



CHALLAN
MTR Form Number-6



GRN	MH010862064202223E	BARCODE			Date	19/11/2022-10:11:45		Form ID		
Department Inspector General Of Registration					Payer Details					
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		4 4 2 0 0 1			
					Remarks (If Any)					
					F. S. No. 66/4/1/a M- Pipari Tah. Dist. Wardha 1993 to 2022- 30 Years					
Total				750.00	Amount In	Seven Hundred Fifty Rupees Only				
					Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	0004057202211966555		IK0BZBGGE0	
Cheque/DD No.					Bank Date	RBI Date	19/11/2022-10:24:12		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 चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी 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. 66/4/1/a,
Situating At Mauza- Pipari (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. Krushnagiri Hospitality & Infra Through Its Partners 1. Mahesh S/o Shakarrao Gulhane, 2. Shri. Atul S/o Walmikrao Pise, 3. Shri. Amit S/o Rajendra Durge, all R/o Wardha, Tah. & Dist. Wardha;** the proposed purchasers, and following documents i.e. :-

1. The Sale Deed No. **WRD2-2472/2018 Dt. 19th July 2017.**
2. The 7/12 Extract, Dt. 30/09/2021,
3. The 8A Extract, Dt. 30/09/2021,
4. The Mutation Extract, Dt. 18/08/2018,

1) Description of the property.

- The F. S. No. 66/4/1/a, at Mauza- Pipari (Meghe), M. No. 87, P. H. No. 21, Tah. & Dist. Wardha, described as under;

Sr. No.	F. S. No.	Area	Revenue (Rs.)	Class
a.	66/4/1/a	00-75 H.R.	00=80/-	I

Bounded as under [as per sale deed]:-

East- F. S. No. 66/3,

West- F. S. No. 66/2,

North- Nala,

South- Road.

2) The documents of allotment of plot.

- The Sale Deed No. **WRD2-2472/2018 Dt. 19th July 2017.**

3) The 7/12 extract issued by, Talati of Mouza- Pipari [Meghe], Dt. 02/09/2022, mutation entry no. 18919 Dt. 30/09/2021.

- 4) Search report for 30 years from 1993 till 2022.
- Necessary search fee of Rs. 750/- paid vide e-Challan No. IK0BZBGGE0, Dt. 19/11/2022. 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 Shri. Krushnagiri Hospitality & Infra Through Its Partners 1. Mahesh S/o Shakarrao Gulhane, 2. Shri. Atul S/o Walmikrao Pise, 3. Shri. Amit S/o Rajendra Durge, all R/o Wardha, Tah. & Dist. Wardha, is clear, marketable and without any encumbrances. (If any encumbrances please mention)

Owners of the land

1. Shri. Krushnagiri Hospitality & Infra Through Its Partners 1. Mahesh S/o Shakarrao Gulhane, 2. Shri. Atul S/o Walmikrao Pise, 3. Shri. Amit S/o Rajendra Durge, all R/o Wardha, Tah. & Dist. Wardha is the owners of the F. S. No. 66/4/1/a, at Mauza- Pipari (Meghe), M. No. 87, P. H. No. 21, Tah. & Dist. Wardha.
2. Qualifying comments/remarks if any-
 - Property is clear and marketable.
- 3/- The report reflecting the flow of the title of Shri. Krushnagiri Hospitality & Infra Through Its Partners 1. Mahesh S/o Shakarrao Gulhane, 2. Shri. Atul S/o Walmikrao Pise, 3. Shri. Amit S/o Rajendra Durge, all R/o Wardha, Tah. & Dist. Wardha on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha

Date: 20/11/2022.



F. A. Khan, Advocate.

Wardha.

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the Field Survey No. 66/4/1, having area 01-25 H.R. at Mauza- Pipari (Meghe), M. No. 87, P. H. No. 21, Tah. & Dist. Wardha was Originally owned by Shri. Narayan S/o Fagoji Wandile, R/o Pipalkhuta, Tah. Arvi Dist. Wardha and the F. S. No. 124 at Mouza- Pimpalkhuta, Tah. Arvi Dist. Wardha was owned by Shri. Manoj S/o Narayan Jagtap R/o Wardha and they exchange both the filed by registered exchange deed vide No. WRD-2751 Dt. 28/03/2012 and thus, Shri. Manoj S/o Narayan Jagtap R/o Wardha became the owner of F. S. No. 66/4/1 and he sold it to Sau. Chaya W/o Ravikumarji Mundhada R/o Bajaj Chawk, Wardha by registered sale deed vide no. WRD-553 Dt. 11/11/2014 and she sold the same to present owner; **Shri. Krushnagiri Hospitality & Infra Through Its Partners 1. Mahesh S/o Shakarrao Gulhane, 2. Shri. Atul S/o Walmikrao Pise, 3. Shri. Amit S/o Rajendra Durge, all R/o Wardha, Tah. & Dist. Wardha** by sale deed vide no. **WRD2-2472/2018 Dt. 19th July 2017** and for valuable consideration of Rs. 65,00,000/-.

That, a portion of 00-16 H.R. of F. S. No. 66/4/1 acquired by National Highway Authority for construction of road and thus the said filed is divided in to two parts numbered as 66/4/1/a having area 00-75 H.R. and 66/4/1/b having area 00-34 H.R. and thus the present owners owned and possessed F. S. No. 66/4/1/a and same has been accordingly mutated in his name in revenue record of Mouza- Pipari (Me.), Tah- & Dist- Wardha on khata entry no. 10322.

Hence the present transferor the exclusive owner & possessor of the property as described above.

Sr.No.

- 1) The 7 /12 extract as on date of application for registration are in the name of present owner, **Shri. Krushnagiri Hospitality & Infra Through Its Partners 1. Mahesh S/o Shakarrao Gulhane, 2. Shri. Atul S/o Walmikrao Pise, 3. Shri. Amit S/o Rajendra Durge, all R/o Wardha, Tah. & Dist. Wardha.**
- 2) Mutation Entry No. 18919, Dt. 14/08/2018.
- 3) Search report for 30 years taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0BZBGGE0, Dt. 19/11/2022.
- 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.

Place: Wardha.

Date: 20/11/2022



A Khan
F. A. Khan, Advocate.
Wardha.