Sameer V. Joshi
Advocate,

R /o.24, Civil Lines, Wardha Tahsil and District Wardha

Dt.6-02-2019

TO WHOM SO EVER IT MAY CONCERN.

Respected Sir;

Having been engaged by transferees 1)Shri Dilip s/o Wasudeorao Shankarpale,r/o Kunghatkar Layout, Sindi(Meghe) Tq. and Dist.Wardha and 2)Shri Satish Gopalji Dhumone r/o at Deulgaon, Tq.Seloo & 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, Sameer V. Joshi, Advocate R/o. Civil Lines,, Wardha Tq and Dist. Wardha, do hereby submit my report as follows :-

1. That the transferees 1)Shri Dilip s/o Wasudeorao Shankarpale, r/o.Kunghatkar Layout,Sindi(Meghe)Tq.& Dist.Wardha and 2)Shri Satish Gopalji Dhumone r/o at Deulgaon, Tq.Seloo & Dist. Wardha, are joint owners, possessors and title holders of following described agricultural field property situated at mouza Deoli, Mouza no.72, in P.H./T.S.21 in Tq.Deoli & Dist. Wardha;-

Sr.no.	Field Svy.no.	Area	Land Revenue	Right	Share.
1)	184	0.87 R	Rs.1.55	Class-I	Full

Bounded as under ;-

Field svy.no.184;-

On the east - Pandhan,

On the west - field Svy.nos.183,185,

On the north- field Svy.no.70, 186 &

On the south- Pandhan,

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(The above description and boundaries of said field as per registered sale deed dated 12-04-2016 at document no.1334/2016)

2. That the transferees have jointly acquire title over the aforesaid field property by virtue of registered sale deed dated 12-04-2016 at sr.no.1334/2016 alongwith revenue records of rights viz. certified copies of 7/12 extract dt.18-12-2018 and land holding form no.8-A dated 18-12-2018, Talathi Sketch Map of said field dated 18-12-2018, Online ferfar panji dated 17-01-2019 showing the mutation entries in the name of transferees vide no.7190 as joint owners, possessors and title holders thereof, certified copy of old manual 7/12 extract dt.10-1-2019, certified copy of ferfar panji dt.10-1-2019 for names of vendors of transferees as per succession vide mutation entry no.5497, Certified copy of ferfar panji dated 10-1-2019 showing mutation entry no.6488 on the basis of regd. relinquishment deed in favor of vendors of transferees, Photo copy of death certificate dt.10-3-2010 of deceased Wasudeorao Damaji Raghatate, Photo copy of death certificate dated 16-10-2003 of deceased Ashok Wasudeo Raghatate, Photo copy of death certificate dated 10-02-2010, Photo copy of Judgement and Order dated 4-02-2015 passed by Ad-hoc District Judge-1, Wardha in MARJE No.34/2014(Mangala ..vs.. Nil)for granting permission to sale the interest of minors Sonu and Tushar both are sons of Ashok Raghatate in the above field property.

3. That the title history for last 12 years from this date shows the following chain of transactions. Initially the field svy.no.184 total area 0.87 R and field survey no.72 total area 3.12 HR of mouza Deoli in Tq.Deoi & Dist. Wardha being

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ancestral field properties was owned and possessed by Shri Wasudeorao Damaji Raghatate being his ancestral field properties since long time. That said Wasudeorao Raghatate having following issues i.e. son 1)Shri Dilip Wasudeo Raghatate, 2)Shri Ashok Wasudeo Raghatate 3)~~Shri~~ Ku. Rajas Wasudeo Raghatate, and daughters namely 4)Chanda Dipakrao Ashtankar 5)Manda Radheshsyam Ashtankar 6)Jyoti Vasantrao Ambatkar 7)Archana Bablurao Mangurlkar. That said Wasudeorao Raghatate has been died on 15-02-2010 at Deoli, while his son named above Shri Ashok Raghatate has been died on 23-09-2003 at Deoli and another ~~son~~ daughter namely ~~Shri~~ Ku. Rajas Wasudeo Raghatate also died on dated 3-12-2009 at Warud, Sewagram, who has been died unmarried. Therefore the legal heirs of deceased Wasudeorao Raghatate namely 1)Shri Dilip Wasudeo Raghatate, and daughters namely 2)Chanda Dipakrao Ashtankar 3)Manda Radheshsyam Ashtankar 4)Jyoti Vasantrao Ambatkar 5)Archana Bablurao Mangurlkar and legal heirs of deceased Ashok Wasudeorao Raghatate namely i)Smt.Mangala wd/o Ashok Raghatate, ii)Master Vishal Ashok Raghatate, and iii)Master Sonu Ashok Raghatate i.e. nos. ii) and iii) being minors through their natural guardian mother i)Smt.Mangala wd/o Ashok Raghatate have been brought on records of above both the ancestral field properties left behind by deceased Wasudeo Raghatate, deceased Ashok Raghatate respectively.

That due to death of Wasudeo, Ashok and Rajas Raghatate the ferfar pertaining to above transaction by succession has been recorded in revenue records of right viz. 7/12 extracts vide mutation entry no.5497 dated 13-09-2011 in the names of all Legal heirs namely 1)Shri Dilip Wasudeo Raghatate, 2)Chanda Dipakrao Ashtankar 3)Manda Radheshsyam

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Ashtankar 4)Jyoti Vasantrao Ambatkar 5)Archana Baburao Mangurlkar 6)Smt.Mangala wd/o Ashok Raghatate, 7)Master Vishal Ashok Raghatate, and 8)Ku.Sonu d/o Ashok Raghatate i.e. nos. 7) and 8) being minors through their natural guardian mother 6)Smt.Mangala wd/o Ashok Raghatate by concerned Talathi on perusal of death Certificates of deceased persons and other relevant documents. Since then all aforesaid persons/ legal heirs are joint owners and possessors of both the ancestral field survey nos.72 total area 3.12 HR and 184 total area 0.87 R respectively.

Meantime the above owners/Legal heirs namely 1)Chanda Dipakrao Ashtankar 2)Manda Radheshsyam Ashtankar 3)Jyoti Vasantrao Ambatkar 4)Archana Baburao Mangurlkar have executed relinquishment deed without consideration on dated 7-6-2013 regd. at doc.no.1798 thereby relinquished their right, title, interest, share and ownership in above both the field properties in favour of 1)Shri Dilip Wasudeorao Raghatate, 2)Smt.Mangala wd/o Ashok Raghatate, 3)Master Vishal Ashok Raghatate, and 4)Ku.Sonu d/o Ashok Raghatate i.e. nos.3) and 4) being minors through their natural guardian mother 2)Smt. Mangala wd/o Ashok Raghatate. Again mutation to above relinquishment deed transaction also recorded in the names of vendors of transferees named above in revenue records of right viz. 7/12 extract vide mutation entry no.6488 dated 1-10-2013 by concerned Talathi on perusal of relinquishment deed and other records. Since then they are joint owners, possessors and title holders of above both ancestral field properties bearing survey no.72 and 184.

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That the above field svy.no.72 area 3.12 HR comes under benefitted zone i.e. benefitted zone for Rehabilitation purpose and hence above named owners for the purpose of selling of another field svy.no.184 area 0.87 R which does not comes under Rehabilitation purpose, have applied before Upper District Collector, Wardha for grant of permission to sell another field svy.no.184 and hence the Upper District Collector, Wardha vide its No Objection Certificate dated 24-2-2014 granted necessary permission to sell the field svy.no.184 area 0.87 R by mentioning that said field does not comes under Rehabilitation zone.

As submitted herein above both the field properties involved the shares of minors namely Ku. Sonu and Master Tushar through their natural guardian mother namely Smt. Mangala wd/o Ashok Raghatate, and as such all above named owners have amicably decided to sell the field svy.nos.184 and 72 for the welfare and future of minor children and hence Smt. Mangala Raghatate, had filed application for grant of permission to sell the interest of minors in above field U/sec. 19 of the Act before Hon'ble District Judge, Wardha. The Hon'ble District Judge, Wardha in case MARJE no.34/2014 vide its Order passé don 4-2-2015 thereby granted permission to sell the above field survey no.184 and 72.

Thereafter said owners 1)Shri Dilip Wasudeorao Raghatate, 2)Smt.Mangala wd/o Ashok Raghatate, 3)Master Vishal Ashok Raghatate, and 4)Ku.Sonu d/o Ashok Raghatate i.e. nos.3) and 4) being minors through their natural guardian mother 2)Smt. Mangala wd/o Ashok Raghatate, have jointly sold the above entire field no.184, an area 0.87 HR by registered sale deed dated 12-4-2016 vide document no.1334/2016 for

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consideration of Rs.10,50,000/- to the transferees 1)Shri Dilip Wasudeora Shankarpalhe and 2)Shri Satish Gopaji Dhumone. Consequently the mutation to the effect of above sale transaction of said field no.184 has been effected in the name of above transferees in revenue records of right viz. 7/12 extract vide mutation entry no.7190 dated 22-4-2016 by concerned Talathi on perusal of above regd. sale deed which is legal one. Since then the transferees are paying all necessary cess and revenue taxes to the concerned Talathi upto the extent of an area 0.87 R out of field survey no.184 in the capacity of joint owners. The remarks coloumn in above computer generated certified copy of 7/12 extracts dated 18-12-2018 does not disclosed endorsement of any charge in revenue record of 7/12 extract.

The transferees have produced before me Xerox copy of regd. sale deed dated 12-4-2016 and during my on line searches I have found that said sale deed is properly executed and duly registered by paying requisite stamp duty as per provisions of Bombay Stamps Act, alongwith certified copies of online 7/12 extract and gao namuna 8-A dated 18-12-2018, Talathi sketch map dt.18-12-2018, certified copy of online ferfar panji dated 10-1-2019 showing the mutation entries in the name of transferees vide no.7190 as joint owners, possessors and title holders thereof, certified copy of old manual 7/12 extract dt.10-1-2019, certified copy of ferfar panji dt.10-1-2019 for names of vendors of transferees as per succession vide mutation entry no.5497, Certified copy of ferfar panji dated 10-1-2019 showing mutation entry no.6488 on the basis of regd. relinquishment

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CHALLAN

MTR Form Number-6

GRN MH011523304201819E	**BARCODE**	**Date** 05/02/2019-11:54:39	**Form ID**

Department Inspector General Of Registration	**Payer Details**
Type of Payment Search Fee	**TAX ID (If Any)** SEARCH FEE
	PAN No.(If Applicable)
Office Name PUL_PULGAON SUB REGISTRAR	**Full Name** ADV S V JOSHI
Location WARDHA	
Year 2018-2019 One Time	**Flat/Block No. Premises/Building** WARDHA
Account Head Details / **Amount In Rs.**	**Road/Street** WARDHA
0030072201 SEARCH FEE — 300.00	**Area/Locality** WARDHA
	Town/City/District
	PIN 4 4 2 0 0 1
	Remarks (If Any) MZ DEOLI FSNO. 184 AREA 0.87 H.R. CLASS-1 SEARCH FROM 2008 TO 2019 FOR 12 YEARS
Total 300.00	**Amount In Words** Three Hundred Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019020533799	IK00XMKBZ7
Cheque/DD No.		Bank Date	RBI Date	05/02/2019-11:55:00	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9823652389

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही.

Sameer V. Joshi
Advocate
WARDHA. (M. S.)

Print Date 05-02-2019 11:55:01

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deed in favor of vendors of transferees, Photo copy of death certificate dt.10-3-2010 of deceased Wasudeorao Damaji Raghatate, Photo copy of death certificate dated 16-10-2003 of deceased Ashok Wasudeo Raghatate, Photo copy of death certificate dated 10-02-2010, Photo copy of Judgement and Order dated 4-02-2015 passed by Ad-hoc District Judge-1, Wardha in MARJE No.34/2014(Mangala ..vs.. Nil)for granting permission to sale the interest of minors Sonu and Tushar both are sons of Ashok Raghatate in the above field property and as such by virtue of all above stated documents the right, title and ownership is duly transferred in favour of transferees as per Transfer of Property Act. The title acquired by transferees is heritable and transferable. 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 one of 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 **Wardha** for the period from 2008 to 2019 i.e. for Total 12 years by paying search fee of Rs.300/-vide E-challan Receipt GRN no.MH01 **1523304** 201819E dt.5/02/2019. The original E-challan receipt is enclosed herewith. That during index verification and on line searches as above I have not found any adverse transfer entry in respect

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of said property except the regd. sale deed dated 12-04-2016 at sr.no.1334 registered before Sub Registrar, Wardha and the name and ownership of transferees 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.

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 field property. All the necessary parties have been joined in the names 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 name above. The said field no.184 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.

Yours Faithfully

6-2-2019

(Sameer V. Joshi)
Advocate, Wardha.

Sameer V. Joshi
Advocate
WARDHA. (M.S.)

Wardha.
Dt. 06/02/2019.
Encl. Original E-challan Receipt.

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