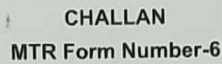
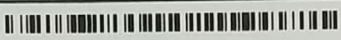


NEAR NOORI MASJID, STATION FAIL,



GRN	MH007256225202223E	BARCODE			Date	02/09/2022-19:01:56		Form ID	
Department				Inspector General Of Registration					
Search Fee				TAX ID / TAN (If Any)					
Type of Payment				Other Items		PAN No.(If Applicable)			
Office Name				WRD_WARDHA SUB REGISTRAR		Full Name		Adv Faiz Ahmad Khan	
Location				WARDHA					
Year				2022-2023 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				750.00		Road/Street		Noori Masjid Road	
						Area/Locality		Wardha	
						Town/City/District			
						PIN		442001	
						Remarks (If Any)			
						F. S. No. 250/4/b M- Sawangi/Me. Tah. Dist. Wardha 1993 to 2022- 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.		00040572022090267907	
Cheque/DD No.				Bank Date		RBI Date		02/09/2022-19:24:03	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		Not Verified with RBI	
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

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 ऑफ़ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



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 Field Survey No. 250/4/b,
Situated At Mauza- Savangi (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. Mahesh S/o Keshardas Batra, R/o Ramnagar, Wardha, Tah. & Dist. Wardha** (Name of owner/ promoter/ developer/company) and following documents i.e. :-

1. Sale Deed No. WRD-1430/2020 Dt. 17th July 2020.
2. 7/12 Extract, Dt. 25/01/2021,
3. 8A Extract, Dt. 25/01/2021,
4. Mutation extract. Dt. 25/01/2021.

1) Description of the property.

- The Field Survey No. 250/4/b, at Mauza- Savangi (Meghe), M. No. 138, P. H. No. 19, Tah. & Dist. Wardha.

Survey No.	Area	Revenue	Right
250/4/b	01.01 H.R.	Rs. 03-53/-	Class-I

Bounded as under:-

East- Pandhan,

West- F. S. No. 250/4/a,

North- F. S. No. 236,

South- F. S. No. 272.

2) The documents of allotment of plot.

- Not Applicable.

3) The 7/12 extract or property card issued by, Talati of Mouza- Savangi (Meghe), Dt. 25/01/2021, mutation entry no. 21884 Dt. 11/01/2021.

4) Search report for 30 years from 1993 till 2022.

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IK0BWGJMZ5, Dt. 02/09/2020. 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 Keshardas Batra, R/o Ramnagar, Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Encumbrances:-

No encumbrances noted on revenue extracts.

Owners of the land;

Shri. Mahesh S/o Keshardas Batra, R/o Ramnagar, Wardha, Tah. &

Dist. Wardha.

1. The Field Survey No. 250/4/b, at Mauza- Savangi (Meghe), M. No. 138, P. H. No. 19, Tah. & Dist. Wardha.
2. Qualifying comments/remarks if any-
 - Property is clear and marketable.

Subject to-

- a. Notice of *Lis Pendense* vide No. 6847 Dt. 03/01/2009 filed by the Ramdeo Baba Developers Builders against Shri. Raju S. Vaidya, Shri. Anil S. Vaidya, Shri. Suresh S. Vaidya, Smt. Lilabai S. Viady, Sau. Vandana P. Nakhate, and Sau. Ranjana V. Gadegone in respect of said field.
- b. A regular Civil Appeal No. 129/2018 (Ramdeo Baba Developers and Builders Vs. Raju Vaidya & 5 others) arised out of Special Civil Suit No. 228/2008 (Ramdeo Baba Developers and Builders Vs. Raju Vaidya & 5 others), the suit for specific performance of contract and the said field is subject matter of the suit, is pending before the Hon'ble Ad-Hoc District Judge- 1, Wardha.
- c. A Regular Civil Suit No. 4/2016 (Sneha Baiswar Vs. Vipin Vasanta Gadegone & 7 others) a suit for partition is pending before the Hon'ble 2nd Jt. Civil Judge Junior Division, Wardha and the said field is subject matter of the suit.

- 3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/ company) **Shri. Mahesh S/o Keshardas Batra, R/o Ramnagar, Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 02/09/2022.



F. A. Khan, Advocate.
Wardha.

**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. 250/4/b, Area- 1-01 H.R., at Mauza- Savangi (Meghe), M. No. 138, P. H. No. 19, Tah. & Dist. Wardha was owned by Shri. Anil S/o Shankarro Vaidya, R/o Telipura, Wardha and he sold it to the present owner- **Shri. Mahesh S/o Keshardas Batra, R/o Ramnagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. WRD-1430/2020 Dt. 17th July 2020, for a consideration of Rs. 48,00,000/- and the same has been mutated in his name accordingly in revenue record of mouza- Savangi (Meghe), Tah- & Dist- Wardha on khata entry no. 12797. Hence the present transferors are the exclusive owners & possessors of the property as described above.

Sr.No.

- 1) The 7 /12 extract Card as on date of application for registration are in the name of present owner **Shri. Mahesh S/o Keshardas Batra, R/o Ramnagar, Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 21884, Dt. 11/01/2021.
- 3) Search report for last 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0BWGJMZ5, Dt. 02/09/2020.
- 4) Any other relevant title.
➤ No.
- 5) Litigations if any.
➤ a. Notice of *Lis Pendense* vide No. 6847 Dt. 03/01/2009 filed by the Ramdeo Baba Developers Builders against Shri. Raju S. Vaidya, Shri. Anil S. Vaidya, Shri. Suresh S. Vaiday, Smt. Lilabai S. Viady, Sau. Vandana P. Nakhate, and Sau. Ranjana V. Gadegone in respect of said field.
➤ b. A regular Civil Appeal No. 129/2018 (Ramdeo Baba Developers and Builders Vs. Raju Vaidya & 5 others) arised out of Special Civil Suit No. 228/2008 (Ramdeo Baba Developers and Builders Vs. Raju Vaidya & 5 others), the suit for specific performance of contract and the said field is subject matter of the suit, is pending before the Hon'ble Ad-Hoc District Judge- 1, Wardha.

- c. A Regular Civil Suit No. 4/2016 (Sneha Baiswar Vs. Vipin Vasanta Gadegone & 7 others) a suit for partition is pending before the Hon'ble 2nd Jt. Civil Judge Junior Division, Wardha and the said field is subject matter of the suit.

(That Shri. Anil S. Vaidya the vendor of the present owner is party to the above said suits as defendant)

Place: Wardha.
Date: 02/09/2022



A handwritten signature in blue ink, appearing to read "F. A. Khan".

F. A. Khan, Advocate.
Wardha.