

S. P. Wardhe

Advocate

Office :

16, Bhowate Layout
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TO WHOMSOEVER IT MAY CONCERN,

Sir,

With reference to instructions given by **Rahul Mahendraprasad Sharma & Yogesh Laxmikant Gawande** to me on the basis of the documents forwarded and information supplied to me I have conducted a detailed search and investigation and hereby submits my legal scrutiny report hereunder –

Name & address of the title holder :

Rahul Mahendraprasad Sharma

Yogesh Laxmikant Gawande

Both R/o. Wardha, Tq. & Dist. Wardha.

I. Details / description of the documents scrutinized :

Sr. Nos	Date of document	Name / Type of document	Regd. /-Ref. No. of the document with date	Whether original / certified / true copy / Photostat copy
1	24.09.2019	Sale deed	3491	Xerox
2.	17.10.2006	Partition deed	---	Xerox
4.	06.02.2020	Mutation register	---	Xerox
5.	03.01.2020	Village extract 7/12	---	Computerized

II. Details / Description of the property/ies :

Sr. No.	Survey No. / Khata No. / House No. / Site No.	Extent / Area of land / Building	Location – Village / Municipal / Corporation / District	Boundaries
1	Field gat no. 174	Total admeasuring 4 H. 04 R, out of it 1 H. 66 R, occupancy class I	Mouje Walgaon Part II, Tq. & Dist. Amravati.	East : Field of Badrinarayan Sansthan West : Gat no. 150 North : Govt. Road South : Field of Kalindi Tayde & Pramod Tayde

III. Opinion on flow of title :

Brief history of the property and how the owner / mortgagor has derived the title – flow of title is to be given chronologically for a minimum period of 30 years.

I found that the field gat no. 174, total admeasuring 4 H. 04 R, out of it 1 H. 66 R, occupancy class I of Mouje Walgaon Part II, Tq. & Dist. Amravati was originally owned and possessed by Bhagwantrao Panduji Tayde.

That the said Bhagwantrao Panduji Tayde has executed mutual partition deed of the field properties owned and possessed by him, on 17.10.2016 between himself and his legal heirs and as per the said mutual partition deed, the above said field property is came into the share of Rajendra Bhagwantrao Tayde and the accordingly the above said field property was duly mutated in the name of Rajendra Bhagwantrao Tayde.

That thereafter Rajendra Bhagwantrao Tayde sold the above said field by virtue of registered sale deed dated 24.09.2019 registered at Sr. No. 3491 to Rahul Mahendraprasad Sharma & Yogesh Laxmikant Gawande and since then Rahul Mahendraprasad Sharma & Yogesh Laxmikant Gawande are the joint owners of field gat no. 174, total admeasuring 4 H. 04 R, out of it 1 H. 66 R, of Mouje Walgaon Part II, Tq. & Dist. Amravati.

^ That after perusal of the contents of sale deed dated 24.09.2019 at Sr. No. 3491, it is found that, the cheques which are mentioned in the sale deed are post dated cheques i.e. 25.07.2020 and 25.09.2021, therefore after encashment of the said cheques, the said sale deed will valid and legal and if the said cheques will be dishonored, then the said sale deed will be null and void ab-initio.

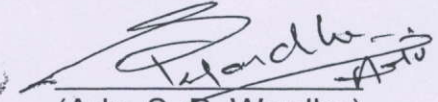
That after perusal of the sale deed dated 24.09.2019 registered at Sr. No. 3491, it is found that Smt. Kalindi Pramodrao Tayde, Gaurav Vinodrao Tayde and Sanjay Bhagwantrao Tayde have given their consent to the said sale deed.

Legal opinion for creation of mortgage :

I certify that **Rahul Mahendraprasad Sharma & Yogesh Laxmikant Gawande** are having valid title over the property. I am unaware about the private and hidden transactions in respect of the above said field property.

This legal opinion has been given without any interest direct or indirect after verifying all the necessary relevant papers, Xerox copies and the same are returned.

Date : 14.02.2020.
Amravati.


(Adv. S. P. Wardhe)
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