CHALLAN
MTR Form Number-6

GRN	MH007594113202122E	BARCODE	Date	17/10/2021-16:52:45	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	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	Noori Masjid Road
		Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	F. S. No. 255/1/g M- Pimpalgaon/Ma Tah. Hinganghat Dist. Wardha 1992 to 2021- 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.	00040572021101737834	IK0BIHXSS8
Cheque/DD No.		Bank Date	RBI Date	17/10/2021-16:24:54	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.

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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. 255/1/g, Situated At Mauza- Pimpalgaon (Ma.), Taluka- Hinganghat, District- Wardha** (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Shri. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. HGT-3932/2020 Dt. 16th December 2020.
2. 7/12 Extract, Dt. 11/08/2021,
3. 8A Extract, Dt. 11/08/2021,
4. Mutation Extract, Dt. 11/08/2021,
5. Talathi Map,

1) Description of the property.

- The F. S. No. 255/1/g, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 00.47 H.R. Revenue- Rs. 01.25/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- Canal,
West- Nala,
North- Another Field,
South- F. S. No. 255/1/k.

2) The documents of allotment of plot.

- Sale Deed No. HGT-3932/2020 Dt. 16th December 2020.

3) 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 20/08/2021, mutation entry no. 13324 Dt. 20/02/2021.

4) Search report for 30 years from 1992 till 2021.

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBIHXSS8, Dt. 17/10/2021. 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 **Shri. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention):

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Owners of the land:

1. **Shri. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** is the owner of the **F. S. No. 255/1/g**, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha.

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

3/- The report reflecting the flow of the title of **Shri. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** on the said land is enclosed herewith as annexure.
Encl : Annexure on separate sheet.

Place: Wardha
Date: 20/10/2021.

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. 255/1/g, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was owned by Shri. Sohanlal S/o Kisanlal Sharma, R/o Hinganghat and the name of his wife namely Smt. Sangita Wd/o Sohanlal Sharma, R/o Hinghanghat was added in the revenue record vide mutation entry no. 7096 Dt. 30/10/2010 and he died on 21/07/2018 and the said field was inherited jointly by 1. Smt. Sangita Wd/o Sohanlal Sharma, 2. Shri. Gaurav S/o Sohanlal Sharma, & 3. Sau. Rucha W/o Pratik Sharma, all R/o Hinganghat; and they sold such field to the present owner- **Shri. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** by sale deed vide no. HGT-3932/2020 Dt. 16th December 2020 and for a consideration of Rs. 26,10,000/- and the same has been mutated in his name accordingly in revenue record of mouza– Pimpalgaon (Ma.), Tah- Hinganghat, Dist- Wardha on khata entry no. 6384. Hence the present transferor the 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. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha.**

2) Mutation Entry No. 13324, Dt. 20/02/2021.

3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IKoBIHXSS8, Dt. 17/10/2021.

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

Place: Wardha.
Date: 20/10/2021

F. A. Khan, Advocate.
Wardha.

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