



Madhav B. Pawde

B.S.L., LL.B., LL.M.

LEGAL ADVISOR

State Bank of India

Union Bank of India

Karnataka Bank

Godavari Urban Co-operative Bank, Nanded.

Abhyudaya Co-operative Bank, Nanded.

Date : 21/12/2023

FORMAT- A

(Circular No.: - 28/2021)

To
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 04 & 05 out of land .Gat No. 321 out of common lay out plan of land Gat No. 320 & 321 situated at Mule Nagri, near Khandoba Chowk, Taroda bk Taluka/District Nanded 431605 (hereinafter referred as the "said plots").

I have investigated the title of the said plots on the request of "M/s MS Developers" and following documents i.e.:-

1) Description of the property.

Property bearing Plot no. 4 admeasuring in length East-west length in southern side 29.75 meter & in Northern side 29.34 meter & in width south north 9.14 meter total admeasuring 270.04 sq. meter bounded as follows

East :- Plot no. 09

West :- Shiv Road

South :- Plot no. 02.

North :- Plot no. 05.

Property bearing Plot No. 05 admeasuring in length East-west length in southern side 29.34 meter & in Northern side 29.57 meter & in width South-North 9.14 meter total admeasuring 269.21 sq. meter, bounded as follows

East: - Plot no. 08

West: - Shiv Road

South :- Plot no. 04.

North :- Plot no. 06.

Bearing NWMC pin no. 40613070116 & 40613070129 out of land gut no. 321 out of common layout plan of land gut no. 320 & 321 Situated Mule nagri, khandoa chowk, Taroda (Bk), NWMC, Nanded.

2) **The documents of allotment of plot.**

1. Certified copy of registered sale deed bearing no. 1658/2015 dated 11/03/2015 of plot no. 04.
2. Certified copy of registered sale deed bearing no. 1528 dated 05/03/2015 of plot no. 05.
3. 7/12 extract or property card issued by digital sing no. 321 dated 27/05/2023, mutation entry no. 5851 dated 17/03/2015 & 5851 dated 17/03/2015.
4. Search report for 30 years from 1993 till **2023**

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 "**M/s MS Developers**" is clear, marketable and without any encumbrances.

(If any encumbrances please mention in separate sheet)

Owners of the land

- (1) M/s MS Developers through its Partners Mr. Madhav S. Patne and Mr. Santosh M. Patne.
.... Gat No. 320 and Gat No. 321, Plot No. 4
- (2) M/s MS Developers through its Partners Mr. Madhav S. Patne and Mr. Santosh M. Patne.
.... Gat No. 320 and Gat No. 321, Plot No. 5
- (3) Qualifying comments/remarks if any

3/- The report reflecting the flow of the title of the **M/s MS Developers** on the said land / plots is enclosed here with as annexure.

Encl.: Annexure

Date: 21/12/2023

Adv. Madhav B. Pawde





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Date : 21/12/2023

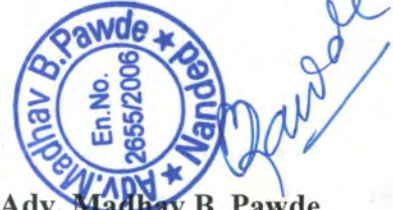
FORMAT - A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No 5851 dated 17/03/2015 & 5851 dated 17/03/2015. Search report for 30 years from 1993 Taken from Sub-Registrar's office at. Nanded.
- 3) Any other relevant title.
- 4) Litigations if any.

Date: 21/12/2023



Adv. Madhav B. Pawde



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Abhyudaya Co-operative Bank, Nanded.

Date :

Date: - 20/12/2023

To,

M/S MS Developers

26-B, Somesh Colony, Visawa Nagar,

Near Govt. Rest House Nanded- 431602

Sub: - Legal opinion & Title reports of plot no. 4 admeasuring in length East-west length in southern side 29.75 meter & in Northern side 29.34 meter & in width south north 9.14 meter total admeasuring 270.04 sq. meter.

Plot No. 05 admeasuring in length East-west length in southern side 29.34 meter & in Northern side 29.57 meter & in width South-North 9.14 meter total admeasuring 269.21 sq. meter, commonly total admeasuring 539.25 sq. meter, bearing NWMC pin no. 40613070116 & 40613070129 out of land gut no. 321 out of common layout plan of land gut no. 320 & 321 Situated Mule nagri, khandoba chowk, Taroda (Bk), NWMC, Nanded.

In view of the subject refereed as above, may I place on record my legal opinion and title report as follows.

1) DOCUMENTS PRODUCED

1. Record copy of 7/12 extract of land gut no. 321 & 320.
2. Record copy of lay out plan
3. Record copy of Namuna No. 8A of plot no. 1 to 42 out of common lay out plan of land gut no. 320 & 321 dated 04/05/1999.
4. Record copy of no objection certificate dated 04/05/1999.
5. Record copy of registered sale deed bearing no. 8420/2010 dated 27/12/2010 of plot no. 04.
6. Record copy of mutation entry no. 3681 dated 23/08/2011.
7. Record copy of 7/12 extract of land gut no. 321 dated 24/08/2011.
8. Original copy of registered sale deed bearing no. 3781/2012 dated 11/04/2012 of plot no. 04.
9. Original copy of registered sale deed bearing no.5098/2014 dated 30/07/2014 of plot no. 04.
10. Certified copy of mutation entry no. 5746 dated 19/01/2015.
11. Record copy of 7/12 extract of land gut no. 321.
12. Record copy of deed of partnership M/s. MS Developer dated 20/10/2014.
13. Certified copy of registered sale deed bearing no. 1658/2015 dated 11/03/2015.
14. Certified copy of mutation entry no. 2851 dated 27/03/2015.
15. Original copy of name transfer order dated 06/07/2015 of plot no. 04.
16. Original copy of gunthewari certificate of plot no. 04 & location plan dated 29/06/2022.
17. Record copy of NWMC, property tax paid receipt dated 27/05/2023.
18. Original copy of registered sale deed bearing no. 11842/2010 dated 20/12/2010 of plot no. 05.
19. Certified copy of mutation entry no. 5747 dated 19/01/2015.

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20. Record copy of 7/12 extract of land gut no. 321.
21. Original copy of gunthewari certificate of plot no. 04 & location plan dated 20/05/2011 of plot no. 05.
22. Certified copy of registered sale deed bearing no. 1528 dated 05/03/2015 of plot no. 05.
23. Certified copy of mutation entry no. 5850 dated 17/03/2015.
24. Record copy of property tax receipt of plot no. 05 dated 27/05/2023.
25. Original copy of name transfer order of plot no. 05 dated 16/06/2012.
26. Digital sign copy of 7/12 of land gut no. 321 dated 27/05/2023.
27. Original copy of construction permission & plan dated 08/11/2023.
28. Original copy of registered GPA bearing no. 12474/2023 dated 13/12 2023 executed by M/S. MS Developer through its partner Mr. Madhav Shankarrao Patne in favour of partner of M/S. MS Developer Mr. Santosh Madhavrao Patne

2) DESCRIPTION OF PROPERTY

Property bearing Plot no. 4 admeasuring in length East-west length in southern side 29.75 meter & in Northern side 29.34 meter & in width south north 9.14 meter total admeasuring 270.04 sq. meter bounded as follows

East :- Plot no. 09

West :- Shiv Road

South :- Plot no. 02.

North :- Plot no. 05.

Property bearing Plot No. 05 admeasuring in length East-west length in southern side 29.34 meter & in Northern side 29.57 meter & in width South-North 9.14 meter total admeasuring 269.21 sq. meter, bounded as follows



East :- Plot no. 08

West :- Shiv Road

South :- Plot no. 04.

North :- Plot no. 06.

Bearing NWMC pin no. 40613070116 & 40613070129 out of land gut no. 321 out of common layout plan of land gut no. 320 & 321 Situated Mule nagri, khandoa chowk, Taroda (Bk), NWMC, Nanded.

3) FLOW OF TITLE / LEGAL OPINION

That, Shri. Raosaheb S/o Pandurang Mule, Sow. Mayabai W/o Balaji Mule, Mr. Manika S/o Kashinath Mule by preparing lay out plan of land gut no. 320 & 321 to the extent of 8730.19 Sq. meter land & divided into total 42 plots by got sanctioning said layout plan form Grampanchayat Taroda (Bk), Tq & Dist. Nanded.

That, as per Gram panchyat taroda (bk) sanctioned layout plan Shri. Raosaheb S/o Pandurang Mule, Sow. Mayabai W/o Balaji Mule, Mr. Manika S/o Kashinath Mule was mutated their names in gram panchyat office, taroda (bk), Nanded. Accordingly Gram panchyat taroda (bk), Nanded mutating names of above four owner & issued namuna no. 8A of plot no. 1 to 42 out of land gut no. 320 & 321 in favor of above four owners dated 04/05/1999.

Thereafter, Shri. Raosaheb S/o Pandurang Mule, Sow. Mayabai W/o Balaji Mule, Mr. Manika S/o Kashinath Mule was executed registered sale deed bearing no. 8420/2010 dated 27/12/2010 of Property bearing Plot no. 4 admeasuring in length East-west length in southern side 29.75 meter & in Northern side 29.34 meter & in width south north 9.14 meter total admeasuring 270.04 sq. meter out of land gut no. 321 out of common layout

plan 320 & 321 situated at mouje Taroda (bk) Nanded, in favour of Sow. Shital W/o Shivaji Naikwade in the office of Sub-Registered, Nanded of valid consideration of amount of Rs. 4,87,000/-.

Thereafter, as per sale deed, Sow. Shital W/o Shivaji Naikwade has mutated her name in 7/12 extract of land gut no. 321 situated at Taroda Bk, Nanded by way of mutation entry no. 3681 as a owner & possessor of plot no. 04 admeasuring area 00H.02.70R land.

Thereafter, Sow. Shital W/o Shivaji Naikwade was executed registered sale deed bearing no. 3781/2012 dated 11/04/2012 of Property bearing Plot no. 4 admeasuring in length East-west length in southern side 29.75 meter & in Northern side 29.34 meter & in width south north 9.14 meter total admeasuring 270.04 sq. meter out of land gut no. 321 out of common layout plan 320 & 321 situated at mouje Taroda (bk) Nanded, in favour of Shri. Sunil S/o Harishchandra Rane in the office of Sub-Registered, Nanded of valid consideration of amount of Rs. 7,16,000/-.

Thereafter, Shri. Sunil S/o Harishchandra Rane was executed registered sale deed bearing no. 5098/2014 dated 30/07/2014 of Property bearing Plot no. 4 admeasuring in length East-west length in southern side 29.75 meter & in Northern side 29.34 meter & in width south north 9.14 meter total admeasuring 270.04 sq. meter out of land gut no. 321 out of common layout plan 320 & 321 situated at mouje Taroda (bk) Nanded, in favour of Shri. Venktesh S/o Nagnath Sambutwad in the office of Sub-Registered, Nanded of valid consideration of amount of Rs. 8, 92, 000/-.

Thereafter, as per sale deed, Shri. Venktesh S/o Nagnath Sambutwad was mutated his names in 7/12 extract of land gut no. 321 situated at Taroda

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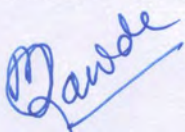
Bk, Nanded by way of mutation entry no. 3681 as a owner & possessor of plot no. 04 admeasuring area 00H.02.70R land.

Thereafter, Shri. Madhav S/o Shankarrao Patane & Shri. Santosh S/o Madhavrao Patane enter into partnership agreement in the name and M/S MS Developer dated 20/10/2014 for development of property purchased in the firm.

Thereafter, Shri. Venktesh S/o Nagnath Sambutwad was executed registered sale deed bearing no. 1658/2015 dated 11/03/2015 of Property bearing Plot no. 4 admeasuring in length East-west length in southern side 29.75 meter & in Northern side 29.34 meter & in width south north 9.14 meter total admeasuring 270.04 sq. meter out of land gut no. 321 out of common layout plan 320 & 321 situated at mouje Taroda (bk) Nanded, in favour of M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patne & Shri. Santosh S/o Madhavrao Patne in the office of Sub-Registered, Nanded of valid consideration of amount of Rs. 9, 75, 000/-.

Thereafter, as per sale deed, M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patne & Shri. Santosh S/o Madhavrao Patne has mutated its names in 7/12 extract of land gut no. 321 situated at Taroda Bk, Nanded by way of mutation entry no. 5851 dated 17/03/2015 as a owner & possessor of plot no. 04 admeasuring area 00H.02.70R land.

Thereafter, as per sale deed, M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patne & Shri. Santosh S/o Madhavrao Patne by filling application to the NWMC, Nanded in file no. 9-40-2015-2016 for transfer / mutation of its firm name. Accordingly NWMC, Nanded by passing order bearing outward no. zonal office.6 taroda/NRNPR/792/2015 Dated 06/07/2015 issued transfer order by mutating its name in the office of Nanded Wagala City Municipal Corporation. Accordingly Corporation by



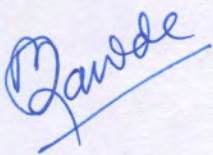
allotting NWMC Pin No. 40613070116 by accepting necessary property tax by way of tax receipt bearing no. R/PT/05/232/770641 Dated 27/05/2023.

Thereafter, M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patne & Shri. Santosh S/o Madhavrao Patne has regularized the above plot no. 04 in NWMC office by filing application in Gunthewari. Accordingly after verifying the records, Municipal Corporation was regularized the plot in Gunthewari and issued Gunthewari certificate bearing No. 003300 dated 29/06/2022 along with location plan of plot by way of out ward no. 3437/2022.

Thereafter, Shri. Raosaheb S/o Pandurang Mule, Sow. Mayabai W/o Balaji Mule, Mr. Manika S/o Kashinath Mule was executed registered sale deed bearing no. 11842/2010 dated 20/12/2010 of Property bearing Plot No. 05 admeasuring in length East-west length in southern side 29.34 meter & in Northern side 29.57 meter & in width South-North 9.14 meter total admeasuring 269.21 sq. meter out of land gut no. 321 out of common layout plan 320 & 321 situated at mouje Taroda (bk) Nanded, in favour of Shri. Govind S/o Nagnath Sambutwad in the office of Sub-Registered, Nanded of valid consideration of amount of Rs. 4,85,000/-.

Thereafter, as per sale deed, Shri. Govind S/o Nagnath Sambutwad has mutated his name in 7/12 extract of land gut no. 321 situated at Taroda Bk, Nanded by way of mutation entry no. 5747 as a owner & possessor of plot no. 05 admeasuring area 00H.02.69R land.

Thereafter, Shri. Govind S/o Nagnath Sambutwad has regularized the above plot no. 05 in NWMC office by filing application in Gunthewari. Accordingly after verifying the records, Municipal Corporation was regularized the plot in Gunthewari and issued Gunthewari certificate bearing No. 003187



dated 20/05/2011 along with location plan of plot by way of out ward no. 2863/2011.

Thereafter, Shri. Govind S/o Nagnath Sambutwad has executed registered sale deed bearing no. 1528/2015 dated 05/03/2015 of Property bearing Plot No. 05 admeasuring in length East-west length in southern side 29.34 meter & in Northern side 29.57 meter & in width South-North 9.14 meter total admeasuring 269.21 sq. meter out of land gut no. 321 out of common layout plan 320 & 321 situated at mouje Taroda (bk) Nanded, in favour of M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patae & Shri. Santosh S/o Madhavrao Patne has in the office of Sub-Registered, Nanded of valid consideration of amount of Rs. 9,70,000/-.

Thereafter, as per sale deed, M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patne & Shri. Santosh S/o Madhavrao Patne has mutated his name in 7/12 extract of land gut no. 321 situated at Taroda Bk, Nanded by way of mutation entry no. 5850 dated 17/03/2015 as a owner & possessor of plot no. 05 admeasuring area 00H.02.69R land.

Thereafter, as per sale deed, M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patne & Shri. Santosh S/o Madhavrao Patne by filling application to the NWMC, Nanded in file no. 10-40-2014-2015 for transfer / mutation of its firm name. Accordingly NWMC, Nanded by passing order bearing outward no. zonal office. taroda/NRNPR/675/2015 Dated 16/06/2015 issued transfer order by mutating its name in the office of Nanded Wagala City Municipal Corporation. Accordingly Corporation by allotting NWMC Pin No. 40613070129 by accepting necessary property tax by way of tax receipt bearing no. R/PT/05/23/770642 Dated 27/05/2023.

Thereafter, M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patne & Shri. Santosh S/o Madhavrao Patne by preparing

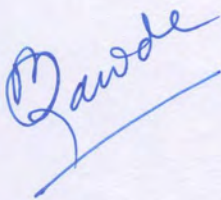
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construction plan over plot no. 04 to 05 out of land gut no. 321 out of common layout plant of land gut no. 320 & 321 situated at taroda (bk), NWMC, Nanded & got Sanctioned it from NWMC, office Nanded & obtained construction permission from NWMC, Nanded by way of building permit no. 192737 & permit no. DDMCW/B/2023/APL/03094 Dated 08/11/2023 G+7th floor for residential purpose & commercial purpose over the plots.

Thereafter , partner of the firm shri Madhav Shankarrao Patne has executed registered GPA bearing No12474/2023 dated 13/12 2023 of plot No. 4 & 5 and construction over it out of land gut no 321 of of common layout plan of land gut no 320 and 321 situated at taroda bk NWCMC Nanded in favor of partner of the firm Shri Santosh Madhavrao Patne for act and do all work in respect of above mentioned plot on behalf of the firm.

From the date of sale deed, M/S MS Developer through its partner Shri. Madhav S/o Shankarrao Patane & Shri. Santosh S/o Madhavrao Patane is lawful owner & possessor of plot no. 4 admeasuring in length East-west length in southern side 29.75 meter & in Northern side 29.34 meter & in width south north 9.14 meter total admeasuring 270.04 sq. meter.

Plot No. 05 admeasuring in length East-west length in southern side 29.34 meter & in Northern side 29.57 meter & in width South-North 9.14 meter total admeasuring 269.21 sq. meter, commonly total admeasuring 539.25 sq. meter, bearing NWMC pin no. 40613070116 & 40613070129 out of land gut no. 321 out of common layout plan of land gut no. 320 & 321 Situated Sahakar Nagar, Taroda (Bk), NWMC, Nanded.



4) NON ENCUMBRANCES

I have taken the search of the document & Index II in the office of Sub Register, Nanded as per the availability of the records by remitting the necessary charge vide receipt No.15105 Dt-21/12/2023 for the period of 1993 to 2023 & I have do not found any transaction of pawn, lean, agreement to sale, mortgage, lease, Leave & license and any other objectionable transaction in respect of property. Therefore I certify that, now the said property is free from any sort of registered encumbrance.
Hence this Non encumbrance & Legal opinion certificate.

Thanking You,

Yours truly,

Pawde Madhav B

Adv.

