



V.R. Dhekale

Mbl: 9096446829,

R/O: Sant Tukadoji Ward, Hinganghat.

Tah: Hinganghat, Dist. Wardha

Email-id:-dhekale.vijay74@gmail.com

FORMAT-A

(Circular No- 28/2021)

To,

Maharashtra Real Estate Regulatory Authority

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LEGAL TITLE REPORT

Subject: Title Clearance certificate with respect to Suevey No. 264/1 Situated at Muza- Dhochi, Taluka: Hinganghat, District: Wardha.

(Hereinafter referred as the "said field")

I have investigated the title of the said plot on the request of **Shri. Prashant Vasudeo Ingale**, Occup: Agriculture, R/O: Yerala Road, Near Ram Mandir, Dhochi, Tah: Hinganghat, Dist: Wardha,

Following document i.e.

1. The Registrar Hinganghat of Sale Deed No. 4111/2015 dated 16/12/2015
2. The 7/12 Extract. Dated 28/01/2022.
3. The 8A Extract, Dated. 28/01/2022.
4. The Mutation Extract, Mutation No. 692 on dated 28/01/2022.
- 1) Description of the property
Suevey No. 264/1 Situated at, Muza-- Dhochi, Taluka: Hinganghat, District: Wardha,

Sr.No.	F.S.No	Area	Revenue(Rs.)	Class
1	264/1	2.80 H.R	3.10	I

Bunded as under (as per sale deed) :-

East: Gavthan .

West: Agricultural Land of Chindhuji Satkar

North: Part of Agricultural Land of Prashant Vasudeo Ingale

South: Agricultural Land of Mayabai Ingale.

- 2) The documents of allotment of Agricultural Land.
The Registrar Hinganghat of Sale Deed No.4111/2015 dated 16/12/2015.
- 3) 7/12 extract or property card issued by Talathi Dated 28/01/2022, and mutation entry no 692 on dated 28/01/2022.
- 4) Search report for the 30 years from 1992 till 2022
Necessary search fee of Rs.750/- Paid vide e-Challan No. MH003168086202223E dated. 10/06/2022. The original e-Challan is enclosed herewith.

on perusal of the above mentioned documents and all others relevant document relating to title of the said property. I am of the opinion that the title of following owner **Shri. Prashant Vasudeo Ingale**, is clear, marketable and without any encumbrances. (if any encumbrances please mention in separate sheet, (Note: No any type of encumbrances)

Owner of the land

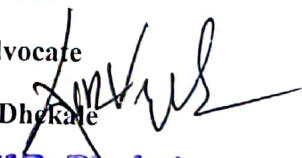
- 1) That **Shri. Prashant Vasudeo Ingale** R/O: Yerala Road, Near Ram Mandir, Dhochi, Tah: Hinganghat, Dist: Wardha, is the owner of S.Number 264/1 Situated at, Muza-Dhochi, Taluka: Hinganghat, District: Wardha, area of land admeasuring 2.80 H.R.Class-1.
- 2) Qualifying comments/remarks if any (Note: The referred as the Land Surve No 264/1 is agricultural Land but now this land was non-agricultural with permission of sanction authority and plots are divided.)
- 3) The report reflecting the flow of the title of the Owner **Shri. Prashant Vasudeo Ingale** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Dated: 28/ 11/2022

Advocate

V.R.Dhokale


 **Adv. V.R. Dhokale**
Reg. No - MH-4869/2007
Mob. No. - 9096446329



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(Circular No. 28 /2021)

FOLW OF THE TITLE OF THE SAID LAND.

That, the Field Suevey No. 264/1 Situated at, Muza-Dhochi, Taluka: Hinganghat, District: Wardha, area of land admeasuring 2.80 H.R. Class-1. Owned by **Shri. Prashant Vasudeo Ingale**: R/O: Yerala Road, Near Ram Mandir, Dhochi, Tah: Hinganghat, Dist: Wardha, by sale deed vide no. 4111/2015 on dated 16/12/2015.

That, therefore, said 1) **Shri. Nilesh Gajanan Ingale** 2) **Shri. Mukesh Gajanan Ingale** both are resident of Dhochi, Tah:Hinganghat, Dist:Wardha became the absolute owner of aforesaid F.S.No.264/1 and same was mutated accordingly in his name in revenue record and he sold it by total portion of said filed bearing area 2.80 H.R to the present Owner **Shri. Prashant Vasudeo Ingale**, by sale deed no. 4111/2015 on dated 16/12/2015 and for consideration of Rs.5,00,000/- (Five Lack Rupees Only) and the same has been mutated in his name accordingly in revenue record of mauza-Dhochi, Tah: Hinganghat, Dist: Wardha, on khata Entry No.692. Hence the present exclusive owner & possessor of the property as described above.

Sr.No.

- 1) 7/12 extract as on date of application for registration are in the name of present owner **Shri. Prashant Vasudeo Ingale**, are R/O: Yerala Road, Near Ram Mandir, Dhochi, Tah: Hinganghat, Dist: Wardha
- 2) Mutation Entry No. 4111/2015 on dated 16/12/2015.
- 3) Search report for 30 years from 1992 till 2022, Taken from Sub Registrar Office at Hinganghat, Tah: Hinganghat, Dist: Wardha.

- 4) Any other relevant title.—No. (Note: The referred as the Land was under being Non-Agricultural Land and ready to any kinds of purposed to used.)
- 5) Litigation if any.
Not on record, however, an undertaking from the borrower in this respect be obtained on affidavit.

Hinganghat.

Dated: 28/ 11/2022

Advocate

(V.R.Dhekale)



Adv. V.R. Dhekale

Reg. No - MH-4860/2007

Mob. No. - 9036446829



CHALLAN
MTR Form Number-6



GRN	MH003168086202223E	BARCODE	10 06 2022 11 24 28		Date	10/06/2022-11:24:28	Form ID
Department		Inspector General Of Registration		Payer Details			
Search Fee		TAX ID / TAN (If Any)					
Type of Payment		Other Items		PAN No.(If Applicable)			
Office Name		HGT_HINGANGHAT SUB REGISTRAR		Full Name		Adv V R Dhekale	
Location		WARDHA		Flat/Block No.		Mauja Dhochhi Survey No. 264/1 Area 2.80 H. R.	
Year		2022-2023 From 10/06/1992 To 10/06/2022		Premises/Bulding			
Account Head Details		Amount In Rs.		Road/Street			
0030072201 SEARCH FEE		750.00		Area/Locality		Hinganghat	
				Town/City/District			
				PIN		4 4 2 3 0 1	
				Remarks (If Any)			
				Mauja Dhochhi Survey No. 264/1 Area 2.80 H. R. Party Name Prashant			
				Wasudev Ingale			
				Amount In			
				Seven Hundred Fifty Rupees Only			
Total		750.00		Words			
Payment Details		UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		02901792022061094280 510758855	
Cheque/DD No.		Bank Date		RBI Date		10/06/2022-11:26:24 Not Verified with RBI	
Name of Bank		Bank-Branch		UNION BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9096446829

