

IBRAHIM HABIB BAKHSH

ADVOCATE

New Yashwant Nagar, Hinganghat, Dist. Wardha-442301, Cell No. 9422842641

Dated: 28/07/2020

TO WHOM IT MAY BE CONCERN

Subject:- Search & Title verification report of property situated at Mouza- Pimpalgaon (M), Mouza No.- 103, P.H.No. 34, Tah- Hinganghat, Dist-Wardha bearing F.S. No. 75 (Old F.S. No. 60/1), Area 2.00 H.R. owned & Possessed by (1) Snehal Bhaiyyaji Pisudde, R/o Ram Nagar Ward, Hinganghat, Tq. Hinganghat, Dist. Wardha and (2) Sanjay Tejmal Ostwal, R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha.

As per requested and engaged by (1) Snehal Bhaiyyaji Pisudde R/o Ram Nagar Ward, Hinganghat, Tq. Hinganghat, Dist. Wardha and (2) 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. MH001141022202021E,





dated 11/06/2020 (Which is defaced on 20/07/2020 and the defaced challan is enclosed herewith).

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. 75.
2. Talathi Map of F.S. No. 75.
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- Pimpalgaon(M), Mouza No. 103, P.H. No. 34, Tah. Hinganghat, Dist-Wardha.

F. S. No.	Area	Land Rev.	Class
75 (Old F. S. No. 60/1)	2.00 HR.	7.25 Rs.	01

F.S. No. 75 is bounded as under:-

East : Field Survey No. 74,
West : Field owned by Khiyani,
North : Field Survey No. 72,
South : Pandhan and after that Field Survey No. 76,





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Brief History of Property.

Initially the F.S. No. 75 (old F. S. No. 60/1) was owned and possessed by Suryabhan Sakharam Moon, total area 2.00 HR. After the death of Suryabhan Moon, said field was mutated and possessed in common by (1) Jaideo Suryabhan moon, R/o Hinganghat, (2) Vijay Suryabhan Moon, (3) Prakash Suryabhan Moon, R/o Hinganmghat, (4) Arun Suryabhan Moon, R/o Nagpur, (5) Vilas suryabhan Moon, R/o Nagpur, (6) Lalita Krushna Fulkar, R/o Nagpur and (7) Sunil Deorao Umare, R/o Nagpur.

That after (1) Jaideo Suryabhan moon, R/o Hinganghat, (2) Vijay Suryabhan Moon, (3) Prakash Suryabhan Moon, R/o Hinganmghat, (4) Arun Suryabhan Moon, R/o Nagpur, (5) Vilas suryabhan Moon, R/o Nagpur, (6) Lalita Krushna Fulkar, R/o Nagpur and (7) Sunil Deorao Umare, R/o Nagpur executed registered document No. 3934/2019 on dated 13/09/2019 for Rs. 1,09,90000/- before sub registrar, Hinganghat in respect of field Survey No. 75 (Old F.S. NO. 60/1) in fevor of (1) Snehal Bhaiyyaji Pisudde, R/o Ram Nagar Ward, Hinganghat, Tq. Hinganghat, Dist. Wardha and (2) Sanjay Tejmal Ostwal, R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha and said document styled as "sale deed" duly executed and registered vide said document. Now the 7/12 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.

On the basis of the said search and inspection and also the documents mentioned below to title of the present owner (1) Snehal Bhaiyyaji Pisudde, R/o Ram Nagar Ward, Hinganghat, Tq. Hinganghat, Dist. Wardha and (2) Sanjay Tejmal Ostwal, R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha 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



ADVOCATE 28/7/2020
IBRAHIM HABIB BAKHSH
New Yashwant Nagar
Hinganghat-442301