

MH001900738202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 May 2022	Receipt	Receipt no.: 1112404535
	Name of the Applicant :	Faiz Ahmad Abdul Rashid Khan
	Details of property of which document has to be searched :	Dist :Chandrapur Village :Khanji S.No/CTS No/G.No. : 293
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH001900738202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



CHALLAN
MTR Form Number-6

GRN	MH001900738202223E	BARCODE	Date		14/05/2022-19:07:20	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 PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Faiz Ahmad Abdul Rashid Khan		
Location PUNE			Flat/Block No.			
Year 2022-2023 One Time			Premises/Building			
Account Head Details		Amount In Rs.	Road/Street			
0030072201 SEARCH FEE		525.00	Area/Locality			
			Town/City/District			
			PIN			
			Remarks (If Any)			
Total		525.00	Amount In Words	Five Hundred Twenty Five Rupees Only		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572022Q51471659	IKOBRJUALS
Cheque/DD No.			Bank Date	RBI Date	14/05/2022-19:24:08	Not Verified with
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

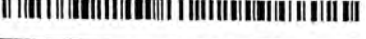
Department ID : 927613603

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered reasons.



CHALLAN
MTR Form Number-6



GRN MH001977633202223E		BARCODE 		Date 17/05/2022-16:46:57		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 WRR_WARORA SUB REGISTRAR				Full Name		Adv Faiz Ahmad Khan	
Location CHANDRAPUR							
Year 2022-2023 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			225.00		Road/Street		Noori Masjid Road
					Area/Locality		Wardha
					Town/City/District		
					PIN		4 4 2 0 0 1
					Remarks (If Any)		
					F. S. No. 293 M- Khanji Tah. Warora Dist. Chandrapur 1993 to 2001- 9		
					Years.		
Total			225.00		Amount In		Two Hundred Twenty Five Rupees Only
					Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572022051779317		IK0BRMFJN3	
Cheque/DD No.				Bank Date		RBI Date	
				17/05/2022-16:24:48		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 चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी 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, Chandrapur.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To Field Survey No. 293, Situated At Mauza- Khanji, Taluka- Warora, District- Chandrapur (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Shri. Tushar S/o Santoshkumar Agrawal R/o Hyderabad** and following documents i.e. :-

1. Sale Deed No. **WRR-2999/2020 Dt. 11th December 2020.**
2. 7/12 Extract, Dt. 07/04/2022,
3. 8A Extract, Dt. 07/04/2022,
4. Mutation Extract, Dt. 07/04/2022,

1) Description of the property.

- The Field Survey No. 293, at Mauza- Khanji, P. H. No. 16, Tah. Warora, Dist. Chandrapur, Area- 01.44 H.R. Revenue- Rs. 02.50/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- F. S. No. 219/3 & 219/4,
West- F. S. No. 205,
North- F. S. No. 213,
South- F. S. No. 204/2.

2) The documents of allotment of plot.

- The Sale Deed vide No. **WRR-2999/2020 Dt. 11th December 2020.**

3) 7/12 extract issued by, Talati of Mouza- Khanji, Dt. 07/04/2022, mutation entry no. 7569, Dt. 17/02/2021.

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

- Necessary search fee of Rs. 750/- paid vide Receipt No. 1112404535 Dt. 15/05/2022 & e-Challan No. IKoBRMFJN3, Dt. 17/05/2022. The original Receipt & 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. Tushar S/o Santoshkumar Agrawal R/o Hyderabad** 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

1. The Field Survey No. 293, at Mauza- Khanji, P. H. No. 16, Tah. Warora, Dist. Chandrapur.
2. Qualifying comments/remarks if any-
 - Property is clear and marketable.
- 3/- The report reflecting the flow of the title of the (owner/ promoter/ developer/ company) **Shri. Tushar S/o Santoshkumar Agrawal R/o Hyderabad** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha

Date: 18/05/2022.




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 The Field Survey No. 293, at Mauza- Khanji, P. H. No. 16, Tah. Warora, Dist. Chandrapur was jointly owned by Sau. Sundari W/o Dasrath Aglave, & Dasrath S/o Vithu Aglawe, they sold it to 1. Sau. Ambika s/o Avinash Mardikar, 2. Shri. Achal S/o Sheshrao Khapne, 3. Shri. Avinash S/o Gulabro Mardikar, 4. Shri. Kailash S/o Keshavro Wasade, 5. Shri. Sachin S/o Vinayakrao Nagpure, 6. Shri. Girish S/o Wasudeo Parakhi & 7. Shri. Vasant S/o Ramdas Nibrat, by sale deed vide No. 1542 Dt. 24/06/2004 and from them same had been purchased by Bhatiya International Limited [Presently Known as M/s. Asian Natural Resources (India) Ltd, Indore by sale deed vide No. 91 Dt. 15/01/2008.

That, the Bhatiya International Limited [Presently Known as M/s. Asian Natural Resources (India) Ltd, Indore had availed credit facilities from the IDBI Bank Ltd. Indore and the aforesaid F. S. No. 293 along with other properties mortgaged towards the security of said loan. when the company failed to refund the amount; the Hon'ble NCLT by order No. IA 45 of 2018 in C. P. (I.B.) No. 19/7/NCLT/AHM/2017 Dt. 09/02/2018 had appointed the liquidator, Shri. Abhishek Nagori, who took the possession and control of the said property as a part of Liquidation estate under the provision of the insolvency and bankruptcy Code, 2016.

Further the Liquidator under the legal provision of IBC 2016, published the e-auction sale notice on 13/12/2019 in newspapers and on websites. The e-auction was completed on 01/01/2020 and being a successful bidder the present owner- **Shri. Tushar S/o Santoshkumar Agrawal R/o Hyderabad** has purchased the present property by sale deed vide No. **WRR-2999/2020 Dt. 11th Dec 2020** vide confirmation of sale issued on 06/01/2020 and for a consideration of Rs. 41,15,382/- and the same has been mutated in his name accordingly in revenue record of Mouza- Khanji, Tah- Warora, Dist- Chandrapur on khata entry no. 12019. Hence the present transferor is 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. Tushar S/o Santoshkumar Agrawal R/o Hyderabad**.
- 2) Mutation Entry No. 7569, Dt. 17/02/2021.