CHALLAN

MTR Form Number-6

GRN	MH011189093202122E	BARCODE		Date	04/01/2022-18:55:28	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	**Full Name**	Adv Faiz Ahmad Khan
Location	WARDHA		
Year	2021-2022 One Time	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	N M Road
		Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	F. S. No. 126 M- Mhasala Tah. Dist. Wardha 1992 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.	00040572022010410737	IK0BLSXQA3
Cheque/DD No.		Bank Date	RBI Date	04/01/2022-18:24:56	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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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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, Wardha.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To The Field Survey No. 126, Situated At Mauza- Mhasala, Taluka- & District- Wardha** (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **M/s. Maa Rani Hospitality & Infra Hinganghat Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. WRD-3293/2021 Dt. 24th August 2021.
2. 7/12 Extract, Dt. 21/10/2021,
3. 8A Extract, Dt. 21/10/2021,
4. Mutation Extract, Dt. 21/10/2021,
5. Talathi Map,

1) Description of the property.

- The F. S. No. 126, at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha, Area- 01.15 H.R., Revenue- Rs. 01.70/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- Part of F. S. No. 127 & Road & Stream,
West- Stream,
North- Stream,
South- F. S. No. 125.

2) The documents of allotment of plot.

- Sale Deed No. WRD-3293/2021 Dt. 24th August 2021.

3) 7/12 extract or property card issued by, Talati of Mouza- Mhasala, Dt. 21/10/2021, mutation entry no. 6188 Dt. 28/09/2021.

4) Search report for 30 years from 1992 till 2022.

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IK0BLSXQA3, Dt. 04/01/2021. The original e-Challan is enclosed herewith.

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 **M/s. Maa Rani Hospitality & Infra Hinganghat; Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention):

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Owners of the land:

1. **M/s. Maa Rani Hospitality & Infra Hinganghat; Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** is the owner of the **F. S. No. 126**, at Mauza- Mhasala, 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 **M/s. Maa Rani Hospitality & Infra Hinganghat; Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** on the said land is enclosed herewith as annexure.
Encl : Annexure on separate sheet.

Place: Wardha
Date: 05/01/2022.

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. 126, at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha was jointly owned by 1. Shri. Laxman S/o Bhivaji Taksande, 2. Smt Manalgai Balkrushna Taksande, 3. Devidas, 4. Baldev, 5. Pradip, 6. Shiva 3 to 6 S/o Balkurshna Taksande, 7. Nanda Gulab Bansod, 8. Suman Dnyaneshwar Dukare, 9. Sita Hardeo Dhavan, & 10. Shashikala Rekraj Somkuwar, all R/o Mhasala and they jointly sold the said F. S. No. 126 to Shri. Shridhar S/o Namdeorao Kachole, & Shri. Umesh S/o Shridhar Kachole, both R/o Mhasala, by sale deed vide No. 3404 Dt. 31/12/2001 and same was mutated in their name in revenue record there off.

That, they sold the same to the present owner- **M/s. Maa Rani Hospitality & Infra Hinganghat; Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** by sale deed vide no. **WRD-3293/2021 Dt. 24th August 2021** and for a consideration of Rs. 1,05,50,000/- and the same has been accordingly mutated in its name in revenue record of mouza– Mhasala, Tah- & Dist- Wardha on khata entry no. 11024.

Hence the present transferor 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(s); **M/s. Maa Rani Hospitality & Infra Hinganghat; Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha.**

2) Mutation Entry No. 6188, Dt. 28/09/2021.

3) Search report for 30 years taken from Sub-Registrar' office at Wardha vied e-Challan No. IKoBLSXQA3, Dt. 04/01/2021.

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.

F. A. KHAN Advocate

F. A. Khan, Advocate.
Wardha.

Place: Wardha.
Date: 05/01/2022

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