CHALLAN

MTR Form Number-6

GRN	MH010445487202223P	BARCODE		Date	11/11/2022-14:06:48	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Search Fee	**TAX ID / TAN (If Any)**	SEARCH FEE
		PAN No.(If Applicable)	
Office Name	WRD_WARDHA SUB REGISTRAR	**Full Name**	Ruchi
Location	WARDHA		
Year	2022-2023 From 11/11/1991 To 11/11/2022	**Flat/Block No.**	WARDHA
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	WARDHA
Area/Locality	Wardha
Town/City/District	
PIN	4 4 2 0 0
Remarks (If Any)	MAUZA WARDHA CITY SURVEY NO. 241/2 AND SHE PLOT NO 241/2 AND OLD 283 30 YEARS
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022111102210	900
Cheque/DD No.		Bank Date	RBI Date	11/11/2022-14:07:10	Not Verified wit
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 992242616

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 कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 11-11-2022 02:07

R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil&DistrictWardha 442 001

Mob.No. 9922426168

Date: 09-11-2022

To,

MAHARERA,

Housefin Bhavan, Plot no. C-21,

E Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Title Clearance Certificate with Respect of **property ie.,** situated at Mouza: Wardha, Mouza No.85, comes under Munciple Council Wardha, of City survey No. 241/2 having Sheet No. 54 out of plot No. 241/2 (old 283). Total area of plot admeasuring 769.00 Sq.mt.

Presently Diverted for residential Purpose under the provision of section 44 (1) of the Maharashtra Land Revenue Code and Rules there under.

I have investigated the title of aforesaid mentioned property on the request of M/S Skyline Infra Through Partners

1. **Description of property**

That all those pieces and parcels of land situated being and laying at property ie., situated at City survey No. 241/2 having Sheet No. 54 out of plot No. 241/2 (old 283). Total area of plot admeasuring 769.00 Sq.mt.

Tiwari

Ruchi R. Tiwa
ADVOCATE
C School of Scholars, Near Dr.
H I.Rangagar, WARDHA-4.
Mo. 9922426168

TOWARDS EAST : - House Of Mr. Salunke

TOWARDS WEST : - Nagar Parishad Lane and Open Space

TOWARDS NORTH : - Nagar Parishad Lane

TOWARDS SOUTH : - Nagar Parishad Road and House of Mr. Pise

2. DOCUMENTS Allotments of Plot

Complete description of document should be given in the following manner:

Sr.No.	Name of Document	Date Of Documents	Original/Xerox
1.	Sale deed of Mr. Sunil Bhyaiyaji Bhagwat	14-01-1966 vide doc. No. 918/1966	Photocopy
2.	Sale deed of Mr. Vinay Vishweshwarrao Deshpande	17-07-2012 vide doc. No. 6243/2012	Photocopy
3.	Sale deed of M/S Skyline Infra Through Partners	17-02-2014 vide doc. No. 999/2014	Photocopy
4.	Sale deed of M/S Shivam builders and developers through Partners Mr. Damodhar Ramkrishnaji Darak, mr. Sandip Nandlal Panpaliya, Sau. Anita Sunil Kela, Mrs. Dipa Govind Taori , Mrs. Kavita Manoj Mohata	24-01-2013 vide doc. No. 783/2013	Photocopy
5.	Construction Permission Letter	21-10-2022 vide building permit No. 139230	Photocopy
6.	Sanctioned Construction Map	21-10-2022	Photocopy
7.	Construction Permission Letter	04-04-2019 Vide Permit No. 107/2019	Photocopy
8.	Property Card	30-07-2022	Photocopy
9.	Registered Reconstitution	21-10-2022	Photocopy

ADVOCATE
School of Scholars, Near Dr.
I, Ramnagar, WARDHA-4
c. 9522423

	Partnership deed		

3. Property card issued by Municipal Council dt. 30-07-2022
4. Search Report for 30 years from the year 1992 to 2022 vide search receipt no **GRN MH006534956202122P Date: 09-11-2022**

On perusal of the above mentioned documents and all other relevant documents relating to the title of said property I am opinion that the said property is owned by M/S Skyline Infra Through Partners having clear and marketable title over said plot. That I have taken search of the relevant record of the Registrar office from inspection book 1, Index II and other relevant records made available to me for 30 years 1992-2021 and by inspecting daily books up to date by paying the requisite charges. That on the basis of available records and searches made by me and the documents placed before I can certify that the said property is owned by M/S Skyline Infra Through Partners having clear and marketable title over said plots.

Owner of the land and diverted layout

M/S Skyline Infra Through Partners resident of Wardha.

The Report Reflecting the flow of Title of the owners of land on the said land enclosed here with an annexure

ENCL: Annexure

Date: 09-11-2022

Ruchi S. Tiwari
ADVOCATE
School of Scholars, Near Dr.
I, Ramnagar, WARDHA-4
o. 99224261

R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil&DistrictWardha 442 001

Mob.No. 9922426168

ANNEXURE

1) PR Card as on date of application for Registration.

2) Mutation Copy.

3) Search report for 30 years from 1992 to 2022 from SR Office Wardha

NARRATION ON FLOW OF TITLE:

1. **That** all piece and parcel Mouza: Wardha, Mouza No.85, comes under Munciple Council Wardha, of City survey No. 241/2 having Sheet No. 54 out of plot No. 241/2 (old 283). Total area of plot admeasuring 769.00 Sq.mt. originally belonged to Mr. Manohar Purushottam Kelkar, Mr. Padmakar Purushottam Kelkar, Mr. Dinkar Purushottam Kelkar, Mr. Ratnakar Purushottam Kelkar, Mr. Anand Purushottam Kelkar.They sold said plot to Mr. Sunil Bhyaiyaji Bhagwat on 14-01-1966 vide doc. No. 918/1966 before SR Wardha.

2. That thereafter Mr. Sunil Bhyaiyaji Bhagwat sold said plot to Mr. Vinay Vishweshwarrao Deshpande on 17-07-2012 vide doc. No. 6243/2012 before SR Wardha.

3. That thereafter Mr. Vinay Vishweshwarrao Deshpande sold said plot to M/S Shivam builders and developers through Partners Mr. Damodhar Ramkrishnaji Darak, mr. Sandip Nandlal Panpaliya, Sau. Anita Sunil Kela, Mrs. Dipa Govind Taori , Mrs. Kavita Manoj Mohata on 24-01-2013 vide doc. No. 783/2013 before SR Wardha.

4. That thereafter M/S Shivam builders and developers through Partners Mr. Damodhar Ramkrishnaji Darak, Mr. Sandip Nandlal Panpaliya, Sau. Anita Sunil

Ruchi R. Tiwari
ADVOCATE
School of Scholars, Near Dr. ...
L. Gangasagar, WARDHA-4 ...1
...24261

Kela, Mrs. Dipa Govind Taori , Mrs. Kavita Manoj Mohata sold said plot to M/S Skyline Infra Through Partners Mr. Nikesh Rajkumar Kriplani Mr. Aashish Punjabrao Zode ,Mr. Mustafa Hakimudin Essaji Mr. Fakuruddin Hakimudin Essaji ,Mr. Aabedin Hakimudin Essaji And Mr. Vinod Giradharlal Rathi on 17-02-2014 vide doc. No. 999/2014 before SR Wardha. That thereafter M/S Skyline Infra Through Partners Mr. Nikesh Rajkumar Kriplani Mr. Aashish Punjabrao Zode ,Mr. Mustafa Hakimudin Essaji Mr. Fakuruddin Hakimudin Essaji ,Mr. Aabedin Hakimudin Essaji And Mr. Vinod Giradharlal Rathi decided to develop said plot and for that they took construction permission for construction of multistoried building thereon from Munciple Councile Wardha on 21-10-2022 vide building permit No. 139230 and map is sanctioned by Munciple Council .

Sr. no.	Plot Number	Area in Square Meter
1.	City survey No. 241/2 having Sheet No. 54 out of plot No. 241/2 (old 283).	Total area of plot admeasuring 769.00 Sq.mt

That I have taken search of the relevant record of the Registrar office from inspection book 1, Index II and other relevant records made available to me for 30 years 1992-2022 and by inspecting daily books up to date by paying the requisite charges. That on the basis of available records and searches made by me and the documents placed before I can certify that the said property is owned by M/S Skyline Infra Through Partners having clear and marketable title over said plot.

4. **Any Other Relevant Title**: No
5. **Litigation if Any**: No

Ms. Ruchi R. Tiwari

Ruchi R. Tiwari
ADVOCATE
School of Scholars, Near Dr.
I, Ramnagar, WARDHA-4
M. 99224261

महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

1/2022

गाव/पेठ : वर्धा शहर | तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, वर्धा | जिल्हा : वर्धा

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फ़ेरतपासणीची नियत वेळ
२४१/२			७६९.००	क	

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष:२०२२

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षाकंन
२७/०७/२०२२	पोटहिस्सा आदेश नोंद - मुख्याधिकारी,नगर परिषद वर्धा यांचेकडील आदेश क्रमांक : ४९०७ आदेश दिनांक : १४/१२/२०२१, नगर परिषद वर्धा मंजूर रेखांकन क्रमांक : ४९०७ दिनांक : १४/१२/२०२१, पोटहिस्सा मो.र.क्रं. : ४० दिनांक : २८/०१/२०२२ अन्वये न.भू.क्र. २४१ मध्ये पोटहिश्ये झाल्याने न.भू.क्र. २४१ ची मिळकत पत्रिका रद्द करुन न.भू.क्र. २४१/१, २४१/२, या नवीन मिळकत पत्रिका तयार केल्या असत.		H स्कॉयलाइ न इन्फ्रा तर्फे भागीदार श्री. विनोद गिरिधरलाल राठी श्री. निकेरा राजकुमार कृपलानी श्री. आशीष पंजाबराव झोडे श्री. मुस्तफा हकिमुद्दीन इसाजी श्री. फकरूद्दीन हकिमुद्दीन इसाजी श्री. आबेदीन हकिमुद्दीन इसाजी	फ़ेरफ़ार क्रं.१९०४२ प्रमाणे सही- २७/०७/२०२२

हि मिळकत पत्रिका (दिनांक **७/२७/२०२२ ८:१३:४२ AM** रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/३०/२०२२ ११:५०:२८ AM
वैधता पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन **०८०५१००००२२४०३२७** हा क्रमांक वापरावा.