If Any)									
Type of Payment Other Items					PAN No.(If Applicable)									
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Adv Shashikant D Tuptewar							
Location PUNE														
Year 2024-2025 One Time					Flat/Block No.									
Account Head Details				Amount In Rs.	Premises/Building									
0030072201 SEARCH FEE				825.00										
					Area/Locality									
					Town/City/District									
					PIN									
					Remarks (If Any)									
					Amount In		Eight Hundred Twenty-Five Rupees Only							
Total				825.00	Words									
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN		Ref. No.	00040572024073188401		IK0CWJTNC5				
Cheque/DD No.					Bank Date		RBI Date		19/08/2024-15:05:23		Not Verified with RBI			
Name of Bank					Bank-Branch		STATE BANK OF INDIA							
Name of Branch					Scroll No. , Date		Not Verified with Scroll							

Department ID : 258185968

Mobile No. : 0000000000

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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MH006125859202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Aug 2024	Receipt	Receipt no.: 1113560853
	Name of the Applicant :	Adv Shashikant D Tuptewar
	Details of property of which document has to be searched :	Dist :Nanded : Gut no. 236 Kutha Nanded.
	Period of search :	From :1991 To :2024
	Received Fee :	825
The above mentioned Search fee has been credited to government vide GRN no :MH006125859202425E		
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 '.		