MANISH M. DHOKPANDE
Advocate,
Hanuman Ward, Hinganghat- 442301,
Dist.- Wardha.
Mob.No. 9049779295

Date : 21/11/2019.

To,

To, whom so it may concern,

Subject :- Title verification report in respect of converted non-agricultural fields S. No. 80/2, 80/3 and remaining plots therein (Except plots no. 2, 3, 7, 24, 25, 46, 51, 54, 64, 65) of mouza – Shalangdi, Tah.- Hinganghat, Dist.- Wardha. Now, situated within the limits of Municipal Council, Hinganghat.

Name of The Owner-

Mr. Shri. Dharmaraj S/o Domaji Revatkar, R/o Sant Tukdoji Ward, Hinganghat, Dist. Wardha.

Respected Sir,

Based on documents produced before me and I have personally examined and verified all the relevant documents, belonging to owner of the converted non-agricultural properties namely- ***Mr. Shri. Dharmaraj S/o Domaji Revatkar***, requested me to issue Title Verification Certificate in the available registers and online search for period of 17 years from the date of purchase of above converted non-agricultural field properties, within the office of Sub-Registrar Office, Hinganghat in respect of the above converted non-agricultural field properties. I submit my Search and Title Verification report in respect of said converted non-agricultural properties as under-

A) **Description of the Properties** :-

1) The **Field S.No. 80/3**, Of Mouza- Shalangdi, Tah- Hingnaghat, Dist.- Wardha, had **area of 0 H. 81R**., Rs. 0. 60, Class-I, which is bounded by –
on the East- Field S.No. 80/2, on the West- Field S.No. 80/2
on the North- Field S.No. 79, on the South- Field S.No. 81/1.

2) The **Field S.No. 80/2**, Of Mouza- Shalangdi, Tah- Hingnaghat, Dist.- Wardha, had **area of 1 H. 31R**., Rs. 1. 00, Class-I, which is bounded by –
on the East- Field S.No. 96/4, on the West- Field S.No. 80/3
on the North- Field S.No. 79, on the South- Field S.No. 81/1.

B) **Documents in relation of the Properties :-**

1) Certified copy of Renumbering Parchi of Field S. No. 80/2, 80/3.
2) Certified copy of Mutation entry no. 841, Dt. 26/02/2001, of the field S. No. 80/2, 80/3.
3) Certified copy of Mutation entry no. 1313, Dt. 30/01/2002, of the field S. No. 80/2, 80/3.
4) Xerox copy of sale deed, Dt. 03/03/2003, for field S. No. 80/2, wide registered document no. 507/2003.
5) Xerox copy of sale deed, Dt. 03/03/2003, for field S. No. 80/3, wide registered document no. 506/2003.
6) Certified copy of 7/12 extract of the field S. No. 80/2, 80/3.
7) Certified copy of revenue map of the field S. No. 80/2, 80/3.
8) Xerox copy of Mutation entry no.1878, Dt. 17/03/2003, of the field S. No. 80/3.
9) Xerox copy of Mutation entry no.1879, Dt. 17/03/2003, of the field S. No. 80/2.
10) Xerox copy of N.A. order of Nagar Parishad, Hinganghat, Dt. 21/02/2019, for the field S. No. 80/2,80/3.
11) Xerox copy order of Land Revenue Assessment Fee of Tahsildar, Hinganghat, Dt. 26/04/2019, for the field S. No. 80/2, 80/3.
12) Blue print of N.A. Layout map belonging to fieid S. No. 80/2, 80/3.

C) **History of "Title" in relation to the above said Properties :-**

1) It appears from the search, inspection and documents that, the field S. No. 80/2 (old field S. No. 38) of area 2 H. 12 R., was originally owned and possessed by Shri. Mahadeo s/o Vithobaji Lonkar, that was purchased by registered sale deed in the year 2001. And field S. No. 80/3(old field S. No. 38) of area 0 H. 81 R., was originally owned and possessed by Sau. Shital w/o Sanjay Hingmire and Shrikant s/o Ramkrushna Balte, jointly.
2) The owner of the field S. No. 80/2, namely- Shri. Mahadeo s/o Vithobaji Lonkar, sold out, the area of 1 H. 31 R., out of 2 H. 12 R., to the Sau. Shital w/o Sanjay Hingmire and Shri. sanjay

s/o Dinkarrao Hingmire, through registered sale deed in the year 2001.

3) The field S.No. 80/3, mutated in revenue record, the name of Sau. Shital w/o Sanjay Hingmire and Shrikant s/o Ramkrushna Balte, but, thereafter joint owner namely- Shrikant s/o Ramkrushna Balte, relinquished his share on dated 12/01/2002. After the above said relinquishment deed dated 12/01/2002, mutation entry no. 1313, took place in the revenue record, as a sole owner of field S. No. 80/3 in the name of - Sau. Shital w/o Sanjay Hingmire, on dated 30/01/2002.

4) It appears from the search, inspection and documents that, the above both field S. No. 80/2 and 80/3, both fields were purchased by ***Shri. Dharmaraj S/o Domaji Revatkar,*** **wide two registered sale deeds no. 506/2003 of field S.No. 80/3** and **507/2003 of field S. No.80/2, on dated 03/03/2003**. After the both sale deeds mutation entries were also took place in the revenue record on dated 17/03/2003 wide mutation entries no. 1878 and 1879.

5) The owner of the fields S. No. 80/2 and 80/3 namely- ***Shri. Dharmaraj S/o Domaji Revatkar,*** converted the both **fields S. No. 80/2, 80/3 as an non-agriculture layout purpose and place a layout of 72 non-agricultural plots** in that fields, by obtaining the necessary permission from concerning department i.e. Municipal Counsel, Hinganghat and Tahsidar, Hinganghat (Revenue case No. 13/Misc.-80/ 2018-19).

6) The present land owner - ***Shri. Dharmaraj S/o Domaji Revatkar,*** of the fields S. No. 80/2, 80/3 **after obtaining N.A. order from concerning offices, sold out plot no. 2, 3, 7, 24, 25, 46, 51, 54, 64, 65** to the various persons through registered sale deeds and remaining plots are in recorded in revenue record and in possession of present land owner- ***Shri. Dharmaraj S/o Domaji Revatkar.***

7) It appears from the inspection of documents and search, that the field S. No. 80/2 & 80/3 and non-agricultural plots are not subject to any type of mortgage, charge, encumbrances, any bank loan till today.

D) **Search Of Record Against The Properties** :-

I have taken the search of Index-II in the Sub-Registrar Office, Hinganghat, and carried out online search on the official site of Sub-Registrar, for the period of last 17 Years, period from year 2003 to 2019 (13 years), vide challann No. MH008472479201920E & MH008472143201920E dated 18/11/2019 in respect of above properties of non-agricultural plots.

I have found following entries as under,

Year 2003- No Adverse Entries Found.
Year 2004- No Adverse Entries Found.
Year 2005- No Adverse Entries Found.
Year 2006- No Adverse Entries Found.
Year 2007- No Adverse Entries Found.
Year 2008- No Adverse Entries Found.
Year 2009- No Adverse Entries Found.
Year 2010- No Adverse Entries Found.
Year 2011- No Adverse Entries Found.
Year 2012- No Adverse Entries Found.
Year 2013- No Adverse Entries Found.
Year 2014- No Adverse Entries Found.
Year 2015- No Adverse Entries Found.
Year 2016- No Adverse Entries Found.
Year 2017- No Adverse Entries Found.
Year 2018- No Adverse Entries Found.
Year 2019- No Adverse Entries Found.

During the search and inspection of the records (including entries available in the Sub-Registrar, Office Hinganghat & online search on the official site of Sub-Registrar.) **no adverse entries, no charges, no mortgages and no encumbrances are to be found till today**, which might has been detrimental to the interest of present land owner of the above said field properties (field S. No. 80/2, 80/3) of non-agricultural plots therein (Except plots no. 2, 3, 7, 24, 25, 46, 51, 54, 64, 65).

E) **Other Provisions Applicable To Above Properties/Plots** :-

1) Whether provisions of the Urban Land Ceiling Act are applicable?
-- Not Applicable.

2) Whether the properties/ non-agricultural plots to be given, as a security to any minor's claim/share?
-- No.

3) Whether the properties/ non-agricultural plots are affected by any Revenue and Tenancy regulations?

-- **No.**

4) Whether the present land owner has been converted above land under Land Revenue Law and Municipal Law?

-- **Yes, land owner converted the above fields S. No. 80/2 & 80/3 to non-agriculture purpose from Municipal Counsel, Hinganghat from their order dated 21/02/2019, through Chief Officer, under Schedule- D, u/s 44 of Town Planning Act, 1966 and Tahsidar, Hinganghat order dated 26/04/2019 in Revenue case No. 13/Misc.-80/ 2018-19.**

5) Whether the Tax/land under Land Revenue has been paid on the properties?

-- **Yes, which is mentioned in the order of Municipal Counsel, Hinganghat and Tahsidar, Hinganghat.**

6) Whether all previous owner had Title, Right and Competency to transfer above said properties?

-- **Yes, previous land owner had perfect title and they were major in law and hence they were capable to transfer the above properties.**

7) Whether the properties/ non-agricultural plots are Leased? If yes, then what is tenure of the Lease?

-- **Not Leased.**

8) Whether the Properties/ non-agricultural plots are a joint family properties?

-- **No.**

9) Is the properties/ non-agricultural plots are subject to any reservation/ requisions/ acquisions?

-- **No.**

10) Whether the above said non-agricultural plots covered under Maharastra Act No. XIV of 1975, which provides for

restoration of lands to persons belonging to the Scheduled Tribes?

-- **No,**

F) **Final Title Certificate :-**

Therefore, in my opinion and as per the documents submitted by you, as per documents it shows that the owner ***Shri. Dharmaraj S/o Domaji Revatkar,*** has right, title and interest in the fields S. No. 80/2 & 80/3 and sanctioned remaining plots therein (Except plots no. 2, 3, 7, 24, 25, 46, 51, 54, 64, 65) of mouza – Shalangdi, Tah.- Hinganghat, Dist.- Wardha and sanctioned remaining plots therein (Except plots no. 2, 3, 7, 24, 25, 46, 51, 54, 64, 65) is clear and marketable and free from any Conveyance, Charge, Lien, Mortgage, Bank Loan and Encumbrances.

Dt. 21/11/2019

Hinganghat

(Adv. M. M. Dhokpande)