

DELMADE SANGMESHVAR RAMRAO

LL.M (Mumbai)

Advocate

Cell-9823 040 443

OFF- 53, First floor, Sanman Prestige, Station Road, Vazirabad Nanded-431601



LEGAL OPINION / TITLE SEARCH

Sow. Tarabai Bhaskarrao Patil

Northern half Part of 3 and 8, & 4 to 7, 11 to 63, Gut
No. 218, Taroda (Kh), Nanded. Tq & Dist.Nanded.

DELMADE SANGMESHWAR RAMRAO

LL.M (Mumbai)

Advocate

Cell-9823 040 443

OFF- 53, First floor, Sanman Prestige, Station Road, Vazirabad Nanded-431601

SRD/2017

Date: 31.07.2017

TITLE REPORT

To,
Sow. Tarabai Bhaskarrao Patil.

Dear Sir,

As instructed by you, I submit my **legal scrutiny / Title**

Search / Legal Opinion as hereunder:

1	<i>Name and address of the Title holder/Mortgagor</i>	Sow. Tarabai Bhaskarrao Patil
2	<i>Details of the document Scrutinized.</i>	1. Sale deed 2. 7/12. 3. N.A. Permission 4. Tax Receipt 5. Lay out plan 6. Development Agreement
3	<i>Details of the Property</i>	Northern half Part of 3 and 8, & 4 to 7, 11 to 63, Gut No. 218, Taroda (Kh), Nanded, Tq & Dist.Nanded
4	<i>Boundaries - According to sale deed.</i>	East -Agri Land of Ramrao Namdevrao West - Own Land South - Agri Land of Ramrao Namdevrao North - Road



I **Adv. Sangmeshwar Ramrao Delmade** have investigated the title of **Sow. Tarabai Bhaskarrao Patil** to the immovable properties situated at Northern half Part of 3 and 8, & 4 to 7, 11 to 63, Gut No. 218, Taroda (Kh), Nanded. Tq & Dist.Nanded on the basis of the title deeds, N.A. permission, Tax Receipt, and other documents (more particularly described in schedule I) Encumbrance Certificates, the discussions I/we had with the Mortgagor, the Revenue Authorities and searches carried out by us in the office of the Sub registrar of assurances, registrar of companies (in case of the immovable property is owned by a company, inspection of the records (relating to the litigation in the Court/s which has jurisdiction over the said immovable properties and site inspection.

DESCRIPTION OF PROPERTY/PROPERTIES :-

All the piece and parcels of immovable property admeasuring Northern half Part of 3 and 8, & 4 to 7, 11 to 63, Gut No. 218, Taroda (Kh), Nanded. Tq & Dist.Nanded Revenue Mandal **Nanded** District **Nanded** in the state of Maharashtra

DEVOLUTION OF THE TITLE :-

That, to trace out origin of the land I had visited Registry office **Nanded** and traced the title for adequate years. During my search I found that the above property was originally belongs to Gangaram Sambhaji Korde and it was ancestral property.

Then on 09.02.1996 Mr. Gangaram Sambhaji Korde sold 0.39R land each to Sow. Tarabai Bhaskarrao Patil and Sambhaji Khanderao Deshmukh by register day book no.374/96 and 373/96. Thereafter on 11.06.1996 Gangaram Sambhaji Korde again sold 0.82R land to Sow. Tarabai Bhaskarrao Patil and Sambhaji Khanderao Deshmukh by register day book no.1644/1996.

Then Sow. Tarabai Bhaskarrao Patil and Sambhaji Khanderao Deshmukh become owner of 01H.60R land.



Then on 26.11.1998 they both applied for N.A permission in Nanded Tehsildar Office and said office given order on 10.10.2000.

Thereafter Sambhaji Khanderao Deshmukh gifted his shares i.e. 0.80R land to Sow. Tarabai Bhaskarrao Patil by register gift deed day book no. 3993/2005 on 21.10.2005.

Sow. Tarabai Bhaskarrao Patil became owner of 01H.60R .N.A. land (total 63 plots). Then she signed development agreement with **M/s Raj Developers and its prop. Mr. Sanjay Balaprasad Biyani** for development of Northern half Part of 3 and 8, & 4 to 7, 11 to 63 (Total area 108075 Sq.Feet) by register development agreement day book no.6513/2016 on 21.10.2016.

Sow. Tarabai Bhaskarrao Patil and **M/s Raj Developers and its prop. Mr. Sanjay Balaprasad Biyani** agreed to 40:60 per cent partnerships in construction of shops, Flats and row houses.

*Therefore hereby I issue this Title Report that, **Sow. Tarabai Bhaskarrao Patil** has establish chain of clear, valid, Legal and marketable title to the property having Northern half Part of 3 and 8, & 4 to 7, 11 to 63, Gut No. 218, Taroda (Kh), Nanded. Tq & Dist.Nanded.*

Place: Nanded

Date:31.07.2017

Yours truly



Delmade Sangmeshwar R.

Advocate



CERTIFICATE

I certify that there is no charge on the property, as per the e-search carried out and as record made available to me. The property is not subject matter of attachments, injunctions, agreement of sale, as per the documents examined & produced before me and as record available to me.

Finally I certify that, **Sow. Tarabai Bhaskarrao Patil** has absolute, clear and marketable title in respect of Northern half Part of 3 and 8, & 4 to 7, 11 to 63, Gut No. 218, Taroda (Kh), Nanded. Tq & Dist.Nanded.

Hence this legal Opinion.

Place: Nanded

Date:31.07.2017

Yours truly



Delmade Sangmeshwar R.

Advocate



SEARCH RECEIPT NO. 1111214516 Dated 31/07/2017

ISSUED BY SUB REGISTER OFFICE NANDED.

Search

MH003146496201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 Jul 2017	Receipt	Receipt no.: 1111214516
Name of the Applicant : Sangmeshwar Ramrao Delmade		
Details of property of which document has to be searched :		Dist : Nanded Village : Taroda Khurd S.No/CTS No/G.No : 208
Period of search :		From : 2002 To : 2017
Received Fee :		400
The above mentioned Search fee has been credited to government vide GRN no : MH003146496201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office. Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on gras.mahakosh.gov.in/challan/views/firmSearchChallanWithoutReg.php .		

