# CHALLAN

## MTR Form Number-6

| GRN | MH008773665202122E | BARCODE | Date | 28/09/2021-09:12:22 | Form ID |
|---|---|---|---|---|---|

| | |
|---|---|
| Department | Inspector General Of Registration |
| Type of Payment | Search Fee<br>Other Items |
| Office Name | H31_HINGANGHAT SUB REGISTRAR |
| Location | WARDHA |
| Year | 2021-2022 One Time |

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 750.00 |
| | |
| | |
| | |
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| | |
| | |
| | |
| | |
| Total | 750.00 |

**Payer Details**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| TAX ID / TAN (If Any) | | | | | | | |
| PAN No.(If Applicable) | | | | | | | |
| Full Name | Adv Faiz Ahmad Khan | | | | | | |
| Flat/Block No. | | | | | | | |
| Premises/Building | | | | | | | |
| Road/Street | Noori Masjid Road | | | | | | |
| Area/Locality | Wardha | | | | | | |
| Town/City/District | | | | | | | |
| PIN | | 4 | 4 | 2 | 0 | 0 | 1 |

**Remarks (If Any)**

F. S. No. 257/3 M- Pimpalgaon/Ma. Tah. Hinganghat Dist. Wardha 1992 to 2021- 30 Years

| | |
|---|---|
| Amount In Words | Seven Hundred Fifty Rupees Only |

| Payment Details | STATE BANK OF INDIA |
|---|---|
| Cheque-DD Details | |
| Cheque/DD No. | |
| Name of Bank | |
| Name of Branch | |

**FOR USE IN RECEIVING BANK**

| | | | |
|---|---|---|---|
| Bank CIN | Ref. No. | 00040572021092690142 | IK0BHPPJW7 |
| Bank Date | RBI Date | 28/09/2021-09:24:13 | Not Verified with RBI |
| Bank-Branch | | STATE BANK OF INDIA | |
| 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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Adv. F. A. Khan Enr. No. MAH 4814/2007



Print Date 28-09-2021 09:13:43

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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. 257/3, 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-3636/2021 Dt. 28th July 2021.
2. 7/12 Extract, Dt. 25/08/2021,
3. 8A Extract, Dt. 25/08/2021,
4. Mutation Extract, Dt. 25/08/2021,
5. Talathi Map,

1) Description of the property.

- The F. S. No. 257/3, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 01.37 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.

- Sale Deed No. HGT-3636/2021 Dt. 28th July 2021.

3) 7/12 extract issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 25/08/2021, mutation entry no. 14180, 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. IK0BHPPJW7, Dt. 28/09/2021. 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)

**That, the aforesaid property is shown under the charge of the Punjab Nation Bank, Hinganghat for Rs. 25,000/- Dt. 23/06/2011 and Rs. 1,00,000/- Dt. 24/08/2017 and same needs to be cleared.**



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**Owners of the land**

1. The F. S. No. 257/3, 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. **Subject to clearance of the charge of the Punjab Nation Bank, Hinganghat for Rs. 25,000/- Dt. 23/06/2011 and Rs. 1,00,000/- Dt. 24/08/2017 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: 28/09/2021.

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. 257/3, 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 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. Narendra S/o Marotrao More & Sau. Bebi W/o Bhalchandra Mahatme R/o Nagpur and it has been mutated in revenue record vide mutation entry no. 595 Dt. 24/09/1997 and 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-3626/2021 Dt. 28th July 2021 and for a consideration of Rs. 58,00,000/- 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. 7107. 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. 25,000/- Dt. 23/06/2011 and Rs. 1,00,000/- Dt. 24/08/2017 and same needs to be cleared.**

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. 14180, Dt. 23/08/2021.

3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IKoBHPPJW7, Dt. 28/09/2021.

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: 28/09/2021

F. A. Khan, Advocate.
Wardha.

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