MH006020700202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 Jul 2023	Receipt	Receipt no.: 1113009501
	Name of the Applicant :	Adv Faiz Ahmad Abdul Rashid Khan
	Details of property of which document has to be searched :	Dist :Wardha Village :Umari S.No/CTS No/G.No. : 107
	Period of search :	From :2012 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH006020700202324E		
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'.		

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CHALLAN

MTR Form Number-6

GRN	MH006020700202324E	BARCODE	Date	31/07/2023-19:42:02	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Adv Faiz Ahmad Abdul Rashid Khan
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	
		Premises/Building	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total	300.00	Amount In Words	Three Hundred Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023073124252	IK0CJSJTV1
Cheque/DD No.		Bank Date	RBI Date	31/07/2023-19:24:43	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 : 749548203 Mobile No. : 9764579

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 नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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CHALLAN
MTR Form Number-6

N	MH006136150202324E	BARCODE		Date 03/08/2023-09:12:41	Form ID

partment	Inspector General Of Registration	Payer Details	
e of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
ice Name	WRD_WARDHA SUB REGISTRAR	Full Name	Adv Faiz Ahmad Khan
cation	WARDHA		
ar	2023-2024 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0072201 SEARCH FEE	450.00	Road/Street	Noori Masjid Road
		Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	F. S. No. 107/1/B M- Umari Tah. Dist. Wardha 1994 to 2011- 18 Years
		Amount In Words	Four Hundred Fifty Rupees Only
tal	450.00		

yment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023080388628	IK0CJUYDU1
eque/DD No.		Bank Date	RBI Date	03/08/2023-09:24:13	Not Verified with RBI
me of Bank		Bank-Branch		STATE BANK OF INDIA	
me of Branch		Scroll No. , Date		Not Verified with Scroll	

partment ID :

Mobile No. : 9764579392

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

दर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

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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,
Wardha.

LEGAL TITLE REPORT

Subject:- **Title Clearance Certificate With Respect To the Field Survey No. 107/1/b, Situated At Mauza- Umari (Meghe.), Taluka- & District- Wardha.** (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Shri. Yogesh S/o Laxmikant Gawande, R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha**; the proposed purchasers, and following documents i.e. :-

1. The Sale Deed No. **WRD2-2979/2022 Dt. 09th November 2022**.
2. The 7/12 Extract, Dt. 01/02/2023,
3. The 8A Extract, Dt. 01/02/2023,
4. The Talathi Map Dt. 01/02/2023,
5. The Mutation Extract, Dt. 01/02/2023,
6. The N. A. Order and Sanctioned Layout Plan, Dt. 13/07/2023.

1) Description of the property.

- The F. S. No. 107/1/b, at Mauza- Umari (Meghe), M. No. 18, P. H. No. 20, Tah. & Dist. Wardha, described as under;

Sr. No.	F. S. No.	Area	Revenue (Rs.)	Class
a.	107/1/b	00-81 H.R.	01=64/-	I

Bounded as under [as per sale deed]:-

East- F. S. No. 107/1 i.e. Remaining Filed of Mahendra Kawale,
West- F. S. No. 107/2,
North- F. S. No. 106,
South- Stream.

2) The documents of allotment of plot.

- The Sale Deed No. **WRD2-2979/2022 Dt. 09th November 2022**.

3) The 7/12 extract issued by, Talati of Mouza- Umari [Meghe], Dt. 01/02/2023, mutation entry no. 9415, Dt. 30/11/2022.

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

- Necessary search fee of Rs. 750/- paid vide e-Challan No. IK0CJUYDU1, Dt. 03/08/2023 & e-Receipt No. 1113009501 Dt. 31/07/2023. The original e-Challan & e-Receipt 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. Yogesh S/o Laxmikant Gawande, R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha**, is clear, marketable and without any encumbrances. (If any encumbrances please mention)

Owners of the land

1. **Shri. Yogesh S/o Laxmikant Gawande, R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha** is the owners of the **F. S. No. 107/1/b,** at Mauza- Umari (Meghe), M. No. 18, P. H. No. 20, Tah. & Dist. Wardha.

2. Qualifying comments/remarks if any-

- Property is clear and marketable.

3/- The report reflecting the flow of the title of **Shri. Yogesh S/o Laxmikant Gawande, R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 03/08/2023.

F. A. Khan,
Advocate, Wardha.

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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 Field Survey No. 107, having area 03-27 H.R. at Mauza- Umari (Meghe), M. No. 18, P. H. No. 25, Tah. & Dist. Wardha was jointly owned by Shri. Jitendra S/o Suresh Kawale, & Shri. Mahendra S/o Suresh Kawale, both R/o Somnathe Layout, Wardha they partitioned it vide partition deed Dt. 28/02/2007 and after dividing, the said field, North South the eastern part having area total 01.63 H. R. came to the share of Shri. Mahendra S/o Suresh Kawale, and same was mutated at Khata no. 11611 of Mouza- Umari (Me.) and he sold an area of 0.81 H.R. to Shri. Chetan S/o Surendrarao Khond & Sau. Mnisha W/o Umeshrao Telrandhe, Both R/o Ramnagar, Wardha by sale deed vide No. 2659 Dt. 29/09/2009 and they sold the same to the present owner; **Shri. Yogesh S/o Laxmikant Gawande, R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha** by sale deed vide no. **WRD2-2979/2022 Dt. 09th November 2022** and for valuable consideration of Rs. 80,00,000/- and the same has been accordingly mutated in his name in revenue record of mouza– Umari (Me.), Tah- & Dist- Wardha on khata entry no. 11778 and renumbered as F.S. No. 107/1/b.

That, The present owner has diverted the F. S. No. 107/1/b for Non-agricultural purpose by virtue of order passed in Rev. C. No. 02/NAP-34/2022-23 Dt. 13/07/2023 of the Sub Divisional Officer, Wardha and sanctioned a layout plan of 31 Plots.

Hence the present transferor 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. Yogesh S/o Laxmikant Gawande, R/o Mohan Nagar, Wardha, Tah. & Dist. Wardha.**

2) The Mutation Entry No. 9415, Dt. 30/11/2022.

3) Search report for 30 years taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0CJUYDU1, Dt. 03/08/2023 & e-Receipt No. 1113009501 Dt. 31/07/2023.

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: 03/08/2023

F. A. KHAN Advocate

F. A. Khan,
Advocate, Wardha.

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