

RAVINDRA K.KAUDGE, Advocate
9-Artiya Complex, 2nd Floor, Beside Khalsa High School,
Bafana, Nanded-4
Mob.No- 9130049005 , 9890924511,02462-241511

FORMAT – A
(Circular No.:- 28/2021)

To
Maha RERA
MUMBAI

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Plot NO. 01 TO 52 agri.land Gut No. 208/A 00H79.00R , agri.land Gut No. 208/C adm.00H75.27 R , agri.land Gut No. 208/Kha adm.01H14.00R , agri.land Gut No. 208/J adm.00H68.00R and Gut NO. 208/D adm. 01H19.00R all agri.land thus total area is 31538.84 Sq mtr s/at. Wadi(Bu), Tq and Dist.Nanded (hereinafter referred as the said plot ” “)

I have investigated the title of the said plot on the request of **M/s.Padmavati Developers Saibaba** Nagar,Purna road,Wadi (Bu) through partner 1-Bharat s/o.Vishwawanth Raminwar age.62 Yrs,Occ-agri.& Business 2-Sow.Meera w/o.Bharat Raminwar age.55 Yrs,Occ-agri.& Business 3-Padmakar s/o.Bharat Raminwar age.38 Yrs,Occ-agri.& Business All R/o.Purna Road,Nandedand following documents i.e. :-

1) Description of the property.

Plot NO. 01 TO 52 agri.land Gut No. 208/A 00H79.00R , agri.land Gut No. 208/C adm.00H75.27 R , agri.land Gut No. 208/Kha adm.01H14.00R , agri.land Gut No. 208/J adm.00H68.00R and Gut NO. 208/D adm. 01H19.00R all agri.land thus total area is 31538.84 Sq mtr s/at. Wadi(Bu), Tq and Dist.Nanded which is bounded as Under--

East- Gut NO.208/part

West- Gut NO.208/part

South-Gut No.208/part & Gut No.209

North- 10.00 M exist &18.00 Mtr Proposed road

2) The documents of allotment of plot.

Sr. No	Date of Document	Name and Nature of Documents	Original Certified Photocopy
1-	28-09-2011	Sale Deed No.9883/2011executed by Shakuntala Raosaheb Kawale in favour of M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2 -Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar	Photocopy
2-	26-07-2012	SaleDeed No.6304/2012 executed by Shakuntala Raosaheb Kawale in favour of M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2 -Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar	Photocopy
3-	02-02-2013	SaleDeed No.998/2013 executed by Gunwant Raosaheb Kawale in favour of M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2 -Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar	Photocopy
4-	06-06-2013	SaleDeed No.3915/2013 executed by Varsha Raosaheb Patil in favour of M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2 -Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar	Photocopy
5-	07-08-2023	SaleDeed No.7937/2023 executed by Sow. Sangita Vitthal Patil and other(3) in favour of M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2 -Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar	Photocopy
6-	04-12-2023	SaleDeed No.12051/2023 executed by Vitthal Bhagwanrao Patil and other(3) in favour of M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2 -Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar	Photocopy
7-	12-06-2024	7/12 extract of Gut No.208/C issued by Talathi Office Wadi(Bu) in favour of M/s.Saibaba Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar & Others	Photocopy

Sr. No	Date of Document	Name and Nature of Documents	Original Certified Photocopy
8-	04-06-2024	7/12extract ofGut No.208/Kha issued by Talathi Office Wadi(Bu) in favour of M/s.Saibaba Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar & Others	Photocopy
9-	27-02-2024	7/12 extract of Gut No.208/J issued by Talathi Office Wadi(Bu) in favour of M/s.Saibaba Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar & Others	Photocopy
10-	27-02-2024	7/12 extract of Gut No.208/D issued by Talathi Office Wadi(Bu) in favour of M/s.Saibaba Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar & Others	Photocopy
11-	02-05-2013	Mutation Patra No.9374 issued by Talathi Office Wadi (Bu) in favour of M/s.Saibaba Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar & Others	Photocopy
12-	03-03-2010	Mutation Patra No.22414 issued by Talathi Office Wadi(Bu) in favour of Aaditya Shankarrao Kandhare & Others	Photocopy
13-	14-09-2022	Mutation Patra No.22417 issued by Talathi Office Wadi(Bu) in favour of Madhav Ramrao More and Others	Photocopy
14-	28-03-2024	N A Order issued by Tahasil Office,Nanded in favour of M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2 -Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar	Photocopy
16-	23-11-2011	G P A No.9141/2011 executed by M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2 -Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar in favour of Padmakar s/o.Bharat Raminwar	Photocopy

Sr. No	Date of Document	Name and Nature of Documents	Original Certified Photocopy
17-	01-01-2024	Regi. Release Deed No.0034/2024 executed by State Bank of India in favour of M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2-Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar	Photocopy

3) 7//12 extract issued by Talathi Office Wadi (Bu),Tq and Dist.

Nanded That, the owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded mutated their names on the extract of Gut No. 208/A adm. . 00H79.00 R vide its extract dt.27-02-2024{ 00H39.50 R +00H39.50 R }

4) Search report for 30 Years from 1995-2024 {As per the instructions received from the Virtual Treasury Office - Maharashtra State, A cloud Migration is Planned on the given dates, Due to said migration activity GRAS portal shall remain close from " 26-10-2024 at 12.01 AM to 29-10-2024 at 11.59 PM } _

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 (following owner/ promoter/developer/company) is clear, marketable and without any encumbrances.

Owners of the land

M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded

(4) Qualifying comments/remarks if any NO

3/- The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date- 26/10/2024

Place-Nanded

Ravindra K.Kaudge

Advocate, Nanded.

-5-

FORMAT – A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

That, the owners M/s. Padmavati Developers through Partners 1-Bharat s/o. Vishwawanth Raminwar, 2-Sow.Meera w/o.Bharat Raminwar &3-Padmakar s/o.Bharat Raminwar all R/o. Purna Road,Wadi(Bu) Tq and Dist.Nanded get or obtained the N A Order for Residential Purpose on dated. 28-03-2024 vide its N A Order NO. 2024/JMB-2/42-C/CR-644-Office of the Tahsil Office Nanded.

That, the Lay Out of Gut NO. 208/A, 208/C,208/J,208/Kha and 208/D in the Lay out there are 52 Plots i.e. Plot NO.01 to 52 adn. total area of Lay out is 31538.84 Sq mtr , Open Space is 4659.45 Sq mtr and in /under road adm. area is 3848.45 Sq mtr and Aminities (MSEB) adm. area is 4604.09 Sq mtr s/at. Wadi (Bu) Tq and Dist.Nanded sanctioned by Deputy Superintendent Land Record Officer of Nanded Town Planning Office ,Nanded vide its Letter No. MOR No. 21/2024

1- That, the agri.land Gut No. 208/Kha adm. 01H19.00 R s/at. Wadi (Bu), Tq and Dist Nanded owned and belongs to Sow Shakuntalabai Raosaheb Kawale R/o.Vasant Nagar,Nanded since 1990-1991 vide it 7/12 extract of Gut No. 208/Kha for the year 1992-1993

That,the owner Sow Shakuntalabai Raosaheb Kawale R/o.Vasant Nagar,Nanded sold the agri.land Gut No. 208/Kha adm. 01H19.00 R s/at. Wadi (Bu), Tq and Dist Nanded to the purchaser-M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded by way of executing Registered Sale Deed No.9883/28-09-2011

After purchasing the property the owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded mutated their name in the Office of Talathi Wadi(Bu) on 7/12 extract of Gut nO. 208/ Kha

2- That, the agri.land Gut No. 208/D adm. 01H19.00 R s/at. Wadi (Bu), Tq and Dist Nanded owned and belongs to Sow Shakuntalabai Raosaheb Kawale R/o.Vasant Nagar,Nanded since 1990-1991 vide it 7/12 extract of Gut No. 208/D for the year 1992-1993

That,the owner Sow Shakuntalabai Raosaheb Kawale R/o.Vasant Nagar,Nanded sold the agri.land Gut No. 208/D adm. 01H19.00 R s/at. Wadi (Bu), Tq and Dist Nanded to the purchaser-M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2**-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded by way of executing Registered Sale Deed No.6304/2012 dt.26-07-2012

After purchasing the property the owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2**-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded mutated their name in the Office of Talathi Wadi(Bu) on 7/12 extract of Gut No. 208/D vide its mutation no. 8681 vide its extract of Gut NO. 208/D dt.27-02-2024

3- That, the agri.land Gut No. 208/J adm. 00H68.00 R s/at. Wadi (Bu), Tq and Dist Nanded owned and belongs to Sow Shakuntalabai Raosaheb Kawale R/o.Vasant Nagar,Nanded since 1990-1991 vide it 7/12 extract of Gut No. 208/J for the year 1992-1993

That,the owner Sow Shakuntalabai Raosaheb Kawale R/o.Vasant Nagar,Nanded sold the agri.land Gut No. 208/J adm. 00H68.00 R s/at. Wadi (Bu), Tq and Dist Nanded to the purchaser-M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2**-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded by way of executing Registered Sale Deed No.6304/2012 dt.26-07-2012

After purchasing the property the owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2**-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded mutated their name in the Office of Talathi Wadi(Bu) on 7/12 extract of Gut No. 208/J vide its Mutation no. 8681 vide its extract of Gut No. 208/J dated. 27-02-2024

4- a) That, the agri.land Gut No. 208/B adm. 00H79.00 R s/at.Wadi (Bu),Tq Nanded owned and belongs to Gunwant Raosaheb Kawale R/o.Vasant Nagar,Nanded since long time i.e. 1991-1993 vide its 7/12 extract of Gut No. 208/B for the year 1992-1993

That, the owner -Gunwant Raosaheb Kawale R/o.Vasant Nagar,Nanded sold the he agri.land Gut No. 208/B adm. 00H79.00 R s/at.Wadi (Bu),Tq Nanded to the purchaser-M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar** All R/o. Purna road, Wadi (Bu),Nanded by way of executing Registered Sale Deed NO. 998/2013 dt.02-02-2013

b) That, the agri.land Gut No. 208/C adm. 00H79.00 R s/at.Wadi (Bu),Tq Nanded owned and belongs to Gunwant Raosaheb Kawale R/o.Vasant Nagar,Nanded since long time i.e. 1991-1993 vide its 7/12 extract of Gut No. 208/C

That, the owner -Gunwant Raosaheb Kawale R/o.Vasant Nagar,Nanded sold the he agri.land Gut No. 208/C adm. 00H79.00 R s/at.Wadi (Bu),Tq Nanded to the purchaser-M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar** All R/o. Purna road, Wadi (Bu),Nanded by way of executing Registered Sale Deed NO. 998/2013 dt.02-02-2013

That,the purchasers-M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar** All R/o. Purna road, Wadi (Bu),Nanded mutated their name in the Office of Talathi Wadi(Bu) on 7/12 extract of Gut No. 208/B and also transfer their name on 7/12 extract of Gut NO. 208/C videits mutation no. 17140 vide its extract dt.27-09-2023

5) That, the agri.land Gut No. 208/C adm. 00H79.00 R s/at. Wadi (Bu),tq Nanded owned and belongs to Varsha Raosaheb Patil { Sow Varsha w/o. Ashokrao Karanjkar R/o.Mumbai and she sold this property to the M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar** All R/o. Purna road, Wadi (Bu),Nanded by way of executing Registered Sale Deed NO. 3915/2013 dt.06-06-2013

After that the owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar** All R/o. Purna road, Wadi (Bu),Nanded transfer their name in the office of Talathi,Wadi (Bu) on 7/12 extract of Gut No. 208/C

6) That, the agri.land Gut No. 208/A adm. 00H39.50 R s/at. Wadi (Bu) Tq.Nanded owned and belongs to Sangita Vitthal Patil, Aaditya Ashokrao Kandhare, Ritesh Sambhajirao Kandhare and Shivaji Suryakantrao Bhosale all R/o. Nanded vide its extract of Gut NO. 208/A vide its mutation no. 22414 vide its extract dt. 07-08-2023

After that the joint owners- Sangita Vitthal Patil, Aaditya Ashokrao Kandhare, Ritesh Sambhajirao Kandhare and Shivaji Suryakantrao Bhosale all R/o. Nanded sold the property the agri.land Gut No. 208/A adm. 00H39.50 R s/at. Wadi (Bu) Tq.Nanded to the purchaser-M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar** All R/o. Purna road, Wadi (Bu),Nanded by way of executing Registered Sale Deed NO. 7937/2023 dt.07-08-2023

After purchasing the property by owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar** All R/o. Purna road, Wadi (Bu),Nanded mutated their names on 7/12 extract of Gut NO. 208/A vide its mutatin No.25218 videits 7/12 extract of Gut NO.208/A dt.05-09-2023

7) That, the agri.land Gut No. 208/A adm. 00H39.50 R s/at. Wadi (Bu) Tq.Nanded owned and belongs to Madhav Ramrao More, Yogesh Trembakrao Pawde, Vitthal Bhagwanrao Patil and Vitthal Madhavrao Bhosale all R/o. Nanded vide its extract of Gut NO. 208/A vide its mutation no. 22417 vide its extract dt. 07-08-2023

After that the joint owners- Madhav Ramrao More, Yogesh Trembakrao Pawde, Vitthal Bhagwanrao Patil and Vitthal Madhavrao Bhosale all R/o. Nanded sold the the agri.land Gut No. 208/A adm. 00H39.50 R s/at. Wadi (Bu) Tq.Nanded to the purchasers M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, **2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar** All R/o. Purna road, Wadi (Bu),Nanded by way of executing Registered Sale Deed No. 12051/2023 dt.04-12-2023

That, the owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded mutated their names on the extract of Gut No. 208/A adm. . 00H79.00 R vide its extract dt.27-02-2024{ 00H39.50 R +00H39.50 R }

That, the owners After purchasing the property by owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded are the lawful Joint owners and possessor of agri.land Gut No. 208/A 00H79.00R , agri.land Gut No. 208/C adm.00H75.27 R , agri.land Gut No. 208/Kha adm.01H14.00R , agri.land Gut No. 208/J adm.00H68.00R and Gut NO. 208/D adm. 01H19.00R all agri.land thus total area is 31538.84 Sq mtr s/at. Wadi(Bu), Tq and Dist.Nanded

That, the owner M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded executed a Registered General Power of Attorney NO. 9141 /2011 dated.23-11-2011in favour of one of the owner- Padmakar Bharat Raminwar R/o. Nanded for General work of said properties

That, the owner M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded obtained the Loan of Rs. 27,70,00,000/- from State Bank of India Br.Nanded and for that these owners executed a Registered Mortgage Deed No. 2798/2022 dt.24-05-2022 and mortgage above said properties

After that they repaid the whole loan amount and then said State Bank of India Br.Nanded executed a Registered Release Deed No. 0034/2024 dt.01-01-2024 in favour of M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded

Now the above said property of joints owners M/s. Padmavati Developers through Partners 1-Bharat Vishwanath Raminwar, 2-Sow.Meera w/o.Bharat Raminwar & 3-Padmakar s/o.Bharat Raminwar All R/o. Purna road, Wadi (Bu),Nanded are free from all types of encumbrances and title is clear.

Sr.No.

- 1) 7/12 extract date of application for registration.
- 2) Mutation Entry NoGut NO. 208/C videits mutation no. 17140 vide its extract dt.27-09-2023
- 3) Search report for 30 years from1995-2024 . Taken from Sub-Registrar' office at Nanded { Grass site is under maintence from 26-10-2024 to 29-10-2024)
- 4) Any other relevant title. No
- 5) Litigations if any. No

LEGAL REMARK:

Date- 26/10/2024

Place-Nanded

Ravindra
Kallappa
Kaudge

Ravindra K.Kaudge
Advocate, Nanded.

Digitally signed by Ravindra Kallappa Kaudge
DN: c=IN, o=Personal, title=3185, pseudonym=5b079a73e10f4332994e50efefed78a, 2.5.4.20=3d8c21a8e7af82a2a2e07a12a906b5702bc597af23fd35e07a11719e3a114461, postalCode=431604, st=Maharashtra, serialNumber=0c5088a59db43e71e0a3a6b8faf4e114051d3d00eb002bd46880821ba74f9a89, cn=Ravindra Kallappa Kaudge
Date: 2024.10.26 06:17:22 +05'30'