



CHALLAN
MTR Form Number-6



GRN	MH001922930202021E	BARCODE	03/07/2020-09:26:20		Form ID
Department		Inspector General Of Registration			
Search Fee		Payer Details			
Type of Payment		TAX ID / TAN (If Any)			
Other Items		PAN No.(If Applicable)			
Office Name		Full Name		Adv Faiz Ahmad Khan	
WARDHA SUB REGISTRAR					
Location		Flat/Block No.			
WARDHA					
Year		Premises/Building			
2020-2021 One Time					
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		750.00			
		Road/Street		Noori Masjid Road	
		Area/Locality		Wardha	
		Town/City/District			
		PIN		4 2 0 0 1	
		Remarks (If Any)			
		F. S. No. 272 M- Savangi/M Tah. Dist. Wardha 199 to 2020- 30 Years			
Total		Amount In		Seven Hundred Fifty Rupees Only	
750.00		Words			
Payment Details		FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA					
Cheque-DD Details		Bank CIN		Ref. No.	
		00040572020070361934		IK0APAPB12	
Cheque/DD No.		Bank Date		RBI Date	
		03/07/2020-09:24:26		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 चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांस ती लागू नाही.

Mobile No. : 9764579392



To,
Whom so ever it may concern

- 1A Name and address of the Applicant. **M/s. Keshar Infra, Throug 1- Shri. Mahesh S/o Keshardas Batara, R/o Ramnagar, Wardha, Tah. & Dist. Wardha.**
- 1B Name and address of the Owner. **M/s. Keshar Infra, Throug 1- Shri. Mahesh S/o Keshardas Batara, R/o Ramnagar, Wardha, Tah. & 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. 272 at Mauza- Savangi (Meghe), P. H. No. 19 Tah & Dist. Wardha, Area- 2.29 H.R. Revenue- Rs. 7.50/- Right- I Bounded as under:-**
East- Pandhan,
West- F. S. No. 250,
North- F. S. No. 250,
South- F. S. No. 249.
- 3 Nature of tenure, whether agricultural or non-agricultural and leasehold / freehold, etc. **The above said property is an Agricultural land and freehold right.**
- 4 Name of the present owner **M/s. Keshar Infra, Throug 1- Shri. Mahesh S/o Keshardas Batara, R/o Ramnagar, Wardha, Tah. & 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. 272 at Mauza- Savangi (Meghe), P. H. No. 19 Tah. & Dist. Wardha are owned and possessed by the present owner- **M/s. Keshar Infra, Through- Shri. Mahesh S/o Keshardas Batara, R/o Ramnagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no WRD2-1980/2019 Dt. 15th September 2019 from Shri. Ramesh S/o Shamraoji Vaidya & 4 others R/o Bhamtipura, Wardha and the same has been mutated in his name accordingly in revenue record of mouza- Savangi (Meghe), Tah- & Dist- Wardha on khata entry no. 12489. Hence the present transferor the exclusive owner & possessor of the property as described above.



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. WRD2-1980/2019 Dt. 15th September 2019 placed before me is copy of original and appears to be genuine, by its owner **M/s. Keshar Infra, Through- Shri. Mahesh S/o Keshardas Batara, R/o Ramnagar, Wardha, Tah. Deoli, 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 1991 to 2020 by paying necessary search fee of Rs. 750/- paid vide e-Challan no. IK0APAPAB12 Dt.03/07/2020. The original e-Challan is enclosed herewith.

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 Bhumiswar i 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 **M/s. Keshar Infra, Through- Shri Mahesh S/o Keshardas Batara, R/o Ramnagar, Wardha, Tah. & Dist. Wardha** would be **clear and marketable**.
18. Advised to obtained documents at the time of execution of Sale:
i) The sale deed no. WRD2-1980/2019 Dt. 15th September 2019,
ii) Recent 7/12 extracts,
iii) Khatavni,
iv) Mutation extracts,
v) Talathi Map/ B.C.
Hence this search report.



Place: Wardha
Date: 03/07/2020



Advocate
Faiz Ahmed Khan