

S. P. Wardhe

Advocate

Office :

16, Bhowate Layout
Benoda, Amravati -444606.
Mob. No. 8275309267

TO WHOMSOEVER IT MAY CONCERN,

Sir,

With reference to instructions given by **Krushnagiri Developers** through **Mahesh Shankarrao Gulhane** 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 :

Krushnagiri Developers through Mahesh Shankarrao Gulhane

R/o. Gitai Nagar, 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	3490	Xerox
2.	12.04.2019	Sale deed	1352	Xerox
3.	29.07.2002	Sale deed	2832	Xerox
4.	06.02.2020	Mutation register	---	Xerox
5.	30.11.2019	Village extract 7/12	---	Xerox
6.	30.11.2019	Mutation register	---	Xerox

II. Details / Description of the property/ies :

Sr.	Survey	Extent / Area of	Location –	Boundaries
-----	--------	------------------	------------	------------

No.	No. / Khata No. / House No. / Site No.	land / Building	Village / Municipal / Corporation / District	
1	Field gat no. 150, survey no. 280/2,	Total admeasuring 3 H. 69 R, out of it 2 H. 02 R, occupancy class I	Mouje Walgaon Part II, Tq. & Dist. Amravati.	East : Field of Bhagwantrao Tayde West : Field of Ravi Sahu North : Govt. Road South : Field of Bhagwantrao 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. 150, survey no. 280/2, total admeasuring 3 H. 69 R, out of it north south division eastern portion admeasuring 2 H. 02 R, occupancy class I of Mouje Walgaon Part II, Tq. & Dist. Amravati was originally owned and possessed by Ramchandra Shankarlal Kalantri.

That the said Ramchandra Shankarlal Kalantri sold the above said field by virtue of registered sale deed dated 29.07.2002 registered at Sr. No. 2832

to Sau. Nirmala Tekchand Gupta thereby Sau. Nirmala Tekchand Gupta became the sole and absolute owner of the field property.

That thereafter Sau. Nirmala Tekchand Gupta sold the above said field by virtue of registered sale deed dated 12.04.2019 registered at Sr. No. 1352 to Surekha Ravi Sahu, Saroj Rupesh Sahu & Gita Dipak Sahu and thereby Surekha Ravi Sahu, Saroj Rupesh Sahu & Gita Dipak Sahu became the joint owners of the above said field property.

That thereafter Surekha Ravi Sahu, Saroj Rupesh Sahu & Gita Dipak Sahu sold the said field property by virtue of registered sale deed dated 24.09.2019 at Sr. No. 3490 to Krushnagiri Developers through Mahesh Shankarrao Gulhane and since then Krushnagiri Developers through Mahesh Shankarrao Gulhane i.e. present title holder is the sole and absolute owner of field gat no. 150, survey no. 280/2, total admeasuring 3 H. 69 R, out of it north south division eastern portion admeasuring 2 H. 02 R of Mouje Walgaon Part II, Tq. & Dist. Amravati and his name is duly mutated in revenue record vide mutation entry no. 1388 dated 28.11.2019.

That after perusal of the contents of sale deed dated 24.09.2019 at Sr. No. 3490, it is found that, the cheques which are mentioned in the sale deed are

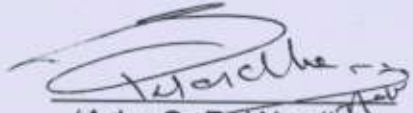
post dated cheques i.e. 25.05.2021 and 25.09.2021, therefore after encashment of the said cheques, the said sale deed will valid and legal and if the said cheques will be dishonored, then the said sale deed will be null and void ab-initio.

Legal opinion for creation of mortgage :

I certify that **Krushnagiri Developers through Mahesh Shankarrao Gulhane** is 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)
ADV. SURESH P. WARDHE
At : Bhowate - Layout
Benoda, Amravati - 6
Mob.: 9370152921