

CHALLAN
MTR Form Number-6



GRN MH007382595202122E	BARCODE	Date 12/10/2021-08:15:21	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	Search Fee
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name WRD_WARDHA SUB REGISTRAR		Full Name	Adv Faiz Ahmad Khan
Location WARDHA			
Year 2021-2022 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0072201 SEARCH FEE	750.00	Road/Street	Noori Masjid Road
		Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	
		S. No. 27 28 29/1 29/2 M- Umar/Me. Tah. Dist. Wardha 1992 to 2021- 30	
		Years	
		Amount In	Seven Hundred Fifty Rupees Only
	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572021101277995 IK0BIDWRU3
Cheque/DD No.		Bank Date	RBI Date 12/10/2021-08:24:16 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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद 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. 27, 28, 29/1 & 29/2, Situated At Mauza- Umari (Meghe.), Taluka- & District- Wardha. (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Shri Samarth Infra Through 1. Shri. Manoj S/o Ghanshyamji Vora, 2. Shri. Anil S/o Rajaramji Gulhane, 3. Shri. Pramod S/o Vasantrao Shrirao & 4. Shri. Yogesh S/o Laxmikant Gavande, All R/o Wardha, Tah. & Dist. Wardha;** the proposed purchasers, and following documents i.e. :-

1. Sale Deed No. **WRD-5985/2013 Dt. 15th July 2013, WRD-2764/2013 Dt. 30th March 2013, WRD-7131/2013 Dt. 13th November 2013 & WRD-7132/2013 Dt. 13th November 2013.**
2. 7/12 Extract, Dt. 09/10/2021 (on line),
3. N. A. Order, Dt. 29/06/2015,
4. N. A. Order Revised, Dt. 30/09/2021,

1) Description of the property.

- The F. S. No. 27, 28, 29/1 & 29/2, at Mauza- Umari (Meghe), M. No. 18, P. H. No. 20, Tah. & Dist. Wardha, Area- 05.23 H.R. Non Agricultural land. [plot No. & its area is described in the Schedule of Property on separate sheet].

Bounded as under [as per sale deed]:-

East- F. S. No. 74/1 to 74/4,

West- F. S. No. 26,

North- F. S. No. 30,

South- F. S. No. 79.

2) The documents of allotment of plot.

- Sale Deed No. **WRD-5985/2013 Dt. 15th July 2013, WRD-2764/2013 Dt. 30th March 2013, WRD-7131/2013 Dt. 13th November 2013 & WRD-7132/2013 Dt. 13th November 2013.**

3) 7/12 extract on line of Mouza- Umari (Meghe), Dt. 09/10/2021, mutation under process.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan no. IKoBIDWRU3, Dt. 12/10/2021. The original e-Challan is enclosed herewith.

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. Sajal S/o Ashokrao Mehare, 2. Shri. Anil S/o Sundarlal Chandna, 3. Sau. Savita W/o Sunil Chandna, 4. Sau. Tarabai W/o Omprakash Saraf, 5. Shri. Ashok S/o Purushottam Mehare, 6. Shri. Sunil S/o Sundarlal Chandna, 7. Shri. Akash S/o Pradip Date, 8. Shri. Varun S/o Sunil Tapdiya, 9. Shri. Ram S/o Vitthalrao Durge, 10. Shri. Rajendra S/o Narayanbhai Upadhye, 11. Shri. Snehal S/o Govind Umalkar, 12. Shri. Ashok S/o Shriram Kathane, 13. Shri. Madhav S/o Rajesh Vyas, 14. Shri. Arun S/o Govindrao Kashikar, 15 Shri. Moresh S/o Arun Kashikar is clear, marketable and without any encumbrances. (If any encumbrances please mention)

Owners of the land

1. 1. Shri. Sajal S/o Ashokrao Mehare, 2. Shri. Anil S/o Sundarlal Chandna, 3. Sau. Savita W/o Sunil Chandna, 4. Sau. Tarabai W/o Omprakash Saraf, 5. Shri. Ashok S/o Purushottam Mehare, 6. Shri. Sunil S/o Sundarlal Chandna, 7. Shri. Akash S/o Pradip Date, 8. Shri. Varun S/o Sunil Tapdiya, 9. Shri. Ram S/o Vitthalrao Durge, 10. Shri. Rajendra S/o Narayanbhai Upadhye, 11. Shri. Snehal S/o Govind Umalkar, 12. Shri. Ashok S/o Shriram Kathane, 13. Shri. Madhav S/o Rajesh Vyas, 14. Shri. Arun S/o Govindrao Kashikar, 15 Shri. Moresh S/o Arun Kashikar is the owners of the F. S. No. 27, 28, 29/1 & 29/2, at Mauza- Umari (Meghe), M. No. 18, P. H. No. 20, Tah. & 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. Sajal S/o Ashokrao Mehare, 2. Shri. Anil S/o Sundarlal Chandna, 3. Sau. Savita W/o Sunil Chandna, 4. Sau. Tarabai W/o Omprakash Saraf, 5. Shri. Ashok S/o Purushottam Mehare, 6. Shri. Sunil S/o Sundarlal Chandna, 7. Shri. Akash S/o Pradip Date, 8. Shri. Varun S/o Sunil Tapdiya, 9. Shri. Ram S/o Vitthalrao Durge, 10. Shri. Rajendra S/o Narayanbhai Upadhye, 11. Shri. Snehal S/o Govind Umalkar, 12. Shri. Ashok S/o Shriram Kathane, 13. Shri. Madhav S/o Rajesh Vyas, 14. Shri. Arun S/o Govindrao Kashikar, 15 Shri. Moresh S/o Arun Kashikar on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha

Date: 12/10/2021.



F. A. Khan

F. A. Khan, Advocate.
Wardha.

Schedule of Property:-

The F. S. No. 27, 28, 29/1 & 29/2, at
Mauza- Umari (Meghe), M. No. 18, P. H.
No. 20, Tah. & Dist. Wardha, Area- 05.23
H.R. Non Agricultural land.

Shree Sadguru Krushnagiri Nagari

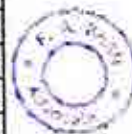
As per Revised Map

Sr.	Plot No.	Plot Area	Plot Area
		Sq.mt	Sq.ft
1	1	204.25	2197.73
2	2	204.25	2197.73
3	3	204.25	2197.73
4	4	204.25	2197.73
5	5	186.00	2001.36
6	6	171.25	1842.65
7	7	153.18	1648.22
8	8	152.51	1641.01
9	9	193.50	2082.06
10	10	193.50	2082.06
11	11	193.50	2082.06
12	12	193.50	2082.06
13	13	193.50	2082.06
14	16	190.81	2053.12
15	17	126.35	1359.53
16	18	112.00	1205.12
17	19	112.00	1205.12
18	20	112.00	1205.12
19	21	112.00	1205.12
20	22	112.00	1205.12
21	23	112.00	1205.12
22	24	112.00	1205.12
23	25	112.00	1205.12
24	26	112.00	1205.12
25	27	112.00	1205.12
26	28	112.00	1205.12
27	29	112.00	1205.12
28	30	112.00	1205.12
29	31	112.00	1205.12
30	32	112.00	1205.12
31	33	112.00	1205.12
32	34	112.00	1205.12
33	35	112.00	1205.12
34	36	149.95	1613.46
35	37	163.55	1759.80
36	38	112.00	1205.12
37	39	112.00	1205.12
38	40	112.00	1205.12
39	41	112.00	1205.12
40	42	112.00	1205.12
41	43	112.00	1205.12
42	44	112.00	1205.12
43	45	112.00	1205.12
44	46	112.00	1205.12
45	51	189.37	2037.62
46	52	105.00	1129.80
47	53	105.00	1129.80
48	54	105.00	1129.80
49	55	105.00	1129.80
50	56	105.00	1129.80
51	57	105.00	1129.80
52	58	105.00	1129.80



Akhay

53	59	105.00	1129.80
54	60	105.00	1129.80
55	61	105.00	1129.80
56	62	105.00	1129.80
57	63	105.00	1129.80
58	64	105.00	1129.80
59	65	166.45	1791.00
60	75	105.00	1129.80
61	76	105.00	1129.80
62	77	105.00	1129.80
63	78	105.00	1129.80
64	79	105.00	1129.80
65	80	105.00	1129.80
66	81	163.45	1758.72
67	82	172.45	1855.56
68	83	105.00	1129.80
69	84	105.00	1129.80
70	85	105.00	1129.80
71	86	105.00	1129.80
72	87	105.00	1129.80
73	88	105.00	1129.80
74	89	105.00	1129.80
75	90	105.00	1129.80
76	91	105.00	1129.80
77	92	105.00	1129.80
78	93	105.00	1129.80
79	94	105.00	1129.80
80	95	105.00	1129.80
81	96	105.00	1129.80
82	97	105.00	1129.80
83	98	105.00	1129.80
84	99	105.00	1129.80
85	103	105.00	1129.80
86	104	105.00	1129.80
87	105	105.00	1129.80
88	106	105.00	1129.80
89	107	105.00	1129.80
90	108	105.00	1129.80
91	109	105.00	1129.80
92	110	105.00	1129.80
93	111	105.00	1129.80
94	112	105.00	1129.80
95	113	105.00	1129.80
96	114	105.00	1129.80
97	115	141.37	1521.14
98	116	168.35	1811.45
99	117	98.00	1054.48
100	118	98.00	1054.48
101	119	98.00	1054.48
102	120	98.00	1054.48
103	121	98.00	1054.48
104	122	98.00	1054.48
105	123	98.00	1054.48
106	124	98.00	1054.48
107	125	98.00	1054.48
108	126	98.00	1054.48
109	127	98.00	1054.48
110	128	98.00	1054.48
111	129	147.95	1591.94
112	130	133.95	1441.30
113	131	98.00	1054.48



Akhay

114	132	98.00	1054.48
115	133	98.00	1054.48
116	134	98.00	1054.48
117	135	98.00	1054.48
118	136	98.00	1054.48
119	137	98.00	1054.48
120	138	98.00	1054.48
121	139	98.00	1054.48
122	140	98.00	1054.48
123	141	98.00	1054.48
124	142	98.00	1054.48
125	143	98.00	1054.48
126	144	98.00	1054.48
127	145	98.00	1054.48
128	146	98.00	1054.48
129	147	98.00	1054.48
130	148	98.00	1054.48
131	149	144.45	1554.28
132	150	151.45	1629.60
133	151	98.00	1054.48
134	152	98.00	1054.48
135	153	98.00	1054.48
136	154	98.00	1054.48
137	155	98.00	1054.48
138	156	98.00	1054.48
139	157	98.00	1054.48
140	158	98.00	1054.48
141	159	98.00	1054.48
142	160	98.00	1054.48
143	161	98.00	1054.48
144	162	98.00	1054.48
145	163	98.00	1054.48
146	164	98.00	1054.48
147	165	98.00	1054.48
148	166	98.00	1054.48
149	167	98.00	1054.48
150	168	98.00	1054.48
151	169	133.95	1441.30
152	170	147.95	1591.94
153	171	98.00	1054.48
154	172	98.00	1054.48
155	173	98.00	1054.48
156	174	98.00	1054.48
157	175	98.00	1054.48
158	176	98.00	1054.48
159	177	98.00	1054.48
160	178	98.00	1054.48
161	179	98.00	1054.48
162	180	98.00	1054.48
163	181	98.00	1054.48
164	182	98.00	1054.48
165	183	128.10	1378.36
166	184	97.75	1051.79
167	185	83.37	897.06
168	186	83.37	897.06
169	187	83.37	897.06
170	188	83.37	897.06
171	189	83.37	897.06
172	190	83.37	897.06
173	191	83.37	897.06
174	192	83.37	897.06



Alham

175	193	83.37	897.06
176	194	83.37	897.06
177	195	83.37	897.06
178	196	123.32	1326.92
179	197	143.75	1546.75
180	198	98.00	1054.48
181	199	98.00	1054.48
182	200	98.00	1054.48
183	201	98.00	1054.48
184	202	98.00	1054.48
185	203	98.00	1054.48
186	204	98.00	1054.48
187	205	98.00	1054.48
188	206	98.00	1054.48
189	207	98.00	1054.48
190	208	98.00	1054.48
191	209	98.00	1054.48
192	210	98.00	1054.48
193	211	98.00	1054.48
194	212	98.00	1054.48
195	213	98.00	1054.48
196	214	98.00	1054.48
197	215	98.00	1054.48
198	216	158.45	1704.92
199	217	165.10	1776.48
200	218	98.00	1054.48
201	219	98.00	1054.48
202	220	98.00	1054.48
203	221	98.00	1054.48
204	222	98.00	1054.48
205	223	98.00	1054.48
206	224	98.00	1054.48
207	225	98.00	1054.48
208	226	98.00	1054.48
209	227	98.00	1054.48
210	228	98.00	1054.48
211	229	98.00	1054.48
212	230	98.00	1054.48
213	231	98.00	1054.48
214	232	98.00	1054.48
215	233	98.00	1054.48
216	234	98.00	1054.48
217	235	98.00	1054.48
218	236	143.75	1546.75
219	237	125.20	1347.15
220	238	139.15	1497.25
221	239	150.00	1614.00
222	240	160.31	1724.94
223	241	169.68	1825.76
224	242 (Aminity)	5238.75	56368.95
		30271.62	325722.63



AKham

Sold Plots

Sr.	Plot No.	Plot Area	Plot Area
		Sq.mt	Sq.ft
1	14	193.50	2082.06
2	15	193.50	2082.06
3	47	112.00	1205.12
4	48	155.65	1674.79
5	49	155.65	1674.79
6	50	164.00	1764.64
7	66	218.20	2347.83
8	67	144.00	1549.44
9	68	144.00	1549.44
10	69	144.00	1549.44
11	70	144.00	1549.44
12	71	144.00	1549.44
13	72	144.00	1549.44
14	73	144.00	1549.44
15	74	144.00	1549.44
16	100	214.45	2307.48
17	101	166.45	1791.00
18	102	105.00	1129.80
Total		2830.40	30455.10



AK Khan

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. 27, having area 02-00 H.R. at Mauza- Umari (Meghe), M. No. 18, P. H. No. 25, Tah. & Dist. Wardha was owned by Shri. Dinkar S/o Sadashiv Dhole, R/o Wardha who sold it to Shri. Jugraj S/o Shrikishanji Changani & Sau. Kirarndevi W/o Mahendrakumar Changani both R/o Amravati by sale deed vide No. WRD2054/2011 Dt. 11/03/2011 and they jointly sold it to **1. Shri. Sajal S/o Ashokrao Mehare, 2. Shri. Anil S/o Sundarlal Chandna, 3. Sau. Savita W/o Sunil Chandna, & 4. Smt. Tarabai W/o Omprakash Saraf All R/o Wardha** by registered sale deed vide no. WRD5985/2013 Dt. 15/07/2013.

That, the Field Survey No. 28, having area 01-61 H.R. at Mauza- Umari (Meghe), M. No. 18, P. H. No. 25, Tah. & Dist. Wardha was owned by Shri. Surendra & Nitin both S/o Dinkar Dhole, R/o Wardha who sold it to Shri. Shrikishan S/o Amolokchand Chnagani & Shri. Jugraj S/o Shrikishanji Changani, both R/o Amravati by sale deed vide No. WRD2053/2011 Dt. 11/03/2011 and they jointly sold it to **1. Shri. Sajal S/o Ashokrao Mehare, 2. Shri. Anil S/o Sundarlal Chandna, 3. Sau. Savita W/o Sunil Chandna, all R/o Wardha** by registered sale deed vide no. WRD5985/2013 Dt. 15/07/2013.

That, the Field Survey No. 29/1, having area 00-81 H.R. at Mauza- Umari (Meghe), M. No. 18, P. H. No. 25, Tah. & Dist. Wardha was owned by Sau. Prabhatai W/o Dinkar Dhole, R/o Wardha who sold it to Sau. Kirandevi W/o Mahendrakumar Changani, R/o Amravati by sale deed vide No. WRD2060/2011 Dt. 11/03/2011 and she sold it to **1. Shri. Ashok S/o Purushottam Mehare, 2. Shri. Sunil S/o Sundarlal Chandna, 3. Shri. Akash S/o Pradip Date, 4. Shri. Varun S/o Sunil Tapdiya, 5. Shri. Ram S/o Vitthalrao Durge, 6. Shri. Rajendra S/o Narayanbhai Upadhye, 7. Shri. Snehal S/o Govind Umalkar, 8. Shri. Ashok S/o Shriram Kathane, 9. Shri. Madhav S/o Rajesh Vyas, 10. Shri. Arun S/o Govindrao Kashikar, 11. Shri. Moresht S/o Arun Kashikar all R/o Wardha** by registered sale deed vide no. WRD7132/2013 Dt. 13/09/2013.

That, the Field Survey No. 29/2, having area 00-81 H.R. at Mauza- Umari (Meghe), M. No. 18, P. H. No. 25, Tah. & Dist. Wardha was owned by Sau. Prabhatai W/o Dinkar Dhole, R/o Wardha who sold it to Shri. Kamalkishor S/o Shrikishanji Changani, R/o Amravati by sale deed vide No. WRD2061/2011 Dt. 11/03/2011 and they jointly sold it to **1. Shri. Ashok S/o Purushottam**

Mehare, 2. Shri. Sunil S/o Sundarlal Chandna, 3. Shri. Akash S/o Pradip Date, 4. Shri. Varun S/o Sunil Tapdiya, 5. Shri. Ram S/o Vitthalrao Durge, 6. Shri. Rajendra S/o Narayanbhai Upadhye, 7. Shri. Snehal S/o Govind Umalkar, 8. Shri. Ashok S/o Shriram Kathane, 9. Shri. Madhav S/o Rajesh Vyas, 10. Shri. Arun S/o Govindrao Kashikar, 11. Shri. Moreshe S/o Arun Kashikar all R/o Wardha by registered sale deed vide no. WRD7131/2013 Dt. 13/09/2013.

That, the above said all the owners jointly applied for the non agricultural use of the above said F. S. No. 27, 28, 29/1 & 29/2 before the Sub Divisional officer, Wardha in Rev. Case No. NAP-34/Umari(Me.)-10/2013-14 and by order Dt. 29/06/2015 sanctioned the layout of total 131 plots.

That, they partitioned plots in the said layout by partition deed vide no. WRD2-745/2016 & correction deed vide no. WRD-2932/2016 Dt. 12/09/2016.

That, out of said layout they sold 16 plots as stated hereunder;

Sr. No.	Plot No.	Area Sq. Mt.	Sale deed No.	Date of Sale Deed	Name Purchaser
1.	72	209.95	1836	23/05/2018	Rajendra V. Bhende.
2.	31	209.95	2946	01/11/2018	Vishwanath N. Betal.
3.	35	144.00	2963	02/11/2018	Sau. Kalpan S. Thakre.
4.	33	144.00	2944	01/11/2018	Sau. Anjali R. Jadhav.
5.	32	144.00	2942	01/11/2018	Sau. Anjali R. Jadhav.
6.	37	144.00	2548	26/07/2018	Sanjay G. Adhau.
7.	39	144.00	1424	31/05/2019	Sanjay G. Adhau.
8.	38	144.00	2709	04/10/2018	Sanjay G. Adhau.
9.	34	144.00	506	21/02/2017	Jayant M. Sawarkar
	34	144.00	2962	02/11/2018	Ulhas J. Raut has purchased it from Jayant M. Sawarkar.
10.	36	144.00	2966	02/11/2018	Nandkumar B. Kale.
11.	73	250.45	253	25/01/2017	Suhas N. Jaju.
12.	97	161.50	1165	21/04/2017	Ketan A. Pandit.
	98	161.50			
13.	17	261.00	252	25/01/2017	Ulhas N. Jaju.
	18	152.40			
	19	152.62			

[Change in numbers and areas of plots sold is described in list filed with schedule annexed to this report].

That, lastly the present owners again revised the lay out plan in revenue case no. 10/NAP-34/2020-21 by order Dt. 30/09/2021 of the Sub Divisional officer, Wardha and hence the present owners- 1. Shri. Sajal S/o Ashokrao Mehare, 2. Shri. Anil S/o Sundarlal Chandna, 3. Sau. Savita W/o Sunil Chandna, 4. Sau. Tarabai W/o Omprakash Saraf, 5. Shri. Ashok S/o Purushottam Mehare, 6. Shri. Sunil S/o Sundarlal Chandna, 7. Shri. Akash S/o Pradip Date, 8. Shri. Varun S/o Sunil Tapdiya, 9. Shri. Ram

S/o Vitthalrao Durge, 10. Shri. Rajendra S/o Narayanbhai Upadhye, 11. Shri. Snehal S/o Govind Umalkar, 12. Shri. Ashok S/o Shriram Kathane, 13. Shri. Madhav S/o Rajesh Vyas, 14. Shri. Arun S/o Govindrao Kashikar, 15 Shri. Moresh S/o Arun Kashikar and hence, the present transferor is the exclusive owner & possessor of the property as described above [except the portion sold by them as described above].

That, the preset owners has applied for mutation before revenue authorities after obtaining revised sanction and same is under process.

That, Shri Samarth Infra Through 1. Shri. Manoj S/o Ghanshyamji Vora, 2. Shri. Anil S/o Rajaramji Gulhane, 3. Shri. Pramod S/o Vasantrao Shrirao & 4. Shri. Yogesh S/o Laxmikant Gavande, All R/o Wardha, Tah. & Dist. Wardha; is entered in to an agreement to sale Dt. 09/10/2021 (unregistered) with the present owners for purchasing the same lay out.

Sr.No.

- 1) 7 /12 extract as on date of application for registration are in the name of present owner, Shri. Sajal S/o Ashokrao Mehare & 14 others.
- 2) Mutation under process, regarding revised layout plan.
- 3) Search report for 30 years taken from Sub-Registrar' office at Wardha vied e-Challan No. IKoBIDWRU3, Dt. 12/10/2021.
- 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.

Place: Wardha.

Date: 12/10/2021



F. A. Khan, Advocate.
Wardha.