CHALLAN
MTR Form Number-6

GRN	MH000375459202122E	BARCODE		Date	09/04/2021-17:33:41	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	2021-2022 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
		Remarks (If Any)	F. S. No. 58 M- Nandgaon/Bo Tah. Hinganghat Dist. Wardha 1992 to 2021- 30 Years
		Amount In Words	Seven Hundred Fifty Rupees Only

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

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021040986522	IK0BBUOHY8
Cheque/DD No.		Bank Date	RBI Date	09/04/2021-17:24:34	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 "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

Adv. F. A. Khan EN. No. MAH 1814/2007

Print Date 09-04-2021 05:35:18

FAIZ A. KHAN,
ADVOCATE,

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

Reference-

Date: 10/04/2021

Format A
(Circular No. 28/2021)

To,

The MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To Plot No. CTS/C.S./F.S. NO. 58, Situated At Mauza- Nandgaon (Borgaon), Taluka- Hinganghat, District- Wardha** (Hereinafter referred as the "said Plot/ Field").

1/- I have investigated the title of the said field on the request of **Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** (Name of owner/ promoter/ developer/company) and following documents i.e. :-

1. Sale Deed No. HGT-1199/2020 Dt. 15th May 2020.
2. 7/12 Extract, Dt. 07/04/2021,
3. 8A Extract, Dt. 07/04/2021,
4. Mutation Extract, Dt. 07/04/2021,
5. Talathi Map, Dt. 07/04/2021,
6. N. A. Order, Dt. 15/06/2018,
7. N. A. Order (Revised), Dt. 29/03/2021,
8. Sanctioned Lay Out Map, Dt. 22/03/2021.

1) Description of the property.

- F. S. No. 58, at Mauza- Nandgaon (Borgaon), M. No. 92, P. H. No. 7, Tah. Hinganghat, Dist. Wardha, Area- 01.44 H.R. Revenue- Rs. 2.30/-, Right- Class-I.

Bounded as under:-

East- F. S. No. 57,
West- F. S. No. 60, 61 & 62,
North- Pandhan Road,
South- F. S. No. 54.

Cntd...2

2) The documents of allotment of plot.
   - Not Applicable.

3) 7/12 extract or property card issued by, Talathi of Mouza- Nandgaon [Bo.], Dt. 07/04/2021, mutation entry no. 7746 Dt. 30/06/2020.

4) Search report for 30 years from 1992 till 2021.
   - Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0BBUOHY8, Dt. 09/04/2021. 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 (following owner/promoter/ developer/company) **Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

1. CTS/C.S./ F. S. No. 58, at Mauza- Nandgaon (Borgaon), M. No. 92, P. H. No. 7, 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) **Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 10/04/2021.

F. A. Khan, Advocate.
Wardha.

Cntd...3

FAIZ A. KHAN,
ADVOCATE,

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

Reference-
Format A

Date: 10/04/2021
(Circular No. 28/2021)

[Annexure].

FLOW OF THE TITLE OF THE SAID LAND

➢ That, the Field Survey No. 58, at Mauza- Nandgaon (Borgaon), M. No. 92, P. H. No. 7, Tah. Hinganghat, Dist. Wardha was jointly owned by 1] Shri. Tukaram S/o Vithobaji Bhude, & 2] Sau. Pisabai W/o Kisanaji Dhande, R/o Hinganghat. However, said Sau. Pisabai W/o Kisanaji Dhande released her undivided share in the aforesaid field in favour of Shri. Tukaram S/o Vithobaji Bhude by registered release deed vide no. 1768 Dt. 10/05/2007 and he became the exclusive owner of the F. S. 58.

That, Shri. Tukaram S/o Vithobaji Bhude has sold it to Shri. Sandip S/o Narendrarao Sarode by sale deed vide no. 1173 Dt. 19/04/2010 and he sold the same to 1] Smt. Bebibai Pandharinat Shende, 2] Smt. Sindhutai Gunvantroa Ghurde, 3] Smt. Indumati Rameshkumar Singhavi & 4] Smt. Komal Sunil Pitliya All R/o Hinganghat by sale deed vide No. 4084 Dt. 26/12/2012.

That, they had diverted the same for non-agricultural purpose vide Revenue Case No. 110/NAP-34/2016-17 by the order Dt. 15/06/2018 of the Sub Divisional Officer, Hinganghat and sanctioned a layout.

That, then they sold the entire lay out to the present owner- **Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** by sale deed vide no. HGT-1199/2020 Dt. 14th May 2020 and for a consideration of Rs. 40,00,000/- and the lay out transferred in his name in Rev. C. No. 228/NAP-34/2020-21 by the revised order Dt. 29/03/2021 of The Sub Divisional Officer, Hinganghat and the same has been mutated in his name accordingly in revenue record of mouza– Nandgaon (Borgaon), Tah- Hinganghat, Dist- Wardha on khata entry no. 12577. Hence the present transferor the exclusive owner & possessor of the property as described above.

Cntd...4

Sr.No.

1) 7 /12 extract / P.R. Card as on date of application for registration are in the name of present owner **Shri Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha**.

2) Mutation Entry No. 7746, Dt. 30/06/2020.

3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IK0BBUOHY8, Dt. 09/04/2021.

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: 10/04/2021

F. A. Khan, Advocate.
Wardha.

Faiz Ahmed Khan
Advocate

Near Noori Masjid, Station Fail,
Wardha

To,
Whom so ever it may concern

1A	Name and address of the Applicant.	**Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha.**
1B	Name and address of the Owner.	Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha.
2	Description of the property to be acquired such as Plot No, Survey No, Municipal No, Flat No, Area in Sq. ft. / Sq. Mt. and address giving name of the Village, Taluka and District, etc.	F. S. No. 58, at Mauza- Nandgaon (Borgaon), M. No. 92, P. H. No. 07, Tah. & Dist. Wardha, Area- 01.42 H.R. Revenue- Rs. 2.30/-, Right- Class-I. Bounded as under:- [as per sale deed] **East-** F. S. No. 57, **West-** F. S. No. 60, 61 & 62, **North-** Pandhan Road, **South-** F. S. No. 54.
3	Nature of tenure, whether agricultural or non-agricultural and leasehold / freehold, etc.	The above said property is an Agricultural land and freehold full ownership right.
4	Name of the present owner	Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha.

5 **Brief history** of devolution of title on the present owner giving chain in title for last thirty years. If the property is allotted by Housing Board / improvement Trust / City Development Authority, etc. details of acquisition by them.

➢ That, the Field Survey No. 58, at Mauza- Nandgaon (Borgaon), M. No. 92, P. H. No. 7, Tah. Hinganghat, Dist. Wardha was jointly owned by 1] Shri. Tukaram S/o Vithobaji Bhude, & 2] Sau. Pisabai W/o Kisanaji Dhande, R/o Hinganghat. However, said Sau. Pisabai W/o Kisanaji Dhande released her undivided share in the aforesaid field in favour of Shri. Tukaram S/o Vithobaji Bhude by registered release deed vide no. 1768 Dt. 10/05/2007 and he became the exclusive owner of the F. S. 58.

That, Shri. Tukaram S/o Vithobaji Bhude has sold it to Shri. Sandip S/o Narendrarao Sarode by sale deed vide no. 1173 Dt. 19/04/2010 and he sold the same to 1] Smt. Bebibai Pandharinat Shende, 2] Smt. Sindhutai Gunvantroa Ghurde, 3] Smt. Indumati Rameshkumar Singhavi & 4] Smt. Komal Sunil Pitliya All R/o Hinganghat by sale deed vide No. 4084 Dt. 26/12/2012.

That, they had diverted the same for non-agricultural purpose vide Revenue Case No. 110/NAP-34/2016-17 by the order Dt. 15/06/2018 of the Sub Divisional Officer, Hinganghat and sanctioned a layout.

That, then they sold the entire lay out to the present owner- **Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** by sale deed vide no. HGT-1199/2020 Dt. 14th May 2020 and for a consideration of Rs. 40,00,000/- and the lay out was transferred in his name in Rev. C. No. 228/NAP-34/2020-21 by the revised order Dt. 29/03/2021 of The Sub Divisional Officer, Hinganghat and the same has been mutated in his name accordingly in revenue record of mouza– Nandgaon (Borgaon), Tah- Hinganghat, Dist- Wardha on khata entry no. 12577. Hence the present transferor the exclusive owner & possessor of the property as described above.

6 Specific comments, if any, on the previous title deeds on the basis of which the present owner's title is being examined.

That, the relevant documents of title i.e. 7/12 Extract, Khatavani, map and the copy of registered sale deed no. HGT-1199/2020 Dt. 14th May 2020 placed before me is copy of original and appears to be genuine, by its owner **Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** appears to be genuine and I have verified and tallied those documents from the record of the sub Registrar Wardha and from the record of the appropriate authority.

- All the links in the chain of title has been properly established. All the transactions have been duly verified from the relevant record of the registrar of the documents.

7 If the property belongs to Hindu Undivided Family, whether there is any interest of minor in it and whether necessary precautions have been taken while transferring such interest. — No.

8 Whether searches have been taken in the concerned offices of Sub-Registrar of Assurances / Revenue Authorities / Municipal Authorities, etc. Whether there is any subsisting encumbrance including easement.

- I have taken the online search of the record of Sub Registrar's from igr.maharashtra.gov.in site and other relevant record for the last 30 years i.e. from 1992 to 2021 for 30 years by paying necessary search fee of Rs. 750/- paid vide e-Challan no. IK0BBUOHY8, Dt. 09/04/2021. The original e-Challan is enclosed with search report of RERA.

9 Whether the property is tenanted, and if so, whether it will be got vacated before transfer to the applicant. — Not Applicable

10 In case the property has already been acquired by the applicant, whether the sale deed / lease deed / gift deed, etc. have been executed and registered. Whether the owner is required to obtain permission.

- I am satisfied and confirm that the property mentioned here is heritable and transferable and the present owners have a right to transfer. All necessary parties have been joined the documents and the documents have desired effect. Facts and event material to title have been satisfactorily proved.

11	Whether there is any restriction on transfer of the property or creation of registered/equitable mortgage under any of the local laws. If so, whether necessary permissions are obtained.	Not in particular.
12	Whether the property is attracted by the provisions of any special enactments such as Urban Land [Ceiling & Regulation] Act. Tenancy Laws, etc., and if so, whether necessary permissions for transfer /mortgage under these enactments has been obtained.	The property is of Bhumiswami Right.
13	Whether any litigation is pending before any court of law/forum in respect of the property.	Not on record. However, an undertaking from the borrower in this respect be obtained on affidavit.
14	Whether the property is subject to any pending or proposed land acquisition proceedings?	Not on record. However, an undertaking from the borrower in this respect be obtained on affidavit.
15	Whether the property's user for non-agricultural purposes is affected by any town planning or similar schemes applicable to the area. Whether the property is reserved for any public purposes, such as gardens / widening of roads, etc.	No.

16 Any other factor having bearing on transfer of the property by the present owner to the applicant

- I am satisfied and confirm that the property mentioned here is heritable and transferable and the present owners have a right to transfer. All necessary parties have been joined the documents and the documents have desired effect. Facts and event material to title have been satisfactorily proved.

17. I opined and in my view that the property is heritable and transferable and the owner has a right to transfer. All necessary parties have been joined the documents and the documents have been in effect. Facts and events materials to the title have been satisfactorily proved.

18. In result I have to state that I have maid necessary searches at the concerned Sub Registrar, Wardha up to date and as the result of such searches, I **certify** that the property in question is free from all types of encumbrances and the title of the present owner **Shri. Sharad S/o Ramaji Vihirkar, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** would be **clear and marketable**.

18. Advised to obtained documents at the time of execution of Sale:

i) The sale deed no. HGT-1199/2020 Dt. 14th May 2020,
ii) Recent 7/12 extracts,
iii) Khatavni,
iv) Mutation extracts,
v) Talathi Map/ B.C.
Hence this search report.

F. A. KHAN Advocate

Advocate
Faiz Ahmed Khan

Place: Wardha
Date: 10/04/2021