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- Pimpalgaon (M), Mouza No.- 103, P.H.No. 34, Tah- Hinganghat, Dist-Wardha bearing F.S. No. 76 (Old F.S. No. 61), Area 1.32 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. MH00114045920202E, 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. 76.
2. Talathi Map of F.S. No. 76.
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-Pipmalgaon (M), Mouza No. 103, P.H. No. 34, Tah. Hinganghat, Dist-Wardha.

F. S. No.	Area	Land Rev.	Class
76 (Old F. S. No. 61)	1.32 HR.	4.00 Rs.	01

F.S. No. 76 is bounded as under:-

East : Field Survey No. 77,

West : Field part of this owend by Vilas Neware,

North : Pandhan,

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CHALLAN
MTR Form Number-6

GRN	MH001140459202021E	BARCODE	Date	11/06/2020-13:47:26	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGT_HINGANGHAT SUB REGISTRAR	Full Name	SANJAY TEJMAL OSTWAL
Location	WARDHA		
	2020-2021 One Time	Flat/Block No. Premises/Building	SERVHE NO. 76
Account Head Details	Amount In Rs.	Road/Street	MAUJA PIMPALGAON MA
0030072201 SEARCH FEE	375.00	Area/Locality	
		Town/City/District	
		PIN	4 4 2 3 0 1
		Remarks (If Any)	ADV I H BAKHSH
Total	375.00	Amount In Words	Three Hundred Seventy Five Rupees Only

DEFACED ₹375.00 DEFACED

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02901792020061115677	37871571
Cheque/DD No.		Bank Date	RBI Date	11/06/2020-13:48:25	12/06/2020
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		1 , 12/06/2020	

Mobile No. : 9730475681

Department ID :

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

वरील चलन हे फक्त पेमेंट मोडचे नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 02
Date: 2020.07.20 13:44:47 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	IS-HGT-	0001042178202021	20/07/2020-13:40:40	IGR407	375.00
			Total Defacement Amount		375.00

Print Date 20-07-2020 01:44:47

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South : Field Survey No. 81, 80 and 79,

Brief History of Property.

The F.S. No. 76, total area 2.64 HR was in common name of Vijay Narayanrao Neware and Vilas Narayanrao Neware. The both made an application for partition before the Naib Tahsildar, Hinganghat. The Naib Tahsildar, Hinganghat passed the order for partition in revenue case No. 17/SRV-43/2017-18, dated 26/03/2018 for the partition. Thus the Vijay Narayanrao Neware acquired 1.32 HR area of the said field property.

That after that The Vijay Neware executed registered document No. 3704/2019 on dated 20/08/2019 for Rs. 70,5000/- before sub registrar, Hinganghat in respect of field Survey No. 76 part (Old F.S. NO. 61) 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 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

IBRAHIM HABIB BAKHSH
R.N. MAH/688/12
HINGANGHAT

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

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