



CHALLAN
MTR Form Number-6



GRN	MH005707578202324E	BARCODE			Date	25/07/2023-17:28:09	Form ID				
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Search Fee				TAX ID / TAN (If Any)						
	Other Items				PAN No.(If Applicable)						
Office Name	WRD_WARDHA SUB REGISTRAR				Full Name	Adv Faiz Ahmad Khan					
Location	WARDHA										
Year	2023-2024 One Time				Flat/Block No.						
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		750.00		Road/Street	Noori Masjid Road						
				Area/Locality	Wardha						
				Town/City/District							
				PIN		4	4	2	0	0	1
				Remarks (If Any)							
				F. S. No. 113 114 109 M- Masala. Tah. Dist. Wardha 1994 to 2023- 30							
				Years							
				Amount In	Seven Hundred Fifty Rupees Only						
Total		750.00		Words							
Payment Details				FOR USE IN RECEIVING BANK							
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572023072585944		IK0CJJERZ4			
Cheque-DD Details				Bank Date	RBI Date	25/07/2023-17:24:29		Not Verified with RBI			
Cheque/DD No.				Bank-Branch		STATE BANK OF INDIA					
Name of Bank				Scroll No. , Date		Not Verified with Scroll					
Name of Branch											

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.
Mobile No. : 9764579392

**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 Field Survey NO. 113, 114 & 109, Situated At Mauza- Masala, Taluka/ District- Wardha (Hereinafter referred as the "said Field").

1/- I have investigated the title of the said field on the request of **Krushna Builders & Developers through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, & 3. Shri. Yogesh S/o Laxmikant Gawande, All R/o Wardha, Tah. & Dist. Wardha** and following documents i.e. :-

1. The Sale Deed No. WRD2-374/2023 Dt. 09th February 2023,
2. The Sale Deed No. WRD2-375/2023 Dt. 09th February 2023,
3. The Sale Deed No. WRD2-376/2023 Dt. 09th February 2023,
4. The 7/12 Extracts, Dt. 20/04/2023,
5. The 8A Extracts, Dt. 20/04/2023,
6. The Mutation extract. Dt. 20/04/2023.
7. The N. A. Order and Sanctioned layout Plan, Dt. 26/06/2023.

1) Description of the property.

➤ The Field Survey No. 113, 114 & 109 (Diverted for Non-Agricultural Use) at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha.

Survey No.	Area	Revenue	Right
113	01.90 H.R.	Rs. 06-80/-	Class-I
114	00.47 H.R.	Rs. 01-70/-	Class-I
109	01.57 H.R.	Rs. 10-00/-	Class-I
Total Area	03.94 H.R.		

Bounded as under (Combined):-

East- F. S. No. 108 & Nala,

West- F. S. No. 110, 112 & 116,

North- Nala,

South- F.S No . 115,170
&Nala.

- 2) The documents of allotment of said Field.
- The Sale Deed No. WRD2-374/2023 Dt. 09th February 2023,
 - The Sale Deed No. WRD2-375/2023 Dt. 09th February 2023,
 - The Sale Deed No. WRD2-376/2023 Dt. 09th February 2023,
- 3) 7/12 extract or property card issued by, Talathi of Mouza- Mhasala, Dt. 20/04/2023, mutation entry no. 6931 & 6932, Dt. 29/03/2023 and 6965 Dt. 31/03/2023.
- 4) Search report for 30 years from 1994 till 2023.
- Necessary search fee of Rs. 750/- paid vide e-Challan no. IK0CJJERZ4, Dt. 25/07/2023, the original 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 **Krushna Builders & Developers through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, & 3. Shri. Yogesh S/o Laxmikant Gawande, All R/o Wardha, Tah. & Dist. Wardha** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

1. **Krushna Builders & Developers through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, & 3. Shri. Yogesh S/o Laxmikant Gawande, All R/o Wardha, Tah. & Dist. Wardha** is the owner of the F. S. No. 129 at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha.

2. Qualifying comments/remarks if any-

- Property is clear and marketable.

3/- The report reflecting the flow of the title of; **Krushna Builders & Developers through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, & 3. Shri. Yogesh S/o Laxmikant Gawande, All R/o Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha
Date: 25/07/2023.



F. A. Khan
F. A. Khan,
Advocate, Wardha.

FAIZ A. KHAN,
ADVOCATE,

NEAR NOORI MASJID, STATION FAIL,
WARDHA, 442001

Mo. 9764579392

Email- faizkhan.khan39@gmail.com

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[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

That, the Field Survey No. 113 having area 1.90 H.R. & F. S. No. 114 having are 00.47 H.R. at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha was owned by Shri. Vijay S/o Shyamraoji Vaidya R/o Masala, Tah. & Dist. Wardha.

Moreover, the Field Survey No. 109 having area 1.57 H.R. at Mauza- Mhasala, M. No. 130, P. H. No. 40, Tah. & Dist. Wardha was originally owned by Sau. Kamala W/o Ramesh Ingale & 10 others and they sold it to Sau. Rajanitai W/o Dnyaneshwar Pise R/o Kelkarwadi, Wardha by sale deed vide No. WRD-6896 Dt. 06/12/2007.

That, Shri. Vijay S/o Shyamraoji Vaidya and Sau. Rajanitai W/o Dnyaneshwar Pise had jointly applied for the diversion of the said filed by Rev. Case No. 03/NAP-34/2022-23 before the Sub Divisional Officer, Wardha.

However, they sold, the above mentioned filed survey No. 113, 114 & 109, to the present owner- **Krushna Builders & Developers through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, & 3. Shri. Yogesh S/o Laxmikant Gawande, All R/o Wardha, Tah. & Dist. Wardha** during the pendency of aforesaid case of N.A. by the Sale Deed No. WRD2-374/2023 Dt. 09th February 2023, WRD2-375/2023 Dt. 09th February 2023 & WRD2-376/2023 Dt. 09th February 2023, the same has been mutated in its name accordingly in revenue record of mouza- Mhasala, Tah- & Dist- Wardha on khata entry no. 11552 & 11578

That, the present owners had joined in the Rev. Case No. 03/NAP-34/2022-23 before the Sub Divisional Officer, Wardha as applicants and the Sub Divisional Officer, Wardha by passing the order Dt. 26/06/2023 sanctioned a layout of total 1 to 177 plots and same has been mutated in their name accordingly in revenue record of mouza- Mhasala, Tah- & Dist- Wardha.

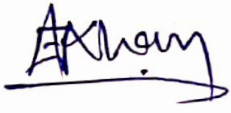
Hence the present transferors are the exclusive owner & possessor of the property as described above.

Sr.No.

- 1) The 7 /12 extract as on date of application for registration are in the name of present owner Krushna Builders & Developers through its Partners 1. Shri. Anil S/o Rajaramji Gulhane, 2. Shri. Pramod S/o Vasantrao Shrirao, & 3. Shri. Yogesh S/o Laxmikant Gawande, All R/o Wardha, Tah. & Dist. Wardha.
- 2) The Mutation Entry No. 6931 & 6932, Dt. 29/03/2023 and 6965 Dt. 31/03/2023.
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Wardha vied e-Challan No. IK0CJJERZ4, Dt. 25/07/2023.
- 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: 25/07/2023




F. A. Khan,
Advocate, Wardha.