



CHALLAN

MTR Form Number-6



GRN	MH002020032202021E	BARCODE	Date		07/07/2020-08:34:51	Form ID
Department			Inspector General Of Registration			
Type of Payment			Search Fee			
Type of Payment			Other Items			
Office Name			WRD_WARDHA SUB REGISTRAR		Full Name	
Location			WARDHA		Adv Faiz Ahmad Khan	
Year			2020-2021 One Time		Flat/Block No.	
Account Head Details			Amount in Rs.		Premises/Building	
0030072201 SEARCH FEE			750.00		Road/Street	
					Neon Masjid Road	
					Area/Locality	
					Wardha	
					Town/City/District	
					PIN	
					4	
					2	
					0	
					0	
					1	
			Remarks (If Any)			
			S. No 104 M- Sinoi/Me Tah. Dist. Wardha 1991 to 2020 30 Years			
			Amount in Words			
			Seven Hundred Fifty Rupees Only			
Total			750.00		Words	
Payment Details			STATE BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN	Ref. No.	00040572020070743164	IK0APDWXH4
			Bank Date	RBI Date	07/07/2020-08:24:35	Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scrol. No. , Date		Not Verified with Scrol	

Department ID :

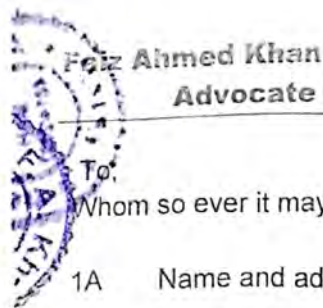
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Mobile No. : 9764579392

Document

Not Verified with RBI





Near Noori Masjid, Stat on Fail,
Wardha

To,
Whom so ever it may concern

- 1A Name and address of the Applicant. 1. Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, 2. Sau. Anju W/o Deepak Tiwari, R/o Hinganghat, 3. Sau. Ujwala W/o Ghanshayam Purohit, R/o Allipur.
- 1B Name and address of the Owner. 1. Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, 2. Sau. Anju W/o Deepak Tiwari, R/o Hinganghat, 3. Sau. Ujwala W/o Ghanshayam Purohit, R/o Allipur.
- 2 Description of the property to be acquired such as Plot No, Survey No, Municipal No, Flat No, Area in Sq. ft. / Sq. Mt. and address giving name of the Village, Taluka and District, etc. F. S. No. 104 at Mauza- Sindi (Meghe), M. No. 143, P. H. No. 19 Tah. & Dist. Wardha, Area- 2.02 H.R. Revenue- Rs. 5.50/- Right- I Bounded as under:-

East- F. S. No. 107,
West- F. S. No. 105,
North- F. S. No. 106,
South- F. S. No. 103.
- 3 Nature of tenure, whether agricultural or non-agricultural and leasehold / freehold, etc. The above said property is an Agricultural land and freehold right.
- 4 Name of the present owner 1. Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, 2. Sau. Anju W/o Deepak Tiwari, R/o Hinganghat, 3. Sau. Ujwala W/o Ghanshayam Purohit, R/o Allipur.
- 5 **Brief history** of devolution of title on the present owner giving chain in title for last thirty years. If the property is allotted by Housing Board / improvement Trust / City Development Authority, etc. details of acquisition by them
- That, the Field Survey No. 104 at Mauza- Sindi (Meghe), M. No. 143, P. H. No. 19 Tah. & Dist. Wardha is owned and possessed by the present owner- 1. Shri. Manoj S/o Ghanshyam Vora, R/o Wardha, 2. Sau. Anju W/o Deepak Tiwari, R/o Hinganghat, 3. Sau. Ujwala W/o Ghanshayam Purohit, R/o Allipur by sale deed vide no. WRD-8327/2009 Dt. 03rd December 2009 from Shri. Shankar S/o Haribhauji Samatha R/o Bhamtipura, Wardha and the same has been mutated in his name accordingly in revenue record of mouza- Sindi (Meghe), Tah & Dist- Wardha on khata entry no. 182. Hence the present transferor the exclusive owner & possessor of the property as described above.



12. Whether the property is attracted by the provisions of any special enactments such as Urban Land [Ceiling & Regulation] Act, Tenancy Laws, etc., and if so, whether necessary permissions for transfer /mortgage under these enactments has been obtained. The property is of Bhumiswar Right.
13. Whether any litigation is pending before any court of law/forum in respect of the property. Not on record. However, an undertaking from the borrower in this respect be obtained on affidavit.
14. Whether the property is subject to any pending or proposed land acquisition proceedings? Not on record. However, an undertaking from the borrower in this respect be obtained on affidavit.
15. Whether the property's user for non-agricultural purposes is affected by any town planning or similar schemes applicable to the area. Whether the property is reserved for any public purposes, such as gardens / widening of roads, etc. No.
16. Any other factor having bearing on transfer of the property by the present owner to the applicant
➤ I am satisfied and confirm that the property mentioned here is heritable and transferable and the present owners have a right to transfer. All necessary parties have been joined the documents and the documents have desired effect. Facts and event material to title have been satisfactorily proved.
17. I opined and in my view that the property is heritable and transferable and the owner has a right to transfer. All necessary parties have been joined the documents and the documents have been in effect. Facts and events materials to the title have been satisfactorily proved.
18. In result I have to state that I have made necessary searches at the concerned Sub Registrar, Wardha up to date and as the result of such searches, I **certify** that the property in question is free from all types of encumbrances and the title of the present owner 1. Shri. Manoj S/o Ghanshyam W/o, R/o Wardha, 2. Sau. Anju W/o Deepak Tiwari, R/o Hinganghat, 3. Smt. Ujjwala W/o Ghanshayam Purohit, R/o Allipur would be clear and marketable.
18. Advised to obtained documents at the time of execution of Sale:
i) The sale deed no. WRD-8327/2009 Dt. 03rd December 2009,
ii) Recent 7/12 extracts,
iii) Khatavni,
iv) Mutation extracts,
v) Talathi Map/ B.C.
Hence this search report.

Place: Wardha
Date: 07/07/2020



Advocate
Faiz Ahmed Khan