

CHALLAN
MTR Form Number-6



GRN MH01251919S202122E		BARCODE		Date 01/02/2022-17:33:45		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HGT_HINGANGHAT SUB REGISTRAR				Full Name		Adv Faiz A 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		Noori Masjid Road	
				Area/Locality		Wardha	
				Town/City/District			
				PIN		4 4 2 0 0 1	
				Remarks (If Any)			
				F. S. No 54/1 M- Pimpalgaon/Ma Tah. Hinganghat Dist. Wardha 1993 to			
				2022- 30 Years			
Total				750.00	Amount In Words		Seven Hundred Fifty Rupees Only
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022020104687	IK0BMZSR13
Cheque/DD No.				Bank Date	RBI Date	01/02/2022-17:24:35	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

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. 9764579392

असा माल "चलू ऑफ पेमेंट" आहे वगुद कारणासाठीच तालू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्तारासाठी तालू नाही.

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 MahaKERA, Wardha.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To The Field Survey No. 54/1, 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 Gitainagar, Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. The Sale Deed No. HGT-4293/2021 Dt. 27th September 2021.
2. The 7/12 Extract, Dt. 24/01/2022,
3. The SA Extract, Dt. 24/01/2022,
4. The Mutation Extract, Dt. 24/01/2022,

1) Description of the property.

- The F. S. No. 54/1, 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.	54/1	3-24 H.R.	12=12/-	I

Bounded as under [as per sale deed]:-

East- Remaining Portion of F. S. No. 54/1,
West- Stream,
North- F. S. No. 257/3,
South- F. S. No. 54/2 owned by Borkar.

2) The documents of allotment of plot.

- Sale Deed No. HGT-4293/2021 Dt. 27th September 2021.

3) The 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 24/01/2022, mutation entry no. 14348 Dt. 03/11/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKOBMZSRI3, Dt. 01/02/2022. 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 **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitainagar, Wardha, Tah. & Dist. Wardha** is clear, marketable. (If any encumbrances please mention):

That, the aforesaid F. S. No. 54/1 shown under the charge of the Punjab National Bank for Rs. 17,93,000/- Dt. 06/02/2016 and same needs to be cleared.

Owners of the land:

1. That, Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitainagar, Wardha, Tah. & Dist. Wardha is the owner of the F. S. No. 54/1, 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 Punjab National Bank for Rs. 17,93,000/- Dt. 06/02/2016 as shown on record.**
- 3/- The report reflecting the flow of the title of Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitainagar, Wardha, Tah. & Dist. Wardha on the said land is enclosed herewith as annexure.
Encl : Annexure on separate sheet.

Place: Wardha

Date: 01/02/2022.



A handwritten signature in blue ink, appearing to read "F. A. Khan", written over the circular stamp.

F. A. Khan, Advocate.
Wardha.

FAIZ A. KHAN,
ADVOCATE,

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

Format A

(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

That, the Field Survey No. 54/1, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was jointly owned by 1. Shri. Rambahu S/o Janbaji Bansod & 18 others, all R/o Hinganghat and they sold it Shri. Chandrakant S/o Rambhau Wadhav, R/o Hinganghat by sale deed vide no. HGT-3152/2010 Dt. 27/12/2010 & Sale deed vide No. HGT-2620/2014 Dt. 30/06/2010.

That, therefore, said Chandrakant Wadhav became the absolute owner of aforesaid F. S. No. 54/1 and same was mutated accordingly in his name in revenue record and he sold it by dividing north-south the Western portion of said filed bearing area 03-24 H.R. to the present owners- **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitainagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. HGT-4293/2021 Dt. 27th September 2021 and for a consideration of Rs. 1,19,00,000/- 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. 7253. Hence the present transferor the exclusive owner & possessor of the property as described above.

However, the aforesaid F. S. No. 54/1 shown under the charge of the Punjab National Bank for Rs. 17,93,000/- Dt. 06/02/2016 and same needs to be cleared.

Sr.No.

- 1) The 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 Gitainagar, Wardha, Tah. & Dist. Wardha.**
- 2) The Mutation Entry No. 14348, Dt. 03/11/2021.
- 3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vide e-Challan No. IKoBMZSRI3, Dt. 01/02/2022.
- 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.
Wardha.

Place: Wardha.
Date: 01/02/2022