CHALLAN

MTR Form Number-6

GRN MH011367562202122E	BARCODE	Date 07/01/2022-18:08:43	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	Search Reaport
		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.**	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	**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. 249 East part M- Pimpalgoan/Ma Tah. Dist. Wardha 1993 to	
		2022- 30 Years	
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022010752740	IK0BLXJJG3
Cheque/DD No.		Bank Date	RBI Date	07/01/2022-18:24:09	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. : 9673179698

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

सदर चलन केवळ टाईप ऑफ पेमेंट मध्ये नमूद कारणासाठीच लागू आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

Adv. F. A. Khan Enl. No. MAH 1014/2007 Wardha

Print Date 07-01-2022 06:09:46

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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 MahaRERA, Wardha.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To The Field Survey No. 249 [East Part], 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 **1. Shri. Mahesh S/o Keshardas Batra, 2. Shri. Ramakant S/o Bjabrao Mhaski, 3. Shri. Sachin S/o Narayanrao Bute, All R/o Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. HGT-2750/2021 Dt. 2nd June 2021.
2. 7/12 Extract, Dt. 16/12/2021,
3. 8A Extract, Dt. 16/12/2021,
4. Mutation Extract, Dt. 16/12/2021,

1) Description of the property.

- The F. S. No. 249 [east part], 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.	249 [Eastern part]	2-87 H.R.	08=29/-	I

Bounded as under [as per sale deed]:-

East- F. S. No. 250 owned by Mate,
West- Remaining Portion of F. S. No. 249,
North- F. S. No. 248/2 owned by Balki,
South- F. S. No. 253 owned by Borkar.

2) The documents of allotment of plot.

- Sale Deed No. HGT-2750/2021 Dt. 2nd June 2021.

3) 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 11/08/2021, mutation entry no. 13919 Dt. 27/06/2021.

4) Search report for 30 years from 1993 till 2021.

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IKoBLXJJG3, Dt. 07/01/2022. 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. Mahesh S/o Keshardas Batra, 2. Shri. Ramakant S/o Bjabrao Mhaski, 3. Shri. Sachin S/o Narayanrao Bute, All R/o Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention):

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FAIZ A. KHAN,
ADVOCATE,

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

Reference-

Format A
(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

- That, the Field Survey No. 249, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was jointly owned by 1. Shri. Visodanand S/o Gopichand Mankar & 14 others, all R/o Hinganghat and they sold it to V.H.P. Group Builders & Developers through its Partners 1. Shri. Vikas Harinarayan Shahu, 2. Shri. Haridas S/o Pandharinath Shende & 3. Shri. Pravin S/o Gunvantrao Ghurde all R/o Hinganggnat by sale deeds vide no. HGT-1694/2019 Dt. 08/04/2019 & Sale deed vide No. HGT-4207/2019 Dt. 16/10/2019 and by a registered consent deed vide No. HGT-1477/2021 Dt. 02/03/2021, in respect of sale of the scheduled filed, from 1. Vaijanti Vinodanand Mankar, 2. Kajal Kashinath Gaikwad & 3. Anchal Ravi Shahakar all R/o Medhula, Tah. Samudrapur, Dist. Wardha.

That, therefore, said V.H.P. Group Builders & Developers became the absolute owner of aforesaid F. S. No. 249 and same was mutated accordingly in their name in revenue record and they sold by dividing north-south the eastern portion of said filed bearing area 02-87 H.R. to the present owners- **1. Shri. Mahesh S/o Keshardas Batra, 2. Shri. Ramakant S/o Bjabrao Mhaski, 3. Shri. Sachin S/o Narayanrao Bute, All R/o Wardha, Tah. & Dist. Wardha** by sale deed vide no. HGT-2750/2021 Dt. 2nd June 2021 and for a consideration of Rs. 1,48,00,000/- 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. 6887. 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. Mahesh S/o Keshardas Batra, 2. Shri. Ramakant S/o Bjabrao Mhaski, 3. Shri. Sachin S/o Narayanrao Bute, All R/o Wardha, Tah. & Dist. Wardha.**

2) Mutation Entry No. 13919, Dt. 27/06/2021.

3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IK0BLXJJG3, Dt. 07/01/2022.

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: 08/01/2022

F. A. Khan, Advocate.
Wardha.

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Owners of the land:

1. That, **1. Shri. Mahesh S/o Keshardas Batra, 2. Shri. Ramakant S/o Bjabrao Mhaski, 3. Shri. Sachin S/o Narayanrao Bute, All R/o Wardha, Tah. & Dist. Wardha** is the owner of the **F. S. No. 249 [East Part]**, 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 **1. Shri. Mahesh S/o Keshardas Batra, 2. Shri. Ramakant S/o Bjabrao Mhaski, 3. Shri. Sachin S/o Narayanrao Bute, All R/o Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 08/01/2022.

F. A. Khan, Advocate.
Wardha.

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