FAIZ A. KHAN, NEAR NOORI MASJID, STATION FAIL,

CHALLAN

MTR Form Number-6

GRN: MH011367905202122E	BARCODE	Date: 07/01/2022 18:14:39	Form ID

Department: Inspector General Of Registration		Payer Details	
Type of Payment: Search Fee Other Items		TAX ID / TAN (If Any): Search Fee	
		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: Near Noori Masjid	
		Area/Locality	Wardha
		Town/City/District	
		PIN: 4 4 2 0 0 1	
		Remarks (If Any)	
		F. S. No. 249 West part M- Pimpalgoan/Ma Tah. Hinganghat Dist. Wardha	
		1993 to 2022- 30 Years	
		Amount In Words: Seven Hundred Fifty Rupees Only	
Total	750.00		

Payment Details: STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022010753859	IK0BLXJQG0
Cheque/DD No.		Bank Date	RBI Date	07/01/2022-18:24:15	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 :

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 केवल वरील ऑफ पेमेंट साठी कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Adv. F. A. Khan * Wardha * EN. No. MAH 4914/2007

Print Date 07-01-2022 06:15:42

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FAIZ A. KHAN,
ADVOCATE,

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
Mo. 9764579392
Email- faizkhan.khan39@gmail.com

Format A
(Circular No. 28/2021)

Reference-

To,
The MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To The Field Survey No. 249 [West Part], 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 **Keshar Infra, through Shri. Mahesh S/o Keshardas Batra R/o Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. HGT-1436/2021 Dt. 1st Mar 2021.
2. 7/12 Extract, Dt. 16/12/2021,
3. 8A Extract, Dt. 16/12/2021,
4. Mutation Extract, Dt. 16/12/2021,

1) Description of the property.

- The F. S. No. 249 [West part], at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha. describe as under;

Sr. No.	F. S. No.	Area	Revenue (Rs.)	Class
a.	249 [Western part]	2-88 H.R.	08=29/-	I

Bounded as under [as per sale deed]:-

East- Remaining Portion of F. S. No. 249,
West- Stream,
North- F. S. No. 248/2 owned by Balki,
South- F. S. No. 253 owned by Borkar.

2) The documents of allotment of plot.

- Sale Deed No. HGT-1436/2021 Dt. 1st Mar 2021.

3) 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 11/08/2021, mutation entry no. 13605 Dt. 25/03/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBLXJQGo, Dt. 07/01/2022. 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 **Keshar Infra, through Shri. Mahesh S/o Keshardas Batra R/o Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention):

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Owners of the land:

1. That, **Keshar Infra, through Shri. Mahesh S/o Keshardas Batra R/o Wardha, Tah. & Dist. Wardha** is the owner of the **F. S. No. 249 [West Part]**, 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 **Keshar Infra, through Shri. Mahesh S/o Keshardas Batra R/o Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.
Encl : Annexure on separate sheet.

Place: Wardha
Date: 08/01/2022.

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. 249, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was jointly owned by 1. Shri. Visodanand S/o Gopichand Mankar & 14 others, all R/o Hinganghat and they sold it to V.H.P. Group Builders & Developers through its Partners 1. Shri. Vikas Harinarayan Shahu, 2. Shri. Haridas S/o Pandharinath Shende & 3. Shri. Pravin S/o Gunvantrao Ghurde all R/o Hinganggnat by sale deeds vide no. HGT-1694/2019 Dt. 08/04/2019 & Sale deed vide No. HGT-4207/2019 Dt. 16/10/2019 and by a registered consent deed vide No. HGT-1477/2021 Dt. 02/03/2021, in respect of sale of the scheduled filed, from 1. Vaijanti Vinodanand Mankar, 2. Kajal Kashinath Gaikwad & 3. Anchal Ravi Shahakar all R/o Medhula, Tah. Samudrapur, Dist. Wardha.

That, therefore, said V.H.P. Group Builders & Developers became the absolute owner of aforesaid F. S. No. 249 and same was mutated accordingly in their name in revenue record and they sold it by dividing north-south the Western portion of said filed bearing area 02-88 H.R. to the present owners- **Keshar Infra, through Shri. Mahesh S/o Keshardas Batra R/o Wardha, Tah. & Dist. Wardha** by sale deed vide no. HGT-1436/2021 Dt. 1st Mar 2021 and for a consideration of Rs. 1,50,00,000/- 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. 6599. 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 **Keshar Infra, through Shri. Mahesh S/o Keshardas Batra R/o Wardha, Tah. & Dist. Wardha.**

2) Mutation Entry No. 13605, Dt. 25/03/2021.

3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IKoBLXJQGo, Dt. 07/01/2022.

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.

F. A. KHAN Advocate

F. A. Khan, Advocate.
Wardha.

Place: Wardha.
Date: 08/01/2022

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