FAIZ A KHAN

CHALLAN

MTR Form Number-6

GRN	MH009375957202223E	BARCODE		Date	17/10/2022-09:37:57	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	WRD_WARDHA SUB REGISTRAR	Full Name	Adv Faiz Ahmad Khan
Location	WARDHA		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Noori Masjid Road
0030072201 SEARCH FEE	750.00	Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	F. S. No. 128 M- Masala Tah. Dist. Wardha 1993 to 2022- 30 Years
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022101769102	IK0BXUHOO7
Cheque/DD No.		Bank Date	RBI Date	17/10/2022-09:24:39	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. : 9764579392

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Adv. F. A. Khan EN. NO. MAH 4814/20

Print Date 17-10-2022 09:39:15

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FAIZ A. KHAN,
ADVOCATE,

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
Mo. 9764579392
Email- faizkhan.khan39@gmail.com

Reference-

Format A
(Circular No. 28/2021)

To,
The MahaRERA,
Mumbai.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To Field Survey NO. 128, Situated At Mauza- Masala, Taluka/ District- Wardha** (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. WRD2-2362/2022 Dt. 25th Aug 2022.
2. 7/12 Extract, Dt. 29/09/2022,
3. 8A Extract, Dt. 29/09/2022,
4. Mutation extract. Dt. 30/09/2022.

1) Description of the property.

- The Field Survey No. 128 at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha.

Survey No.	Area	Revenue	Right
128	01.20 H.R.	Rs. 03-55/-	Class-I

Bounded as under:-
East- F. S. No. 129,
West- F. S. No. 127,
North- Stream,
South- Road.

2) The documents of allotment of said Field.

- Sale Deed No. WRD2-2362/2022 Dt. 25th Aug 2022.

3) 7/12 extract or property card issued by, Talathi of Mouza- Masala, Dt. 30/09/2022, mutation entry no. 6734 Dt. 21/09/2022.

4) Search report for 30 years from 1993 till 2022.

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0BXUHOO7, Dt. 17/10/2022, the original e-Challan is enclosed herewith.

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2/ - On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

1. Shri. Mahesh S/o Shankarrao Gulhane is the owner of the F. S. No. 128 at Mauza-Masala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha.

2. Qualifying comments/remarks if any-
   - Property is clear and marketable.

3/- The report reflecting the flow of the title of; **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 18/10/2022.

F. A. KHAN Advocate

F. A. Khan, Advocate.
Wardha.

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FAIZ A. KHAN,
ADVOCATE,

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
Mo. 9764579392
Email- faizkahn.khan39@gmail.com

Reference-

Format A
(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

- That, the Field Survey No. 128 having area 1.20 H.R. at Mauza- Masala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha was owned by Shri. Salim S/o Iqbal Pathan & 21 others all R/o Masala, Wardha by succession and all of them jointly sold it to the present owner- **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. WRD2-2362/2022 Dt. 25th Aug 2022, for a consideration of Rs. 1,26,50,000/- and the same has been mutated in his name accordingly in revenue record of mouza– Masala, Tah- & Dist- Wardha on khata entry no. 11402. Hence the present transferor is the exclusive owner & possessor of the property as described above.

Sr.No.

1) The 7 /12 extract as on date of application for registration are in the name of present owner **Shri. Mahesh S/o Shankarrao Gulhane R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha.**

2) Mutation Entry No. 6734, Dt. 21/09/2022.

3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0BXUHOO7, Dt. 17/10/2022.

4) Any other relevant title.
   - No.

5) Litigations if any.
   - Not on record. However, an undertaking from the borrower in this respect be obtained on affidavit.

Place: Wardha.
Date: 18/10/2022

F. A. KHAN Advocate

F. A. Khan,
Advocate, Wardha.

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