CHALLAN
MTR Form Number-6

GRN	MH002383677202223E	BARCODE	Date	26/05/2022-09:03:40	Form ID

Department	Inspector General Of Registration
Type of Payment	Search Fee Other Items
Office Name	HGT_HINGANGHAT SUB REGISTRAR
Location	WARDHA
Year	2022-2023 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. 255/2/a-b 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.	00040572022052668438	IK0BRWPIE5
Bank Date	RBI Date	26/05/2022-09:24:05	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 नोदंणी 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

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. 255/2/a & 255/2/b , 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-3103/2021 Dt. 22nd June 2021.
2. The 7/12 Extract, Dt. 11/08/2021,
3. The 8A Extract, Dt. 11/08/2021,
4. Mutation Extract, Dt. 01/09/2021,
5. Measurement Map vide M. No. 783/2021 Dt. 17/07/2021,
6. The Compromise Decree- RCS No. 25/2006, Dt. 18/10/2008.

1) Description of the property.

- The F. S. No. 255/2/a Area- 0-51 H.R. & 255/2/b, Area- 0-50 H.R. at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 01.80 H.R. Revenue- Rs. 01.25/- & Rs. 01.25/- respectively, Right- Class-I.
  [That, after measurement Dt. 17/07/2021 the aforesaid F. S. No. 255/2/a numbered as 255/2/a/1 & the aforesaid F. S. No. 255/2/b numbered as 255/2/b/1.]

Bounded as under combined [as per Compromise Decree Dt. 18/10/2008]:-

East- Field of Kisanlal Sharma S. No. 565,
West- Nala,
North- Field given to the share of Atmaram Chandankhede,
South- Field given to the share of Bhaskar @ Prabhakar Chandankhede,

Bounded as under:- [As per Measurement Map]

F. S. No. 255/2/a/1	F. S. No. 255/2/b/1
East- F. S. No. 266 & 265, **West-** Canal, **North-** F. S. No. 255/3/g, **South-** F. S. No. 255/4/k	**East-** Canal, **West-** Nala, **North-** F. S. No. 255/2/a/2, **South-** F. S. No. 255/2/b/2

2) The documents of allotment of plot.

- Sale Deed No. HGT-3103/2021 Dt. 22nd June 2021.

3) 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 11/08/2021, mutation entry no. 14165 Dt. 28/07/2021.

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4) Search report for 30 years from 1992 till 2021.
   - Necessary search fee of Rs. 750/- paid vide e-Challan no. IKoBRWPIE5, Dt. 26/05/2022. 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 **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):

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. 255/2/a & 255/2/b**, 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 **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.

F. A. KHAN Advocate

Place: Wardha
Date: 26/05/2022.

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-

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(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➢ That, the Field Survey No. 255/2/a & 255/2/b bounded as described above, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was jointly owned by 1. Sau. Kamal W/o Kishor Satone, R/o Hinganghat 2. Sau. Rekha W/o Hariprakash Hatwar r/o Pachegaon, Nagpur and same was acquired by them in a compromise decree passed in Reg. C. S. No. 25/2006 Dt. 18/10/2008 passed by the Hon'ble Civil Judge Junior Division, Hinganghat and same was mutated in the revenue record vide mutation entry no. 6684 Dt. 29/05/2009 and said Rekha Hatwar sold her udivided share in it to Sau. Kamala W/o Kishor Satone, R/o Hinganghat by sale deeds vide No. HGT3223 & HGT3222 Dt. 04/07/2018 and thus she became the exclusive owner of said fields and lastly said Kamal Satone sold such fields 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-3103/2021 Dt. 22nd June 2021 and for a consideration of Rs. 53,16,000/- 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. 6995. Hence the present transferor 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. 14165, Dt. 28/07/2021.

3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IKoBRWPIE5, 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.

F. A. KHAN Advocate

Place: Wardha.
Date: 26/05/2022

F. A. Khan, Advocate.
Wardha.

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