

MH001900656202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 May 2022	Receipt	Receipt no.: 1112404523
	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. : 230
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH001900656202223E		
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 '.		



NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्त्यांसाठी लागू नाही.



CHALLAN
MTR Form Number-6



GRN MH001978038202223E	BARCODE	Date 17/05/2022-16:50:37	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		Premises/Building	
Amount In Rs.		Road/Street	
0030072201 SEARCH FEE		225.00 Noori Masjid Road	
		Area/Locality	
		Town/City/District	
		PIN	
		4 4 2 0 0 1	
		Remarks (If Any)	
		F. S. No. 230 M- Khanji Tah. Warora Dist. Chandrapur 1993 to 2001- 9	
		Years.	
		Amount In Two Hundred Twenty Five Rupees Only	
Total		Words	
225.00			
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572022051780163 IK0BRMFNO5	
Cheque/DD No.		Bank Date RBI Date 17/05/2022-16:24:51 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 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

Reference-

Format A

(Circular No. 28/2021)

To,
The MahaRERA, Chandrapur.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To Field Survey No. 230, 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-3000/2020 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. 230, at Mauza- Khanji, P. H. No. 16, Tah. Warora, Dist. Chandrapur, Area- 02.36 H.R. Revenue- Rs. 03.75/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- Railway Line,
West- F. S. No. 221, 222, 223 & 224,
North- Railway line & F. S. No. 218,
South- F. S. No. 229.

2) The documents of allotment of plot.

- The Sale Deed vide No. **WRR-3000/2020 Dt. 11th December 2020.**

3) The 7/12 extract issued by, Talati of Mouza- Khanji, Dt. 07/04/2022, mutation entry no. 7568, Dt. 17/02/2021.

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

- Necessary search fee of Rs. 750/- paid vide Receipt No. 1112404523 Dt. 15/05/2022 & e-Challan No. IKoBRMFNO3, 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. 230, 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.

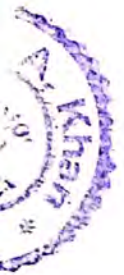
Encl : Annexure on separate sheet.

Place: Wardha

Date: 07/06/2022.



F. A. Khan, Advocate.
Wardha.



[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the The Field Survey No. 230, at Mauza- Khanji, P. H. No. 16, Tah. Warora, Dist. Chandrapur was owned by Shri. Shantaram S/o Kondu Thamke, R/o Warora, and he sold it to 1. Sau. Asma W/o Shakil Patel, 2. Sau. Jaya W/o Ajay Malu, & 3. Sau. Vina W/o Nishi Sainani, R/o Warora by sale deed vide No. 356 Dt. 14/04/2004 and by virtue partition by mutual Settlement Dt. 18/01/2005 [Notorized] executed between above said owners the aforesaid Plot no. 230 came to the share of 1. Sau. Asma W/o Shakil Patel, & 2. Sau. Vina W/o Nishi Sainani, R/o Warora and same was mutated in their name 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. 424 Dt. 02/03/2009.

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. 230 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-3000/2020 Dt. 11th Dec 2020** vide confirmation of sale issued on 06/01/2020 and for a consideration of Rs. 67,44,653/- 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. 7568, Dt. 17/02/2021.

- 3) The Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied Receipt No. 1112404523 Dt. 15/05/2022 & e-Challan No. IKoBRMFNO3, Dt. 17/05/2022.
- 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: 07/06/2022.



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

F. A. Khan, Advocate.
Wardha.