



CHALLAN
MTR Form Number-6



GRN	MH007594174202122E	BARCODE			Date	17/10/2021-16:57:27		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 Ahmad Khan		
Location WARDHA					Flat/Block No.				
Year 2021-2022 One Time					Premises/Building				
Account Head Details				Amount In Rs.	Road/Street		Noori Masjid Road		
00072201 SEARCH FEE				750.00	Area/Locality		Wardha		
					Town/City/District				
					PIN		4 4 2 0 0 1		
					Remarks (If Any)				
					F. S. No. 255/1/k M- Pimpalgaon/Ma Tah. Hinganghat Dist. Wardha 1992				
					to 2021- 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.	00040572021101737885		IK0BIHXT0
Cheque/DD No.					Bank Date	RBI Date	17/10/2021-16:24:58		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

हाचा चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Reference-

Format A

(Circular No. 28/2021)

To,
The MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To The Field Survey No. 255/1/k, 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 Gitai Nagar, Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. HGT-3931/2020 Dt. 16th December 2020.
2. 7/12 Extract, Dt. 11/08/2021,
3. 8A Extract, Dt. 11/08/2021,
4. Mutation Extract, Dt. 11/08/2021,
5. Talathi Map,

1) Description of the property.

- The F. S. No. 255/1/k, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 01.80 H.R. Revenue- Rs. 04.80/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- Canal,
West- Nala,
North- F. S. No. 255/2,
South- F. S. No. 255/4/g.

2) The documents of allotment of plot.

- Sale Deed No. HGT-3931/2020 Dt. 16th December 2020.

3) 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 11/08/2021, mutation entry no. 13325 Dt. 20/02/2021.

4) Search report for 30 years from 1992 till 2021.

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IKoBHXTHo, Dt. 17/10/2021. 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 **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention):

Owners of the land:

1. **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** is the owner of the F. S. No. 255/1/k, 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 **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.
Encl : Annexure on separate sheet.

Place: Wardha

Date: 20/10/2021.



A handwritten signature in blue ink, appearing to read 'F. A. Khan', with a horizontal line extending from the end of the signature.

F. A. Khan, Advocate.
Wardha.

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the Field Survey No. 255/1/k, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was owned by Shri. Sohanlal S/o Kisanlal Sharma, R/o Hinganghat and the name of his wife namely Smt. Sangita Wd/o Sohanlal Sharma, R/o Hinganghat was added in the revenue record vide mutation entry no. 7096 Dt. 30/10/2010 and he died on 21/07/2018 and the said field was inherited jointly by 1. Smt. Sangita Wd/o Sohanlal Sharma, 2. Shri. Gaurav S/o Sohanlal Sharma, & 3. Sau. Rucha W/o Pratik Sharma, all R/o Hinganghat; and they sold such field to the present owner- **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. HGT-3931/2020 Dt. 16th December 2020 and for a consideration of Rs. 78,37,000/- 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. 6385. 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 **Shri. Mahesh S/o Shankarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 13325, Dt. 20/02/2021.
- 3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IKoBHXTHo, Dt. 17/10/2021.
- 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.



F. A. Khan, Advocate.
Wardha.

Place: Wardha.

Date: 20/10/2021