



CHALLAN
MTR Form Number-6



GRN MH00058311620223E		BARCODE		Date 16/04/2022-09:37:50		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 CNB_CHANDUR BAZAR SUB REGISTRAR				Full Name		Adv Faiz Ahmad Khan	
Location AMRAVATI							
Year 2022-2023 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)			
				S. No. 198/1/a Area- 00.91 H.R. M- Shirajgaon/B Tah. Chandur/B Dist.			
				Amravati 1993- 2022- 30 Years			
				Amount In Seven Hundred Fifty Rupees Only			
Total			750.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022041625241	IK0BQEMST1
Cheque/DD No.				Bank Date	RBI Date	16/04/2022-09:24:39	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
सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9764579392



Reference-

Format A

(Circular No. 28/2021)

To,
The MahaRERA, Amravati.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To the Field Survey No. 198/1/A, Situated At Mauza- Shirajgaon (Band), Taluka- Chandur (Bazar), District- Amravati. (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **1. Shri. Mustafa S/o Asif Zahid, 2. Shri. Praful S/o Ratnakar Shingote, both R/o Wardha, Tah. & Dist. Wardha;** the proposed purchasers, and following documents i.e. :-

1. The Sale Deed No. **CNB-456/2021 Dt. 27/01/2021.**
2. The 7/12 Extract, Dt. 24/03/2022,
3. The Mutation Extract, Dt. 04/04/2022,
4. The Talathi Map, Dt. 24/03/2022,

1) Description of the property.

- The F. S. No. 198/1/a (Eastern Part), at Mauza- Shirajgaon (Band), T. S. No. 2, Taluka- Chandur (Bazar), District- Amravati, described as under;

Sr. No.	F. S. No.	Area	Revenue (Rs.)	Class
a.	198/1/a	00-91 H.R.	06=68/-	I

Bounded as under [as per sale deed]:-

East - Field of Autkar,
West - Remaining portion this filed (i.e. Layout of Tayde & Others),
North- Field of Autkar,
South- Road.

2) The documents of allotment of plot.

- The Sale Deed No. **CNB-456/2021 Dt. 27/01/2021.**

3) 7/12 extract issued by, Talati of Mauza- Shirajgaon (Band), Taluka- Chandur (Bazar), District- Amravati, mutation entry no. 7010 Dt. 10/03/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBQEMST1, Dt. 16/04/2022. 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 **1. Shri. Mustafa S/o Asif Zahid, 2. Shri. Praful S/o Ratnakar Shingote, both R/o Wardha, Tah. & Dist. Wardha,** is clear, marketable and without any encumbrances. (If any encumbrances please mention)

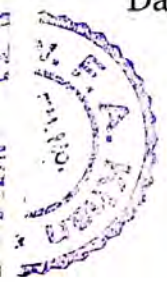
Owners of the land

1. 1. Shri. Mustafa S/o Asif Zahid, 2. Shri. Praful S/o Ratnakar Shingote, both R/o Wardha, Tah. & Dist. Wardha is the owners of the **F. S. No. 198/1/a** (Eastern Part), at Mauza- Shirajgaon (Band), T. S. No. 2, Taluka- Chandur (Bazar), District- Amravati.
2. Qualifying comments/remarks if any-
 - Property is clear and marketable.
- 3/- The report reflecting the flow of the title of 1. Shri. Mustafa S/o Asif Zahid, 2. Shri. Praful S/o Ratnakar Shingote, both R/o Wardha, Tah. & Dist. Wardha on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha

Date: 17/04/2022.



F. A. Khan, Advocate.
Wardha.

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)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the Field Survey No. 198/1/a (Eastern Part), area 00-91 H.R. at Mauza- Shirajgaon (Band), T. S. No. 2, Taluka- Chandur (Bazar), District- Amravati was owned by Sau. Shilatai S/o Madhukarrao Nimkar, R/o Shirajgaon (Band) who sold it to Sau. Nirmalabai S/o Harinarayanji Kothari, R/o Chandur (Bazar) by the registered sale deed vide No. CNB343/2008 Dt. 18/02/2008 and her name was mutated according in the revenue record at mutation entry no. 2276 Dt. 30/03/2008 and she sold it to present owners; **1. Shri. Mustafa S/o Asif Zahid, 2. Shri. Praful S/o Ratnakar Shingote, both R/o Wardha, Tah. & Dist. Wardha** by sale deed vide no. CNB-456/2021 Dt. 27/01/2021 and for valuable consideration of Rs. 72,00,000/- and the same has been accordingly mutated in his name in revenue record of Mauza- Shirajgaon (Band), Taluka- Chandur (Bazar), District- Amravati on khata entry no. 7205.

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, **1. Shri. Mustafa S/o Asif Zahid, 2. Shri. Praful S/o Ratnakar Shingote, both R/o Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 7010, Dt. 10/03/2021.
- 3) Search report for 30 years taken from Sub-Registrar' office at Shirajgaon (Band) vied e-Challan No. IKoBQEMST1, Dt. 16/04/2022.
- 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: 17/04/2022




F. A. Khan, Advocate.
Wardha.