CHALLAN

MTR Form Number-6

GRN	MH002383603202223E	BARCODE		Date	26/05/2022-08:58:44	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGT_HINGANGHAT SUB REGISTRAR	Full Name	Adv Faiz Ahmad Khan
Location	WARDHA		
Year	2022-2023 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	Noori Masjid Road
		Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1

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

Remarks (If Any)

F. S. No. 252/4 M- Pipalgaon/Ma. Tha. Hinganghat Dist. Wardha 1993 to 2022- 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.	00040572022052667962	IK0BRWPGK9
Bank Date	RBI Date	26/05/2022-08:24:59	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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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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 Field Survery No. 250/1 & 252/4, 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 **M/s. Maa Rani Hospitality & Infra Hinganghat Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. HGT-1252/2022 Dt. 16th Mar 2022.
2. 7/12 Extract, Dt. 09/04/2022,
3. 8A Extract, Dt. 09/04/2022,
4. Mutation Extract, Dt. 09/04/2022,
5. Talathi Map, Dt. 09/04/2022.

1) Description of the property.

- F. S. No. 250/1, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 01.00 H.R. Revenue- Rs. 01.85/-, Right- Class-I.
- F. S. No. 252/4, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 00.12 H.R. Revenue- Rs. 00.45/-, Right- Class-I.

Bounded as under [as per sale deed]:-

F. S. No. 250/1	F. S. No. 252/4
East- F. S. No. 245 & Canal,	**East-** Canal,
West- F. S. No. 249,	**West-** F. S. No. 254,
North- F. S. No. 248,	**North-** F. S. No. 250/1,
South- F. S. No. 252/4 & Canal.	**South-** F. S. No. 252/4 & Canal.

2) The documents of allotment of plot.

- The Sale Deed vide No. **HGT-1252/2022 Dt. 16th Mar 2022**.

3) 7/12 extract issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 09/04/2022, mutation entry no. 14898 Dt. 09/04/2022.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBQZSDA1, Dt. 04/04/2022 & IKBRWPGK9 Dt. 26/05/2022. The original e-Challan is enclosed herewith.

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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. 250/1 & 252/4, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was owned by Shri. Ramkrishna S/o Mahdeorao Balki, R/o Hinganghat he sold it to Shri. Dhanesh S/o Ramdas Mate R/o Hinganghat Dits. Wardha by sale deed vide No. 2714 Dt. 20/10/2011 and it had been mutated in revenue record in his name and he sold it to the present owner- **M/s. Maa Rani Hospitality & Infra Hinganghat Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** by sale deed vide no. **HGT-1252/2022 Dt. 16th Mar 2022** and for a consideration of Rs. 1,00,00,000/- 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. 7731. Hence the present transferor is the exclusive owner & possessor of the property as described above.

Sr.No.

1) The 7 /12 extract as on date of application for registration are in the name of present owner **M/s. Maa Rani Hospitality & Infra Hinganghat Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha.**

2) The Mutation Entry No. 14898, Dt. 09/04/2022.

3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IK0BQZSDA1, Dt. 04/04/2022 & IKBRWPGK9 Dt. 26/05/2022.

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: 26/05/2022

F. A. Khan, Advocate.
Wardha.

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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 **M/s. Maa Rani Hospitality & Infra Hinganghat Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Encumbrances:-

- No Charge Noted on revenue record.

Owners of the land

1. **M/s. Maa Rani Hospitality & Infra Hinganghat Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** is the owner of the F. S. No. 250/1 & F. S. No. 252/4, 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) **M/s. Maa Rani Hospitality & Infra Hinganghat Through, 1. Shri. Atul S/o Namdeorao Wandile, 2. Shri. Mahesh S/o Shankarrao Gulhane, R/o Wardha, Tah. Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 26/05/2022.

F. A. Khan, Advocate.
Wardha.

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