CHALLAN

MTR Form Number-6

GRN	MH006773569202122E	BARCODE		Date	28/09/2021-09:07:04	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

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

Remarks (If Any)

F. S. No. 256 M- Pimpalgaon/Ma. Tah. Hinganghat Dist. Wardha 1992 to 2021- 30 Years

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.	00040572021092890421	IK0BHPPFV5
Cheque/DD No.		Bank Date	RBI Date	28/09/2021-09:24:08	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

NOTE चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही .

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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. 256, 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. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** and following documents i.e. :-

1. Sale Deed No. HGT-3398/2021 Dt. 12th July 2021.
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. 256, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha, Area- 06.07 H.R. Revenue- Rs. 13.95/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- F. S. No. 264,
West- Nala,
North- Pandhan Road,
South- F. S. No. 257, 258 & 259.

2) The documents of allotment of plot.

- Sale Deed No. HGT-3398/2021 Dt. 12th July 2021.

3) 7/12 extract or property card issued by, Talati of Mouza- Pimpalgaon [Ma.], Dt. 11/08/2021, mutation entry no. 14155 Dt. 08/08/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0BHPPFV5, Dt. 28/09/2021. 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. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention):

- **That, aforesaid F. S. No. 256 is shown under the charge of Co-operative Society Reg. No. 632 for Rs. 35,000/- Dt. 07/09/1988 and clearance of the same needs to be obtained.**

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Owners of the land:

1. **Shri. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** is the owner of the **F. S. No. 256**, 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 charge of the Co-operative Society Reg. No. 632 for Rs. 35,000/- Dt. 07/09/1988 as shown on record.

3/- The report reflecting the flow of the title of **Shri. Atul S/o Namdeorao Wandile, 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: 28/09/2021.

F. A. KHAN Advocate

F. A. Khan, Advocate.
Wardha.

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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. 256, at Mauza- Pimpalgaon (Ma.), M. No. 103, P. H. No. 34, Tah. Hinganghat, Dist. Wardha was owned by Shri. Mahadeo S/o Vithoba Katkar, R/o Pimpalgao (Ma.) he died on 20/06/2004 and the said field was inherited jointly by 1. Smt. Tulasabai Wd/o Mahadeorao Katkar, 2. Shri. Subhash, 3. Shri. Suresh, 4. Shri. Naresh & 5. Shri. Kishor all S/o Mahadeorao Katkar, R/o Pimpalgaon [Ma.]; and the Smt. Tulsabai Katkar died on 31/10/2020 and her name was deleted from the revenue extracts vide mutation entry no. 13997 Dt. 05/07/2021 and the remaining above said successors sold such field to the present owner- **Shri. Atul S/o Namdeorao Wandile, R/o Sant Tukadoji Ward, Hinganghat, Tah. Hinganghat, Dist. Wardha** by sale deed vide no. HGT-3398/2021 Dt. 12th July 2021 and for a consideration of Rs. 2,10,60,000/- 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. 7042. Hence the present transferor the exclusive owner & possessor of the property as described above.

However, the aforesaid F. S. No. 256 is shown under the charge of Co-operative Society Reg. No. 632 for Rs. 35,000/- Dt. 07/09/1988 and same needs to be cleared.

Sr.No.

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

2) Mutation Entry No. 14155, Dt. 08/08/2021.

3) Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied e-Challan No. IKoBHPPFV5, Dt. 28/09/2021.

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

F. A. Khan, Advocate.
Wardha.

Place: Wardha.
Date: 28/09/2021

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