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9325622328

TITLE REPORT AND NON –ENCOUMBERANCE REPORT

1.	Name of the property holder.	Vishwakarma Housing Pvt Ltd.through Bhagwat S Gangamwar
2.	Description and area of the property.	S.No :49/1/2
	i)Survey No./Gut No.	S. No: 49/1/2
	ii) Door no.(in case of House property/House No./Flat No.	
	iii) Extent/area including all open plots plinth/built up area in case of house property.	16699.56Sq Mt. area under plotting
	iv) Location like name of the place village,city,registration sub-district.etc.	Vasarni. TQ. Dist. Nanded.
	v)Common Boundries. For plotting Area as per sanction plan /layout	North : Plot No : Part of S.No:49
		South : Shiv Road
		East : Part of S.No 49 &47
		West : S.No:50
3	Whether owner is in execlusive	yes

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	possession of property.	
4	Document studied scrutinized.	1) Sale deed dated 01-09-1989 2) Sale deed dated 01-03-1990 3) Sale deed dated 07-06-1990 4) Sale deed dated 24-09-1990 5) Sale deed dated 13-12-1990 6) Sale deed dated26-09-1991 7) Sale deed dated02-04-1991 8) Sale deed dated01-11-2013 9) Copy of 7/12 extract in all above names
5	Tracing of title	From the record it is found that the land having s.no 49/1/2 bearing total no of plots 98 plot as per sanction plan & 45 plots are sold & 8 flat building is constructed on the plot no34.35.36 & remaining 50 plots belonging to Vishwakarma Housing private limited. As they are sole owner of property as they purchased from Kharane and family as per record. From available document it is clear that the seller Kharane & Family has the clear ownership by which the property is sold to Vishwakarma housing Private limited.And vishwakarma Housing Private limited is the Absolute owner & possesor of the said property today.
6	Whether property is clear/unambiguous,marketable	As per available papers the property is clear & possess clear Marketable title &

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	and property is saleable and property is free from any encumberance.	also free from all encumberance as per the available document presented before me.
	A.) Search for No.of years.	15 yrs by recipt no.7504 dt.21-07-2017
	B.) It name is mutated in municipal record.	Yes,
	C.) If name is shown in revenue land record.	Yes
7	Whether there is any bar restriction from any authority or by law.	No
8	Whether all original deeds are available and scrutinized Deeds are duly executed and registered.Whether there is any draught/sesnsational as to their greeneries or existence.	All available paper are duly executed in accordance with law.
9	Final certificate/legal opinion.	According to provided document it is clear that Vishwakarma housing Private limited is in possession of the said plot which Has the clear & marketable title. Hence this certificate

Date:21-07-2017

Adv.S.V Patnoorkar

अॅड. शैलेश वि. पाटणूरकर
गोकुळ नगर, नांदेड.

Place: Nanded.

Nanded

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Friday,21 July 2017 12:48 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7504 दिनांक: 21/07/2017

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नदग2-0-2017

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड.शैलेश व्हि.पाटनूरकर

वर्णन शोध वर्षे 13 सन 2005 ते 2017 गट न.49/1/2 वसरणी नांदेड

शोध व निरीक्षणे रु. 325.00

एकूण: रु. 325.00

1); देयकाचा प्रकार: By Cash रक्कम: रु 325/-

Joint S.R.Nanded

सह दुय्यम निबंधक
वर्ग 2, नांदेड-2

ॲड. शैलेश व्हि. पाटणूरकर
गोकुळ नगर, नांदेड.