CHALLAN

MTR Form Number-6

GRN MH010861961202223E	**BARCODE**	**Date** 19/11/2022-10:05:41	**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 WRD_WARDHA SUB REGISTRAR		**Full Name**	Adv Faiz Ahmad Khan
Location WARDHA			
Year 2022-2023 One Time		**Flat/Block No. Premises/Building**	
Account Head Details	**Amount In Rs.**	**Road/Street**	Noori Masjid Road
0030072201 SEARCH FEE	750.00	**Area/Locality Town/City/District**	Wardha
		PIN	4 4 2 0 0 1
		Remarks (If Any)	F. S. No. 66/4/1/k M- Pipari Tah. Dist. Wardha 1993 to 2022- 30 Years
Total	750.00	**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.**	00040572022111966466	IK0BZBGDG9
Cheque/DD No.		**Bank Date**	**RBI Date**	19/11/2022-10:24:06	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 लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Adv. F. A. Khan

Print Date 19-11-2022 10:06:59

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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. 66/4/1/k, Situated 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. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha**; the proposed purchasers, and following documents i.e. :-

1. The Sale Deed No. **WRD2-917/2021 Dt. 16/03/2021**.
2. The 7/12 Extract, Dt. 30/09/2021,
3. The 8A Extract, Dt. 30/09/2021,
4. The Mutation Extract, Dt. 02/07/2021,

1) Description of the property.

- The F. S. No. 66/4/1/k, 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/k	00-34 H.R.	00=35/-	I

Bounded as under [as per sale deed]:-

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

West- F. S. No. 66/2/1,

North- Road,

South- F. S. No. 67.

2) The documents of allotment of plot.

- The Sale Deed No. **WRD2-917/2021 Dt. 16/03/2021**.

3) The 7/12 extract issued by, Talati of Mouza- Pipari [Meghe], Dt. 30/09/2021, mutation entry no. 21162, Dt. 01/07/2021.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IK0BZBGDG9, 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. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha**, is clear, marketable and without any encumbrances. (If any encumbrances please mention)

Owners of the land

1. **Shri. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** is the owners of the **F. S. No. 66/4/1/k,** 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. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, 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

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. 66/4/1, having area 01-25 H.R. at Mauza- Pipari (Meghe), M. No. 87, P. H. No. 21, Tah. & Dist. Wardha was Originaly 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 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/k having area 00-34 H.R. and thus they sold the F. S. No. 66/4/1/k the present owner; **Shri. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha** by registered sale deed vide No. **WRD2-917/2021 Dt. 16/03/2021** for valuable consideration of Rs. 26,52,000/- and same has been accordingly mutated in his name in revenue record of Mouza– Pipari (Me.), Tah- & Dist- Wardha on khata entry no. 12222.

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. Mahesh S/o Shakarrao Gulhane, R/o Gitai Nagar, Wardha, Tah. & Dist. Wardha.**

2) Mutation Entry No. 21162, Dt. 01/07/2021.

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3) Search report for 30 years taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0BZBGDG9, 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

F. A. Khan, Advocate.

Wardha.

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