

FORMAT – A
(Circular No. 28/2021)

To
Maha RERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Plot No. 01 out of Layout No. 577 dated 06.04.2023 out of land Survey No. 10/F, out of village Wadi (Bk), Tq. & Dist. Nanded.

I have investigated the title of the said plot on the request of Pharande Developers and following documents i.e. :-

1) Description of the property :-

All that piece and parcel of Plot No. 01 out of Layout No. 577 dated 06.04.2023 out of land Survey No. 10/F, out of village Wadi (Bk), Tq. and Dist. Nanded. The said plot is adm. 27.50 mtrs. East-West in width and 31.20 mtrs North-South in length from western side and 29.95 mtrs. from eastern side, totally adm. 840.80 sq. mtrs. and is bounded as under :-

On or towards the North by	:	09 mtrs. wide road
On or towards the South by	:	Part of Survey No. 11
On or towards the East by	:	Plot No. 06 and open space of layout
On or towards the West by	:	Part of Survey No. 10F

2) The documents of allotment of plot.

Sr.No.	Type of Document	Document No. & Date
1.	Sale Deed	1808 dt. 26.02.2010
2.	Transfer Deed	1890 dt. 23.04.2016
3.	7/12 Extract	Survey No. 10F
4.	N.A. permission	2022/Jama-2/42/K/CR-204 dt. 20.10.2022
5.	Sanction Layout Plan	577 dt. 06.04.2023
6.	Construction permission	RPNAN/B/2023/APL/00173 dt. 08.04.2024



7/12 extract or property card issued by Talathi, Wadi Bk., Nanded dated

06.08.2024, mutation entry No. 25934.

4) Search report for 30 years from 01.01.1994 till 12.07.2024

2) On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am the opinion that the title of Pharande Developers is clear, marketable and without any encumbrances.

Onwers of the land :

(1) Pharande Developers - S.No.10F of village Wadi Bk., Nanded

(2) ----- - CTS/C.S. No. (Not Applicable)

(3) ----- - CTS/C.S. No. (Not Applicable)

(4) Qualifying comments / remarks if any – Pharande Developers is the owner and possessor of the property described above.

3) The report reflecting the flow of the title of the Pharande Developers on the said land is enclosed herewith as Annexure.

A. That, the land bearing Survey No. 10/F of village Wadi (Bk), Tq. and Dist. Nanded is totally adm. 1 H 62 R. Gayabai Babarao Lute was the owner and possessor of 0 H 22 R land Survey No. 10/F Pandurang Babarao Lute, Ramkishan Babarao Lute, Sopan Babarao Lute and Damodhar Babarao Lute were the owners and possessors of 0 H 10 R land each out of land Survey No. 10/F and Sambhaji Nagoba Shinde was owner and possessor of 0 H 72 R land out of land Survey No. 10/F of village Wadi Bk. Nanded, Tq. & Dist. Nanded.

B. That, Jagannath S/o Baburao Pharande has purchased 22 R land from Gayabai Babarao Lute, 10 R land from Pandurang Babaro Lute, 10 R land from Ramkishan Babarao Lute, 10 R Sopan Babarao Lute and 10 R Damodhar Babarao Lute and 30 R land of Sambhaji Nagoba Shinde vide registered sale deed No. 1808 Dt. 26.02.2010. So also, the sons of Sambhaji



Nagoba Shinde namely Narayan Sambhaji Shinde and Gajanan Sambhaji Shinde has signed on the said sale deed as consenters. Thus, Jagannath S/o Baburao Pharande became owner and possessor of 0 H 92 R land out of land Survey No. 10/F of village Wadi (Bk), Nanded.

C. That, thereafter, Jagannath S/o Baburao Pharande transferred the said 0 H 92 R land out of land Survey No. 10/F of village Wadi (Bk), Tq. & Dist. Nanded in favour of Pharande Developers through its partners Kaustubh Jagannath Pharande, Jagannath Baburao Pharande and Ketki Kaustubh Pharande vide registered Transfer Deed No. 1890 dated 23.04.2019. Thus, Pharande Developers became owner and possessor of 0 H 92 R land out of land Survey No. 10/F of village Wadi (Bk), Nanded.

D. That, after purchase of land the land is mutated in the name of Pharande Developers in 7/12 of land survey No. 10/F to the extent of 0 H 92 R.

E. That, Pharande Developers has converted the said land into Non-Agriculture and Tahsildar, Nanded has granted N.A. permission of 0 H 37 R land vide Order No. 2022/Jama-2/42/K/CR-204 dt. 20.10.2022.

F. That, Pharande Developers has made plotting over the said 0 H 37 R land out of land Survey No. 10/F of village Wadi Bk. Nanded by obtaining sanctioned layout from the office of Asst. Director, Town Planning, Nanded which bears sanction No. 577 dated 06.04.2023.

G. That, thereafter, Pharande Developers has decided to construct apartment namely Jaswand Apartment over plot No. 01 out of Layout No. 577 dated 06.04.2023 and has accordingly obtained construction permission No. RPNAN/B/2023/APL/00173 dated 08.04.2024 from the office of Tahsildar, Nanded.

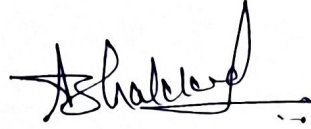
H. That, I have searched Index-II record in the office of Sub-Registrar, Nanded for the period 01.01.2012 to 12.07.2024 and during the said period. I have not found any kind of encumbrances over the said property to the best of



my efforts.

I. That, after going through the entire record, I am of the clear opinion that the above property is free from all encumbrances and M/s Pharande Developers is owner and possessor of the land and has clear marketable title over the property as described in the schedule above.




(Aniket P. Bhakkad)
Advocate, Nanded

Date : 12.07.2024

Encl : Receipt No. 9626 dt. 12.07.2024 issued by Sub-Registrar, Nanded

FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

- 1) 7/12 extract of land survey No. 10/F of village Wadi (Bk), Tq. & Dist. Nanded
- 2) Mutation Entry No. 25934 dt. 12.11.2023
- 3) Search for 30 years from 01.01.1994 to 12.07.2024 taken from Sub-Registrar
Office at Nanded
- 4) Any other relevant title – Not applicable
- 5) Litigations if any – Not applicable

Date : 12.07.2024



(Aniket P. Bhakkad)
Advocate, Nanded