IBRAHIM HABIB BAKHSH

ADVOCATE

New Yashwant Nagar, Hinganghat, Dist. Wardha-442301, Cell No. 9422842646

Dated: 28/07/2020

TO WHOM IT MAY BE CONCERN

Subject:- Search & Title verification report of property situated at Mouza- Nandgao (B), Mouza No.- 92, P.H.No. 07, Tah- Hinganghat, Dist-Wardha bearing F.S. No. 109 (Old F.S. No. 66/1), Area 2.43 H.R. owned & Possessed by Sanjay Tejmal Ostwal, R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha.

As per requested and engaged by Shree Sanjay Tejmal Ostwal, R/o Gandhi Ward, Hinganghat, Tq, Hinganghat, Dist. Wardha for preparation of title verification and search report in respect of the field property (described in subject) belongs to him. A search and inspection in the office of Sub-Registrar, Hinganghat has been taken by me in respect of the above said property (which is specifically described in the schedule below) for the period 2006 to 2020 i.e. total period of 15 years of available records. Fee Rs. 375/- for this search and inspection is paid vide GRN No. MH001141312202021E, dated 11/06/2020 (Which is defaced on 20/07/2020 and the defaced challan is enclosed herewith).

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In addition to the above said search and inspection of the records available in the office of the Sub Registrar Hinganghat, the following documents in respect of the property described below are also perused which are provided by the owner and are found to be proper and in order.

The document which are inspected by me:-

1. 7/12 extract & 8A of F.S.No. 109.
2. Talathi Map of F.S. No. 109.
3. Ferfar patrak.
4. Re-numbering Parchi.
5. Adhikar Abhilekh.
6. Sanctioned Lay-out map and non agriculture order by Municipal Council, Hinganghat.

Schedule of Property :-

All that piece & parcel of land situated at Mouza-Nandgao (B), Mouza No. 92, P.H. No. 07, Tah. Hinganghat, Dist-Wardha.

F. S. No.	Area	Land Rev.	Class
109 (Old F. S. No. 66/1)	2.43 HR.	6.25 Rs.	01

F.S. No. 109 is bounded as under:-

East : Part of this field owned by Keshao Tumane,
West : Field Survey No. 108,
North : Part of this field owned by Sanjay Ostwal,
South : Field Survey No. 111 and 112,

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Brief History of Property.

The F.S. No. 66 (New Survey No. 109), total area 11.37 HR was initially owned and possessed by Sheikh Nabbu Haji. There after Sitaram Devaji Tumane Purchased this all area of field from Sheikh Nabbu Haji for consideration of Rs. 16,500/- by sale deed No. 244/1963. That the mutation in the name of Sitaram Devaji Tumane was taken on 22/11/1963 in revenue record.

That in 1980 Deorao Sitaram Tumane owned the field 66/1, area 2.43 by partition deed executed by Siram Dewaji Tumane. That after the death of Deorao Sitaram Tumane the field Survey No. 66/1 (New No. 109), area 2.43 hR was transferred to his legal heirs i.e. Keshao Devrao Tumane, Govinda Deorao Tumane and Sau. Saraswati Nilkanth Larokar. That sau saraswati Nilkanth Larokar relinquish her share in favor of her brothers i.e. Keshao Devrao Tumane and Govinda Deorao Tumane by registered relinquish deed No. 2138/2008 whi=ch was executed before Sub registrar, Hinganghat on 10/06/2008. Thus the Keshao Devrao Tumane and Govinda Deorao Tumane are the owner and possessor of the said field land.

That on 29/04/2017 both Keshao Devrao Tumane and Govinda Deorao Tumane executed a registered partition deed bearing No. 2003/2017 before sub registrar, Hinganghat. By this partition deed Govinda Deorao Tumane

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CHALLAN
MTR Form Number-6

N MH001141312202021E	BARCODE	Date 11/06/2020-13:59:22	Form ID

Department	Inspector General Of Registration	Payer Details	
	Search Fee	TAX ID / TAN (If Any)	
e of Payment	Other Items	PAN No.(If Applicable)	
ce Name	HGT_HINGANGHAT SUB REGISTRAR	Full Name	SANJAY TEJMAL OSTWAL
ation	WARDHA		
	2020-2021 One Time	Flat/Block No.	SERVEH NO. 109
		Premises/Building	

Account Head Details	Amount In Rs.
0072201 SEARCH FEE	375.00
	375.00

Road/Street	MAUJA NANDGAON BO
Area/Locality	
Town/City/District	
PIN	4 4 2 3 0 1
Remarks (If Any)	ADV I H BAKHSH
Amount In Words	Three Hundred Seventy Five Rupees Only

DEFACED 375.00 DEFACED

ment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792020061115701	37871752
eque/DD No.		Bank Date	RBI Date	11/06/2020-14:00:14	12/06/2020
ne of Bank		Bank-Branch		UNION BANK OF INDIA	
ne of Branch		Scroll No. , Date		1 , 12/06/2020	

partment ID :
Mobile No. : 9730475681

TE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
र चलन केवल प्रॉप्ट पेमेंट मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 02
Date: 2020.07.20 13:47:06 IST
Reason: Secure Document
Location: India

allan Defaced Details

No.		Defacement No.	Defacement Date	UserId	Defacement Amount
	HGT-	0001042222202021	20/07/2020-13:41:58	IGR407	375.00
			Total Defacement Amount		375.00

Print Date 20-07-2020 01:47:06

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got and acquired area 1.62 HR and Keshao Dewaji Tumane got and acquired 0.81 HR.

That after that The Govinda Dewaji Tumane executed registered document No. 4333/2017 on dated 13/10/2017 for Rs. 29,2000/- before sub registrar, Hinganghat in respect of field Survey No. 109/1 (Old F.S. NO. 66/1) area 0.81 HR in favor of Shree Sanjay Tejmal Ostwal and said document styled as "sale deed" duly executed and registered vide said document.

That after that The Govinda Dewaji Tumane executed registered document No. 5019/2017 on dated 20/12/2017 for Rs. /- before sub registrar, Hinganghat in respect of field Survey No. 109/2 (Old F.S. NO. 66/1) for remaining area 0.81 HR in favor of Shree Sanjay Tejmal Ostwal and said document styled as "sale deed" duly executed and registered vide said document. Now the 7/12 of field survey No. 109/1 is closed due to non agriculture conversion of the said land.

Legal opinion

During the course of search and verification of the records in the office of Sub-Registrar at Hinganghat, Dist. Wardha as per available record, no adverse entries, charges or encumbrances which might have been detrimental to the interest of the present owner have been found to be noted against the above said property.

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On the basis of the said search and inspection and also the documents mentioned below to title of the present owner Shree Sanjay Tejmal Ostwal to the property described in the schedule above is at this juncture found clear, marketable and un-encumbered, transferable and perfect for development plan.

Hinganghat
Date- 28/07/2020

Your's faithfully

28/7/2020

ADVOCATE
IBRAHIM HABIB BAKHSH
New Yashwant Nagar
Hinganghat-442301

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