# CHALLAN

MTR Form Number-6

| GRN | MH005358545202122E | BARCODE | | Date | 25/08/2021-09:31:17 | Form ID | |
|---|---|---|---|---|---|---|---|

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

| Account Head Details | Amount In Rs. |
|---|---|
| 0030072201 SEARCH FEE | 750.00 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| 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. 148/3 M- Mhasala Tah. Dist. Wardha 1992 [illegible]

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

| Payment Details | STATE BANK OF INDIA |
|---|---|

**FOR USE IN RECEIVING BANK**

| Cheque-DD Details | | | | | |
|---|---|---|---|---|---|
| Cheque/DD No. | | Bank CIN | Ref. No. | 00040572021082570902 | IK0BGDHYR0 |
| Name of Bank | | Bank Date | RBI Date | 25/08/2021-09:24:32 | Not Verified with RBI |
| Name of Branch | | Bank-Branch | | STATE BANK OF INDIA | |
| | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. 9764579342

**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 दस्तासाठी लागु नाही.



Print Date [illegible]

Scanned with CamScanner

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 Plot No. CTS/C.S./F.S. NO. 148/3, Situated At Mauza- Mhasala, Taluka/ District- Wardha** (Hereinafter referred as the "said Plot/ Field").

1/- I have investigated the title of the said field on the request of **Shri. Yogesh S/o Laxmikant Gawande R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha** (Name of owner/ promoter/ developer/company) and following documents i.e. :-

1. Sale Deed No. WRD2-1764/2021 Dt. 22nd June 2021.
2. 7/12 Extract, Dt. 20/07/2021,
3. 8A Extract, Dt. 20/07/2021,
4. Mutation extract. Dt. 20/07/2021.

1) Description of the property.

- The Field Survey No. 148/3 at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha.

| Survey No. | Area | Revenue | Right |
|---|---|---|---|
| 148/3 | 00.81 H.R. | Rs. 02-75/- | Class-I |

Bounded as under:-

**East-** F. S. No. 161 & Layout,
**West-** Field of Makarand Rokade,
**North-** F. S. No. 148/2,
**South-** Layout.

2) The documents of allotment of plot.

- Not Applicable.

3) 7/12 extract or property card issued by, Talathi of Mouza- Mhasala, Dt. 20/07/2021, mutation entry no. 6103 Dt. 20/07/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0BGDHYR0, Dt. 25/08/2021, the original e-Challan is enclosed herewith.

Scanned with CamScanner

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 (following owner/promoter/ developer/company) **Shri. Yogesh S/o Laxmikant Gawande R/o Mohan 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. CTS/C.S. / F. S. No. 148/3 at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha is own and possesses by **Shri. Yogesh S/o Laxmikant Gawande R/o Mohan Nagar, Wardha, Tah. & 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. Yogesh S/o Laxmikant Gawande R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

F. A. KHAN Advocate

Place: Wardha
Date: 25/08/2021.

F. A. Khan, Advocate.
Wardha.

Scanned with CamScanner

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. 148/3 at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha was owned by Shri. Pratapsingh S/o Shivsingh Dhamane R/o Wardha who sold it to Sau. Sulbha S/o Pramod Rajput, R/o Wardha and by registered sale deed Dt. 17/06/1995 and she sold it to the present owners- **Shri. Yogesh S/o Laxmikant Gawande R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. WRD2-1764/2021 Dt. 22nd June 2021, for a consideration of Rs. 89,85,000/- and the same has been mutated in his name accordingly in revenue record of mouza– Mhasala, Tah- & Dist- Wardha on khata entry no. 10919. Hence the present transferor is the exclusive owner & possessor of the property as described above.

Sr.No.

1) 7 /12 extract / P.R. Card as on date of application for registration are in the name of present owner **Shri. Yogesh S/o Laxmikant Gawande R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha.**

2) Mutation Entry No. 6103, Dt. 20/07/2021.

3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0BGDHYR0, Dt. 25/08/2021.

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: 25/08/2021

F. A. Khan, Advocate.
Wardha.

Scanned with CamScanner