

MH001899853202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 May 2022	Receipt	Receipt no.: 1112404517
	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. : 222
	Period of search :	From :2002 To :2022
	Received Fee :	525
The above mentioned Search fee has been credited to government vide GRN no :MH001899853202223E		
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 MH001899853202223E		BARCODE		Date 14/05/2022-18:19:02	Form ID	
Department Inspector General Of Registration				Payer Details		
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)		
				PAN No.(If Applicable)		
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	Faiz Ahmad Abdul Rashid Khan	
Location PUNE						
Year 2022-2023 One Time				Flat/Block No.		
Account Head Details			Amount In Rs.	Premises/Building		
0030072201 SEARCH FEE			525.00	Road/Street		
				Area/Locality		
				Town/City/District		
				PIN		
				Remarks (If Any)		
				Amount In	Five Hundred Twenty Five Rupees Only	
Total			525.00	Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK		
Cheque-DD Details				Bank CIN	Ref. No.	00040572022051469059 IK0BRJTGQ2
Cheque/DD No.				Bank Date	RBI Date	14/05/2022-18:24:20 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 : 170923182						

Department ID : 170923182

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

Mobile No. : _____

976457939



CHALLAN
MTR Form Number-6



GRN	MH00197720620223E	BARCODE	Date		17/05/2022-16:42:12	Form ID
Department		Inspector General Of Registration				
Type of Payment		Search Fee Other Items				
Office Name		WRD_WARDHA SUB REGISTRAR				
Location		WARDHA				
Year		2022-2023 One Time				
Account Head Details		Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE		225.00		Road/Street		
				Area/Locality		
				Town/City/District		
				PIN		
				Remarks (If Any)		
				F. S. No. 222 M- Khanji Tah. Warora Dist. Chandrapur 1993 to 2001- 9		
				Years.		
				Amount In		
				Two Hundred Twenty Five Rupees Only		
Total		225.00		Words		
Payment Details		STATE BANK OF INDIA				
Cheque-DD Details		FOR USE IN RECEIVING BANK				
		Bank CIN	Ref. No.	00040572022051778579	IK0BRMFDI6	
Cheque/DD No.		Bank Date	RBI Date	17/05/2022-16:24:43	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
सदर चलन "ट्रिप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करतावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9673179698

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. 222, 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-610/2021 Dt. 24th February 2021.**
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. 222, at Mauza- Khanji, P. H. No. 16, Tah. Warora, Dist. Chandrapur, Area- 01.34 H.R. Revenue- Rs. 01.85/-, Right- Class-I.

Bounded as under [as per sale deed]:-

East- F. S. No. 230,
West- F. S. No. 219/4,
North- F. S. No. 220 & 221,
South- F. S. No. 223.

2) The documents of allotment of plot.

- The Sale Deed vide No. **WRR-610/2021 Dt. 24th February 2021.**

3) 7/12 extract issued by, Talati of Mouza- Khanji, Dt. 07/04/2022, mutation entry no. 7673, Dt. 24/03/2021.

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

- Necessary search fee of Rs. 750/- paid vide Receipt No. 1112404517 Dt. 14/05/2022 & e-Challan No. IKoBRMFDI6, 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. 222, 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.



A handwritten signature in blue ink, appearing to read 'F. A. Khan', with a long horizontal stroke extending to the right.

F. A. Khan, Advocate.
Wardha.

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the The Field Survey No. 222, at Mauza- Khanji, P. H. No. 16, Tah. Warora, Dist. Chandrapur was jointly owned by 1. Shri. Bajarang, 2. Shri. Sarad, both S/o Jagan Yadav, 3. Ku. Asha 4. Ku. Maya both D/o Jagan Yadav & 5. Smt. Durgabai Wd/o Jagan Yadav, they sold it to Shri. Manjit Singh s/o Krupal Singh Bhatiya R/o Indore, by sale deed vide No. 671 Dt. 04/03/2011.

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. 222 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-610/2021 Dt. 24th February 2021** vide confirmation of sale issued on 06/01/2020 and for a consideration of Rs. 38,29,591/- 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. 7673, Dt. 24/03/2021.
- 3) The Search report for 30 years taken from Sub-Registrar' office at Hinganghat vied Receipt No. 1112404517 Dt. 14/05/2022 & e-Challan No. IKoBRMFDI6, 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: 18/05/2022.



FA Khan

F. A. Khan, Advocate.
Wardha.