

CHALLAN
MTR Form Number-6



GRN	MH007594233202122E	BARCODE			Date	17/10/2021-17:01:33	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Payer Details				
Search Fee				TAX ID / TAN (If Any)				
Other Items				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. 265/2 M- Pimpalgaon/Ma Tah. Hinganghat Dist. Wardha 1992 to		
						2021- 30 Years		
Total				750.00		Amount In		Seven Hundred Fifty Rupees Only
						Words		
Payment Details				STATE BANK OF INDIA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		00040572021101737926
				Bank Date		RBI Date		17/10/2021-17:24:02
Cheque/DD No.								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

संदर्भ चालीन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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. 265/2, 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-1074/2021 Dt. 10th February 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.

- The F. S. No. 265/2, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 01.17 H.R. Revenue- Rs. 03.20/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- Part of F. S. No. 265 owned by Ramesh Sharma,

West- F. S. No. 255,

North- F. S. No. 266,

South- F. S. No. 265.

2) The documents of allotment of plot.

- Sale Deed No. HGT-1074/2021 Dt. 10th February 2021.

3) 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 11/08/2021, mutation entry no. 13555 Dt. 04/03/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBIHXTQ4, 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):

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. 265/2, 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.



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. 265/2, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was owned by Shri. Mohanlal S/o Kisanlal Sharma, R/o Hinganghat and the name of his wife namely Smt. Manjubai S/o Sohanlal Sharma, R/o Hinganghat was added in the revenue record under 'Laxmi Mukti Yojana' vide mutation entry no. 9756 Dt. 22/02/2016 and both of them jointly 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-1074/2021 Dt. 10th February 2021 and for a consideration of Rs. 55,00,000/- 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. 6519. 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. 13555, Dt. 04/03/2021.
- 3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IKoBIHXTQ4, 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, Advocate.
Wardha.