

CHALLAN
MTR Form Number-6



GRN MH007594415202122E	BARCODE	Date 17/10/2021-17:16:16	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment 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 Faiz Ahmad Khan	
Location WARDHA		Flat/Block No.	
Year 2021-2022 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
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, 257/1 M- Pimpalgaon/Ma Tah, Hinganghat Dist, Wardha 1992 to	
		2021- 30 Years	
		Amount In Seven Hundred Fifty Rupees Only	
Total 750.00		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572021101738189 IK0BIHXYU0
Cheque/DD No.		Bank Date	RBI Date 17/10/2021-17:24:17 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 :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. :

9764579392

राखत चालान "पाइय ऑफ पेमेंट" माथे नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तांसाठी लागू नाही.



Reference-

Format A
(Circular No. 28/2021)

To,
The MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To Field Survery No. 257/1, 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. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. HGT-3625/2021 Dt. 28th July 2021.
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.

- F. S. No. 257/1, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 02.18 H.R. Revenue- Rs. 10.87/-, Right- Class-I.

Bounded as under [as per sale deed]:-

- East-** F. S. No. 258,
- West-** F. S. No. 257/2,
- North-** F. S. No. 256,
- South-** F. S. No. 257/3.

2) The documents of allotment of plot.

- The Sale Deed vide No. HGT-3625/2021 Dt. 28th July 2021.

3) 7/12 extract issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 25/08/2021, mutation entry no. 14179 Dt. 23/08/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBIHXYUo, 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. 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. The F. S. No. 257/1, 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 the (owner/ promoter/ developer/ company) 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: 20/10/2021.



F. A. Khan, Advocate.
Wardha.

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. 257/1, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was owned by Daulatrao S/o Tanbaji More, R/o Pimpalgaon he died on 30/07/1998 and after his death the property inherited by his heirs 1. Smt. Panchafula Wd/o Daulatrao More, 2. Shri. Prabhakar, 3. Shri. Gajanan, 4. Shri. Pushparaj all S/o Daulatrao More, R/o Pimpalgaon [Ma.] and it has been mutated in revenue record at mutation entry no. 5608 Dt. 20/10/2006. Thereafter, 1. Smt. Panchafula Wd/o Daulatrao More, 2. Shri. Prabhakar S/o Daulatrao More has relinquish their right and share in the field in favour of 1. Shri. Gajanan, 2. Shri. Pushparaj both S/o Daulatrao More, R/o Pimpalgaon [Ma.] by relinquishment deed vide No. 1490 Dt. 19/04/2012, and it has been mutated in revenue record vide mutation entry no. 7802 Dt. 18/05.2012 and lastly they 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. HGT-3625/2021 Dt. 28th July 2021 and for a consideration of Rs. 85,00,000/- 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. 7103. Hence the present transferor is 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. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 14179, Dt. 23/08/2021.
- 3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IKoBIHXYUo, 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.

Place: Wardha.

Date: 20/10/2021



F. A. Khan

F. A. Khan, Advocate.
Wardha.