



CHALLAN
MTR Form Number-6



GRN	MH003835242202425E	BARCODE			Date	20/06/2024-09:57:57		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 KMT_KAMTHI SUB REGISTRAR				Full Name		Adv. Faiz Ahmad Khan			
Location NAGPUR									
Year 2024-2025 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 3			
				Remarks (If Any)					
				F. S. No. 17/1/9/2 Area- 2.00 H R M- Bhilgaon Tah. Kampti Dist. Nagpur					
				1995 to 2024- 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.	00040572024062058771		IK0CUMIWW3	
Cheque/DD No.				Bank Date	RBI Date	20/06/2024-09:24:58		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 :

Mobile No. : 9764579392

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



**FAIZ A. KHAN,
ADVOCATE,**

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
Mo. 9764579392
Email- faizkhan.khan39@gmail.com

Format A
(Circular No. 28/2021)

Reference-

To,
The MahaRERA,
Nagpur.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To the Field Survey No. 17/1/9/2, Situated At Mauza- Bhilgaon, Taluka- Kamthi, District- Nagpur. (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of M/s. Krushnagiri Developers through its partners, Shri. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha; the proposed purchasers, and following documents i.e. :-

1. The Sale Deed No. KMT-506 Dt. 16th January 2024,
2. The 7/12 Extract, Dt. 12/06/2024,
3. The Index II of Partition Deed No. KMT-1752/2021.
4. The N. A. Order & Sanctioned Map, Dt. 06/06/2024.

1) Description of the property.

- The F. S. No. 17/1/9/2, at Mauza- Bhilgaon, P. H. No. 15, Tah. Kamthi, Dist. Nagpur, described as under;

Sr. No.	F. S. No.	Area	Revenue (Rs.)	Class	Plot / Sellable Area (Sq. Mt.)
a.	17/1/9/2	02-00 H.R.	05=93/-	I	10,905.73

Bounded as under [as per sale deed]:-

East- F. S. No. 18,

West- F. S. No. 17/1/8 & 17/1/10,

North- F. S. No. 17/1/9/1,

South- F. S. No. 15.

2) The documents of allotment of plot.

- The Sale Deed No. KMT-506 Dt. 16th January 2024,

3) The 7/12 extract issued by, Talati of Mouza- Bhilgaon, Dt. 12/06/2024, mutation entry no. 25249, Dt. 02/05/2024.



Search report for 30 years from 1995 till 2024.

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IK0CUMIWW3, Dt. 20/06/2024. The original receipts & 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 M/s. Krushnagiri Developers through its partners, Shri. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha, is clear, marketable and without any encumbrances. (If any encumbrances please mention)

Owners of the land

1. M/s. Krushnagiri Developers through its partners, Shri. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha is the owners of the F. S. No. 17/1/9/2, at Mauza- Bhilgaon, P. H. No. 15, Tah. Kamthi, Dist. Nagpur.
2. Qualifying comments/remarks if any-
➤ Property is clear and marketable.
- 3/- The report reflecting the flow of the title of M/s. Krushnagiri Developers through its partners, Shri. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha

Date: 12/04/2024.



F. A. Khan

F. A. Khan,
Advocate, Wardha.



FAIZ A. KHAN,
ADVOCATE,

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001
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Email- faizkhan.khan39@gmail.com

Reference-

Format A
(Circular No. 28/2021)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the Field Survey No. 17/1 having total Area- 21.135 Sq. Mt., at Mauza-Bhilgaon, P. H. No. 15, Tah. Kamthi, Dist. Nagpur was the ancestral property of Shri. Dinkar S/o Shridharrao Bawankar & 9 others. R/o Itwari, Nagpur and by way of registered partition deed vide No. KMT-1752 Dt. 12/02/2021 the F. S. No. 17/1/9 having Area- 4.045 H.R. came to the share of Shri. Dinkar S. Bawankar and out of which he sold the aforesaid southern portion of 02.00 H. R. by dividing east-west, renumbered as F. S. No. 17/1/9/2, to present owner; M/s. Krushnagiri Developers through its partners, Shri. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha by registered sale deed vide No. KMT-504 Dt. 16th January 2024 and for valuable consideration of Rs. 7,00,00,000/- and the same has been accordingly mutated in his name in revenue record of Mouza-Bhilgaon, Tah- Kamthi, Dist- Wardha on khata entry no. 46146.

That, the present transferor has diverted the said field for non-agricultural use by virtue of order passed in Approval No. NMRDA/LT/2024/APL/00326, Dt. 06/06/2024 of the Nagpur Metropolitan Region Development Authority and sanctioned a residential layout.

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 owners, M/s. Krushnagiri Developers through its partners, Shri. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha.
- 2) The Mutation Entry No. 25249, Dt. 02/05/2024.
- 3) Search report for 30 years taken from Sub-Registrar' office at Kamthi vied e-Challan No. IK0CUMIWW3, Dt. 20/06/2024.
- 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: 21/06/2024



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