

DELMADE SANGMESHWAR RAMRAO



LL.M (Mumbai)

Advocate

Cell-9823 040 443

Shop No.53, Sanman Prestige, Station Road, Vazirabad Nanded-431601

SRD/67/2024

Date-18.09.2024

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance Certificate with respect to , Gut
No.213PTTaroda(Kh), Nanded Tq.Nanded Dist.Nanded.
(hereinafter referred as the said plot").

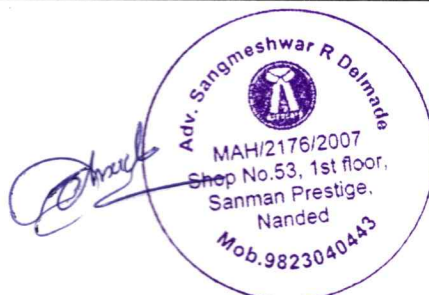
Respected Sir/Madam,

1. I have investigated the title of the said plot on the request of **M/s Jain Buildcon Through partner 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi**

I. Description of the property:

All that piece and parcel of **Gut No.213,PT Taroda(Kh), Nanded Tq.Nanded Dist.Nanded.**
Area: 2589 Sq. Mtr within the jurisdiction of Sub Registrar Nanded.Dist Nanded

BOUNDARIES	As Under
EAST	Karwa Row House and Gut No.211
WEST	Other plotting & Gut No.213(part)
South	Road
North	Plotting of Sidhivinayak nagar & Gut No.213(part)



II. List of documents reviewed/perused

- a. The Copy of N.A permission
- b. The copy of Gift Deed No.3429/2024 Dt.21.08.2024
- c. The Copy of Power of Attorney Deed No.3430/2024 Dt.21.08.2024.
- d. The Copy of Sale Deed No.3654/2023 Dt.13.07.2023.
- e. Copy of Relinquish deed No.3653/2023 dated 13.07.2023
- f. The Copy of construction permission Dt.03.02.2024.
- g. Copy of 7/12 extract in favor of M/s Jain Buildcon Through partner 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi

III. Search from 30 years from **1994** to **2023**. I have deposited (**Rs-750**) the search fees on 18.09.2024 vide receipt no. MH008416728202425E & MH008404162202425E

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 Jain Buildcon Through partner 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi** is clear, marketable and without any encumbrances.

Owners of the land : **M/s Jain Buildcon Through partner 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi**

1. **Gut No.213,PT Taroda(Kh), Nanded Tq.Nanded Dist.Nanded. Area: 2589 Sq. Mtr**

3. The report reflected the flow of the title of the **M/s Jain Buildcon Through partner 1.Laxmi W/o Prashant Waghamare,**



2.Mr.Pritam S/o Lanchankumar Kandi situated at
Gut No.213,PT Taroda(Kh), Nanded Tq.Nanded Dist.Nanded On
the said land is enclosed herewith as annexure.

Place: Nanded
Date: 18.09.2024


Yours truly
Delmade Sangmeshwar R.
Advocate



DELMADE SANGMESHWAR RAMRAO



LL.M (Mumbai)

Advocate

Cell-9823 040 443

Shop No.53, Sanman Prestige, Station Road, Vazirabad Nanded-431601

SRD/67/2024

Date-18.09.2024

Annexure

Flow of the title

From the available documents it can be inferred that all that piece and parcel of the property was initially owned and possessed by Originally said plot of land was belongs to Chandrashekhar Nilkanthrao Kurhe & Vitthalsingh Bakarsinh Thakur having 40R land in Gut No.213.

Then on 18.02.1998 Chandrashekhar Nilkanthrao Kurhe & Vitthalsingh Bakarsinh Thakur sold 40R land to Babarao Madhavrao Hanmante by registered sale deed No.459/1998.

Then on 03.01.2007 Babarao Madhavrao Hanmante died and above property transferred on his legal heirs name i.e Kevalabai Babarao Hanmante(died), Shravan Babarao Hanmante(died), Shantabai Shravan Hanmante, Rekha Vijaykumar Kasture, Vanmala Pralhad Kasture, Suman Madhavrao Puneekar & Suresh Shravan Hanmante. Same mutated on 7/12 extract by mutation entry No.2805/2007.

Then on 02.02.2012 Shantabai Shravan Hanmante died and above said property transferred on name of Vanmala Pralhad Kasture, Sujata Madhav Sonkamble(Puneekar),



Suresh Shravan Hanmante, Rekha Vijaykumar Kasture, & Prakash Shravan Hanmante(Nandedkar) by mutation entry No.18624.

Then on 13.07.2023 Rekha Vijaykumar Kasture, & Prakash Shravan Hanmante(Nandedkar) executed relinquish deed in favour of Vanmala Pralhad Kasture, Sujata Madhav Sonkamble(Punekar), Suresh Shravan Hanmante by registered relinquish deed day book No.3653/2023.

Thereafter on 13.07.2023 1.Vanmala Pralhad Kasture, 2.Sujata Madhav Sonkamble(Punekar), 3.Suresh Shravan Hanmante sold 0H.25.89R to 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi by registered sale deed day book No.3654/2023.

Then on 03.02.2024 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi obtained Construction Permission from NWCMC office Nanded by its No.DDMCW/LF/2024/APL/00022.

Then on 21.08.2024 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi gifted above property to M/s Jain Buildcon Through partner 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi by registered gift deed No.3429/2024.

Then on 21.08.2024 M/s Jain Buildcon Through partner Laxmi W/o Prashant Waghamare executed Power of Attorney



in favour of M/s Jain Buildcon Through partner Mr.Pritam S/o Lanchankumar Kandi by Registered Power of Attorney Deed Day Book No. 3430/2024.

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 Jain Buildcon Through partner 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi** is clear, marketable and without any encumbrances.

Sr.No.

1. The copy of Registered Power of Attorney No. 3430/2024 dated 21.08.2024 executed by M/s Jain Buildcon Through partner Laxmi W/o Prashant Waghamare in favour of M/s Jain Buildcon Through partner Mr.Pritam S/o Lanchankumar Kandi.
2. The copy of registered relinquish deed No.3653/2023 dated 13.07.2023 executed by Rekha Vijaykumar Kasture, & Prakash Shravan Hanmante(Nandedkar) in favour of Vanmala Pralhad Kasture, Sujata Madhav Sonkamble(Punekar), Suresh Shravan Hanmante.
3. The copy of Registered gift Deed No. 3429/2024 Dt. 21.08.2024 executed by 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi in favour of M/s Jain Buildcon Through partner 1.Laxmi W/o Prashant Waghamare, 2.Mr.Pritam S/o Lanchankumar Kandi
4. Construction permission
5. Search report for 30 years from 1995-2024 Taken from Sub-Registrar office at Nanded
6. Litigations if any : No

Place: Nanded
Date: 18.09.2024

Yours truly

Delmade Sangmeshwar R. Advocate



Placement NO.	Disbursement Date
4644186202425	18/09/2024-19:37:30
Total Disbursement Amount	

Adv. Sangmeshwar Subhakar
MAHI/2176/2007
Shop No.53, 1st floor,
Sanman Prestige,
Nanded
Mob.9823040443

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