IBRAHIM HABIB BAKHSH
ADVOCATE

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

Dated: 10/04/2022

To,

Maharashtra Real Estate Regulatory Authority,
Mumbai.

Ref.:- Title search Report of:-

Sanjay Tejmal Ostwal R/o. Gandhi ward, Hinganghat, Tah. Hinganghat, Dist. Wardha.

Hereinafter referred to and called the 'owner'.

Mauja Junona, Mauza No. 67, Tq. Hingaghat, Dist. Wardha, Survey No. 19/1/a/2, having total area admeasuring 1.59 HR.

Sir,

Please refer to your instruction on the captioned matter in the connection; we submit our report as under-

(i) **Name of the applicant/Borrower-** Sanjay Tejmal Ostwal R/o. Gandhi ward, Hinganghat, Tah. Hinganghat, Dist. Wardha.
(Hereinafter referred to and called the 'owner')

(ii) **Name of the owner-** Sanjay Tejmal Ostwal R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha.
(Hereinafter referred to and called the 'owner)

(iii) **Status of owner-** Ownership of Sanjay Tejmal Ostwal R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha is clear.
(Hereinafter referred to and called the 'owner)

(iv) **Details of property-** Mauja Junona, Mauza No. 67, Tq. Hinganghat, Dist. Wardha, Survey No. 19/1/a/2, having total area admeasuring 1.59 HR, Class-1.

(v) **Nature of property-** The said agriculture land is purchased by the Sanjay Tejmal Ostwal R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha from Shantabai Ramesh Mandade vide registered sale deed bearing No. 3730/2021 dated- 04/08/2021 executed in the office of sub registrar, Hinganghat, Dist. Wardha. The purchased land having total area admeasuring 1.59 HR of Class-1.

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(vi) **Details of any documents examined/perused- (Please specify whether original/copy)-**

Sr. No.	Documents	Dated	Type
01	Extract of 712 of F.S. No. 19/1/a/2, at Hinganghat		Certified
02	Talathi Map		Certified
03	Extract of Mutation register. Mutation Entry No. 1175 (Ferfar panji)	24/09/2021	Certified
04	Sale Deed vide document No. 3730/2021	04/08/2021	Original

(vii) **Details of any acquisition proceeding, etc. pending as per the revenue record:-** No any acquisition or such type of proceeding is pending in respect of the said field land.

(viii) **Purpose of loan:-** There is no any loan against this field in respect of NOC issued by Bank of Baroda, Hinganghat branch.

(ix) **Special comment like Legislative Intervention viz. land reform Act, Urban ceiling Act, Hindu Minority Act etc.** That I have got confirm that the said land is not covered under or affected by the urban land ceiling regulation Act. Bombay land regulation Act enactment providing for restoration of the land to the person belonging to Schedule tribes or other enactment for the time being in force or sanctioned development plan of town planner of Tahsil Hinganghat, Dist. Wardha.

(x) **History of passing title:-** Mauza Junona, Mauza No. 67, survey No. 19/1/a/2 having total area admeasuring 1.59 HR, Tahsil Hinganghat, Dist. Wardha.

Under no transaction revels from index-II in respect of above field land. The revenue record shows that this agriculture land is purchased by Sanjay Tejmal Ostwal R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha from Shantabai Ramesh Mandade vide registered sale deed bearing No. 3730/2021 dated-04/08/2021 executed in the office of sub registrar, Hinganghat, Dist. Wardha. The purchased land having total area admeasuring 1.59.

(xi) **Confirmation of genuinty of land records:-** I have personnel visited Talathi office of Mauja Junona at Hinganghat, Tahsil Hinganghat, Dist. Wardha on dated 02/08/2021 and verified land records of mauja Junona, mauja No. 67, survey No. 19/1/a/2 having total area admeasuring 1.59 HR, Class-1.

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CHECK LIST-

5. **Whether the history and flow of title 15 years or More:-** YES.
6. **Whether the claim of title to property from person has been maintain throughout and up to date:-** YES.
7. **Whether the encumbrances certificate or search report covering the period of 15 years prior to scrutiny of title has been verified:-** YES.

   That I have seen search of index-II in the office of sub registrar, Hinganghat, Dist. Wardha of the above mentioned agriculture land. under being plot had been developed for residential purpose are recommended for demarcation vide letter No. 565/2022, dated 24/02/2022 by the Town Planer, wardha. So I have search for the period of last 20 years from 2001 to 2021. I have to cause the search with sub registrar office, Hinganghat vide following search receipt GRN MH004403321202122E number dated- 02/08/2021 for the respective field property bearing survey number 19/1/a/2, situated mauja Junona, Tq. Hinganghat, Dist. Wardha.
8. **Whether equitable mortgage can be created on the basis of the documents listed in 06 and 07 above?**

   That on the basis of the documents, registered mortgage and also any other purpose for security against of ownership also **Real Estate Regulatory Authority under registration** for valid is suggested.

(xii) FINAL CERTIFICATION/CONCLUSION:-

Hence on the basis of title search I am of the opinion of that the aforesaid property can be excepted as a security for advancing any purpose and any other purpose for security against of ownership also **Real Estate Regulatory Authority under registration** under the registration for valid the owner of the said property by creating used to any purpose by its developers above name as following-

-Sanjay Tejmal Ostwal R/o. Hinganghat, Tah. Hinganghat, Dist. Wardha

Dated- 10/04/2022

Hinganghat

Yours Faithfully

IBRAHIM HABIB BAKHSH R.N. MAH/608/12 HINGANGHAT

ADVOCATE
IBRAHIM HABIB BAKHSH
New Yashwant Nagar
Hinganghat-442301

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अहवाल दिनांक : 03/03/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७ |

गाव :- जुनोना (534436) तालुका :- हिंगणघाट जिल्हा :- वर्धा

भूमापन क्रमांक व उपविभाग : 19/1/अ/2

भू-धारणा पध्दती : भोगवटादार वर्ग -I

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	शेताचे स्थानिक नाव : क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	1056	संजय नेजमल ओसवाल	1.59.00	0.72		(1283)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							.....
जिरायत 1.59.00							इतर अधिकार
बागायत -							इतर
एकूण लागवड योग्य क्षेत्र 1.59.00							क. जा. प. क्र. 1840/15 दि. 20/01/2016 नुसार पोट हिस्सा विभागणी बाबत (585) (1071) (1283)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)							खोदी दि. 4/8/2021 (1175) (1283)
वर्ग (अ) -							क्र.अका/कानुनगो/वलोप/कावि/135/2022 आदेश दि. 16/02/2022 उप अधिक्षक भुमी अभिलेख हिंगणघाट यांचे पत्र जा.क्र.310/आकार फोड पत्रक व नकाशा/दु.नि./2022 दिनांक 27/01/2022 प्राप्त दि. 03/02/2022 (1283)
वर्ग (ब) -							.....
एकूण पो.ख 0.00.00							प्रलंबित फेरफार : नाही.
एकूण क्षेत्र (अ+ब) 1.59.00							.....
आकारणी 0.72							शेवटचा फेरफार क्रमांक : 1283 व दिनांक : 02/03/2022
बुडी किंवा विशेष आकारणी -							.....
							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

| महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९ |

गाव :- जुनोना (534436) तालुका :- हिंगणघाट जिल्हा :- वर्धा

भूमापन क्रमांक व उपविभाग : 19/1/अ/2

			पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
						घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	खाता क्रमांक	*४	*५	*६	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)				(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणपत्रासाठी फी म्हणून रु/- रुपये मिळाले."

दिनांक :- 03/03/2022

दस्तावेज क्रमांक :- 27080007009419000003202215

(नाव :- विजयकुमार हिम्मतराव देशमुख)

तलाठी साझा :- हिंगणघाटता :- हिंगणघाट जि :-वर्धा

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