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इतर पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1605 दिनांक: 16/04/2018

गावाचे नाव: येरला

दस्तऐवजाचा अनुक्रमांक: मरस-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: **अॅड मंजुषा खांडेकर**

वर्णन अ.क्र. 756 मौजा येरला स.नं 173/2ब हे.आर 1.63 सन 1989 ते 2018 तिस वर्ष

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Morshi

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

दुय्यम निबंधक श्रेणी-१
मोर्शी

Mahendra S. Dhote
Advocate,

R/o. Mhada colony road, Near Arvi Naka, Wardha T.D. Wardha.
Mob.no.9422144020
9890473011

TO WHOM SO EVER IT MAY CONCERN.

Respected Sir;

Dated 18-4-2018.

Having been engaged by 1)Shri Arif Harun Kasmni, 2)Shri Iquabal Harun Kasmani, 3)Hamida alias Rabubai Harun Kasmani and 4)Harun Alimohammad Kasmani, i.e. No.2)Shri Iquabal Harun Ksmni for himself and as a Power of Attorney holder for other nos.1,3 and 4 all are r/o Wardha, Tq. & Dist. Wardha, for preparing the Title verification and Search Report of the following described agricultural field property and provided documents of title thereto for my scrutiny and hence on the basis of those documents, I, M. S.Dhote, Advocate R/o. Wardha Tq and Dist. Wardha, do hereby submit my report as follows :-

1. That the transferees 1)Shri Arif Harun Kasmni, 2)Shri Iquabal Harun Kasmani, 3)Hamida alias Rabubai Harun Kasmani and 4)Harun Alimohammad Kasmani, i.e. No.2)Shri Iquabal Harun Ksmni for himself and as a Power of Attorney holder for other nos.1,3 and 4 all are r/o Wardha, Tq. & Dist. Wardha, are the joint owners, possessors and title holders of following described agricultural field property situated at mouza Yerla, in Tq.Morshi & Dist.Amravati :-

<u>Sr.no.</u>	<u>Field Svy.no.</u>	<u>Area</u>	<u>Land Revenue</u>	<u>Right</u>
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2. That the transferees named above have acquired joint title over the aforesaid field property by virtue of registered sale deed dated 27-03-2018 at document no.667 alongwith revenue records of rights viz. Certified copy of 7/12 extract and land holding form no.8-A in the name of transferees as joint owners and possessors.

3. That the title history for last 30 years from this date shows the following chain of transactions. Initially the field svy.no.173/2B having total area 1.63 HR of mouza Yerla in Tq.Morshi & Dist.Amravi , was owned and possessed by Shri Bhagwandas Sahu as his self acquired property long back. That after death of Shri Bhagwandas Sahu, his legal heirs viz. 1) Shri Charandas Bhagwandas Sahu, 2)Leela Bhagwandas Sahu 3)Shanta Bhagwandas Sahu and 4)Harnarayan Bhagwandas Sahu have been brought on record as joint owners and successors and being legal heirs of deceased Bhagwandas Sahu. I have perused the Adhikar Abhilekh Panji dated 18-5-2018 issued by Tahsildar Morshi in this regards. The ferfar pertaining to transfer of ownership of said field property in the name of above owners i.e. legal heirs of deceased Bhagwandas Sahu has been effected in revenue records of right viz. 7/12 extract by concerned Talathi on perusal of necessary documents.

Thereafter only transferees 1)Shri Arif Harun Kasmni, 2)Shri Iquabal Harun Kasmani, 3)Hamida alias Rabubai Harun Kasmani and 4)Harun Alimohammad Kasmani, i.e. No.2)Shri Iquabal Harun Ksmani for himself and as a Power of Attorney holder for other nos.1,3 and 4 all are r/o Wardha have

jointly purchased the aforesaid entire field, svy. no.173/2B an area 1.63 HR by registered sale deed dated 27-3-2018 at document no.667 for total consideration of Rs.2,15,00,000/- executed by said 1) Shri Charandas Bhagwandas Sahu, 2) Leela Bhagwandas Sahu 3) Shanta Bhagwandas Sahu and 4) Harnarayan Bhagwandas Sahu. Again the mutation to the above sale transaction also effected in revenue records of right viz. 7/12 extract vide mutation entry no.3112 dated- 13-4-2018 by concerned Talathi on perusal of above registered sale deed which is legal one in the eyes of law.

The transferee has produced above Photo copy of sale deed dated 27-3-2018 vide document no.667/2018 and during my on line searches I have found that said sale deed is duly registered by paying requisite stamp duty in line e-stamps registration system, and sale deed is legal and proper in the eyes of law, alongwith certified copies of on line 7/12 extract dt.13-4-2018, land holding form 8-A and certified copy of ferfar panji dated 13-4-2018 each, in the name of transferees alongwith certified copy of Adhikar Abhilekh panji dt.18-5-2018 issued by Tahsildar Morshi, in the name of vendor of transferees and as such by all aforesaid documents the right, title and interest with ownership in respect of above entire agricultural field property is validly transferred in favour of the transferees till this date. That the remarks coloumn in above on line 7/12 extract does not disclose any kind of charge over field in question of nationalized bank or private financial company etc. till this date. Hence the title of transferees over above field property is clear and marketable till this date.

The title of transferees over said field on the basis of above listed current on line revenue records and original regd. sale deed is clear and marketable and field is free from all types of encumbrances.

Thus the links in the chain of title has been properly established from revenue records referred above. All the transactions have been duly verified from record of Sub Registrar and Revenue Department. So far as other encumbrances are concerned, viz. acquisition or requisition of land by government or private agency, and the litigations pending in any court of law, or any kind of finance from private institute or nationalized bank regarding mortgage etc. it is necessary to direct the transferees named above to swear an affidavit in this regards.

4. I have taken on line searches in net working system for the office of Sub Registrar **Morshi** for the period from 1089 to 2018 i.e. for Total 30 years by paying search fee of Rs.750/-vide E-challan Receipt no.1605 Dt.16/04/2018. The original receipt is enclosed herewith. That during index verification and on line searches as above I have not found any adverse transfer entry in respect of said field property except the regd. sale deed dated 27-03-2018 at sr. no. 667/2018 registered before Sub Registrar, Morshi, and the names and ownership of transferees also recorded in latest revenue records of right as referred above and as such the title of transferees over aforesaid field is heritable and transferable in nature and the above field property is free from all types of encumbrances as discussed herein above

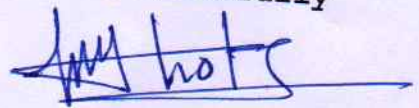
5. Thus on the basis of above on line Searches made by me and documents mentioned above I am satisfied and confirm that the property is heritable and transferable and transferees have right to transfer the said field property. All the necessary parties have been joined in the documents and documents have been in full force and effect. The facts and events are material to the title have been satisfactory true. Hence I certify that the field property referred herein above is jointly owns and held by transferees named above. The said field no.173/2B is free from all types of encumbrances, charges, liens, gift, mortgages or any other claims affecting the clear title as on the date as mentioned above till this date.

Hence this Search Report.

Wardha.
Dt. 18/04/2018.

Encl. Original search Receipt.

Yours Faithfully



(M. S. Dhote)
Advocate, Wardha.