

Mobile No. : 9764579392

Reference-

The MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To the Field Survey No. 257/2, Situated At Mauza- Pimpalgaon (Ma.), Taluka- Hinganghat, District- Wardha. (Hereinafter referred as the "said Field").

I/- 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-4292/2021 Dt. 27th September 2021.
2. 7/12 Extract, Dt. 24/01/2022,
3. 8A Extract, Dt. 24/01/2022,
4. Mutation Extract, Dt. 24/01/2022,
5. Talathi Map,

1) Description of the property.

➤ The F. S. No. 257/2, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, described as under;

Sr. No.	F. S. No.	Area	Revenue (Rs.)	Class
a.	257/2	00-81 H.R.	05=00/-	I

Bounded as under [as per sale deed]:-

East- F. S. No. 257/3,
West- Stream,
North- F. S. No. 257/1,
South- F. S. No. 54.

2) The documents of allotment of plot.

➤ Sale Deed No. HGT-4292/2021 Dt. 27th September 2021.

3) The 7/12 extract issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 24/01/2022, mutation entry no. 14347, Dt. 03/11/2021.

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

➤ Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBMZSUSo, Dt. 01/02/2022. 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)

That, the aforesaid property is shown under the charge of the Punjab Nation Bank, Hinganghat for Rs. 17,93,000/- Dt. 16/02/2016 and same needs to be cleared.

Owners of the land

1. The F. S. No. 257/2, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha is owned by Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha.
2. Qualifying comments/remarks if any-
 - Property is clear and marketable. **Subject to clearance of the charge of the Punjab Nation Bank, Hinganghat for Rs. 17,93,000/- Dt. 16/02/2016 as shown on record.**
- 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: 01/02/2022.



A handwritten signature in blue ink, appearing to read "F. A. Khan".

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. 257/2, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was owned by Shri. Marotrao S/o Tanbaji More, R/o Wardha, and he partitioned it by registered partition deed vide No. 20 Dt. 01/08/1997 along with letter issued by the Tahasildar, Hinganghat vide no. 1/tah./Ka.Vi.-504/1997 Dt. 29/08/1997 and it came to the joint share of Shri. Marotrao S/o Tanbaji More & Sau. Premila W/o Marotrao More, R/o Wardha and it has been mutated in revenue record vide mutation entry no. 595 Dt. 24/09/1997.

That, after the death of Maroti More the property was mutated in the name of 1. Smt. Premila Wd/o Maroti More, 2. Sau. Archana W/o Ravindra Shambharkar, & 3. Sau. Mala W/o Sureshrao Falake, R/o Wardha and they sold it Shri. Chandrakant S/o Rambhau Wadhav by sale deed vide no. HGT-1833/2005 Dt. 20/05/2005 and he sold the same to the present owner- **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. HGT-4292/2021 Dt. 27th September 2021 and for a consideration of Rs. 39,00,000/- 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. 7299. Hence the present transferor is the exclusive owner & possessor of the property as described above.

However, the aforesaid property is shown under the charge of the Punjab Nation Bank, Hinganghat for Rs. 17,93,000/- Dt. 16/02/2016 and same needs to be cleared.

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) The Mutation Entry No. 14347, Dt. 03/11/2021.
- 3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vide e-Challan No. IKoBMZSUSo, Dt. 01/02/2022.
- 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: 01/02/2022



FA Khan

F. A. Khan, Advocate.
Wardha.