CHALLAN
MTR Form Number-6

GRN	MH014585538202425U	BARCODE		Date	18/01/2025-18:33:41	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	WRD_WARDHA SUB REGISTRAR	**Full Name**	Adv Harish K Chandak
Location	WARDHA		
Year	2024-2025 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	**Road/Street**	
		Area/Locality	Wardha
		Town/City/District	
		PIN	4 4 2 0 0 1
		Remarks (If Any)	MOUZA ANJI MOTHI FS NO 27/1 AREA 3.03HR FOR 1995 TO 2025 30 YRS
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572025011882821	CPAESCUYS2
Cheque/DD No.		Bank Date	RBI Date	18/01/2025-18:24:34	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 :

Mobile No. : 9823292431

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.

Print Date 18-01-2025 06:34:29

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Format 'A'

Date : 20/01/2025

TO

MahaRERA,

Mumbai.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Field Survey No. 27/1 admeasuring area 3.03 HR situated at Mouza Anji, Mouza No.28, Tah. & Dist. Wardha.

1. I have investigated the title of the said plot on the request of **Shri. Sharad S/o Bhagwantrao Talhan** Promoter.

1) **Description of Property**: As per application filed by **Shri. Sharad Bhagwant Talhan**, with **Sub-Divisional Office, Wardha** in which order came to be passed vide case No. 16/NAP–34/ 2022-23 Mauja Anji (Mothi), Tah & Dist- Wardha- Dt. 16/06/2023 as per land revenue code 1966 u/s 44(1) converted into Non-agricultural land for the purpose of Residential use for Survey No. 27/1 Situated at Mouza Anji (Mothi), Tah. & District – Wardha.

2) The Documents of allotment of demarcated plots **having total area of 18734.17 Sq. Mtrs.,** having total 112 Plots, **one amenity** plot having area of 3036.20 Sq. Mtrs., and **two open space** having area of 467.10 Sq. Mtr. and 2565.40 Sq. Mtrs. respectively, aggregating in total **open space of 3032.50 Sq. Mtrs.**

3) 7/12 Extract & 8A issued by Talathi vide **mutation entry No. 1429.**

4) Search report of 30 years from year 1995 till 2025 Necessary Search fee of Rs 750/- vide Government receipt no. MH014585538202425U dated 18/01/2025 the original copy of 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. SHARAD BHAGWANT TALHAN**, Promoter of **"SUNANDA NAGRI"** is clear, marketable and **is free from all encumbrances, charges, liens and mortgages or any other claims and not involved in any court litigation. Litigation on project Land is Nil.**

Owners of the land

1) **SHRI SHARAD BHAGWANT TALHAN**
   Owner of land Situated at CTS/Survey No. 27/1 area 3.03HR situated at Mouza Anji (Mothi) Tah. & District – Wardha

2) Qualifying comments/remarks if any : **NIL, Property is clear and marketable**

3. The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Enclosure: Annexure

Date: 20/01/2025

Adv. H. K. Chandak

ANNEXURE

Report reflecting the flow of the title of the Owner on the said Land

FLOW OF THE TITLE OF THE SAID LAND.

1. For the purpose of index verification, I perused the following document

Sr. No	Date of document	Name of document	Whether Original/ Certified / True copy /Photostat
1.	14/07/1975	Partition Deed 2640/1975	Original
2.	04/05/2012	Map from TILR	Photocopy
3.	07/04/1989	Mutation No. 68	Online Copy
4.	27/10/2015	7/12 Extract of FS No. 27/1	Photocopy
5.	16/06/2023	16/NAP-34/ 2022-23 Mauja Anji (Mothi), Tah & Dist- Wardha	Certified
6.	16/06/2023	Sanction Layout MAP	Certified
7.	17/01/2025	Renumbering Parcha	Certified

BRIEF HISTORY OF PROPERTY and how the present title Holder / owner has derived the title in chronological order search and investigation

2. I have taken the search of survey number 27/1 of Mouza Anji, Tah & Dist- Wardha from the Office of Sub-Registrar Wardha in respect of above said property for 30 years from year 1995 till 2025 by payment of necessary Search fee of Rs. 750/- vide Government receipt no. MH014585538202425U Dt. 18/01/2025 at Wardha, Sub-Registrar Office.

The tittle history of the above mentioned Survey No. 27/1 area 3.03 H.R. of Mouza Anji, Tah. & Dist. - Wardha till this date shows the following chain of transactions:

3. FLOW OF PROPERTY

(A) That initially the field survey no. 67/1 admeasuring area 15.37 HR was in the name of **Shri. Sharad Bhagwantrao Talhan, Shri. Subhash Bhagwantrao Talhan, Shri. Prakash Bhagwantrao Talhan, Shri. Bhagwantrao Chinduji Talhan, Chandrashekhar Uttamrao Talhan** AND

Pramod Uttamrao Talhan all jointly owned and possess above said field property.

(B) That, there was registered **partition deed** executed in between above said owners/possessors vide deed no. 2640 Dt. 14/07/1975 and in that, **Shri. Sharad Bhangwantrao Talhan** get share by dividing East-West **Northern side** portion to the extent of 7.37 Acre share in his favour out of above said total land.

(C) That there after there was subdivision and renumbered the same 67/1 area 3.03HR was renumbered as 27/1 and same is mutated in the name of **Shri. Sharad Bhangwantrao Talhan** on 07/04/1989 vide mutation entry no. 68.

(D) That **Shri. Sharad Bhangwantrao Talhan** R/o Wardha, Tah. & Dist. Wardha thereafter apply for the conversion of land FS no. 27/1 admeasuring area 3.03 HR into residential purpose and for the same filed matter before sub Divisional Office, Wardha Vide matter in Rev. Case No 16/NAP–34/ 2022-23 Mauja Anji (Mothi), Tah & Dist- Wardha, wherein SDO Wardha vide order Dated 16/06/2023 granted the permission for use of land for residential purpose. That the layout map is also sanctioned on 16/06/2023 and demarcated in total **112 plots**, one amenity plot and two open space.

COCLUSION:

4. On the basis of search made by me and the documents placed before me, I certify that the property referred in above i.e. Layout Carved out in filed Survey No. 27/1 of Mouza Anji, Tah. & Dist.- Wardha is owned and possess by **Shri. Sharad Bhangwantrao Talhan** R/o Wardha, Tah. & Distt. Wardha, and is free from all encumbrances, charges, liens and mortgages or any other claims and not involved in any court litigation. Litigation on project Land is Nil.

I also certify that all relevant documents are duly stamped wherever the stamp duty is payable in these documents in accordance with the provisions of Bombay Stamp Act 1958, Indian Stamp Act 1959 as amended

provisions of Bombay Stamp Act 1958, Indian Stamp Act 1959 as amended up to date. Similarly the relevant documents have been registered, attested, wherever these documents required registration and attestation.

In the result, I state that the property in question is free from all types of encumbrances and it has clear and marketable title and there is no any impediment.

Place : Wardha
Date: 20/01/2025

Adv H. K. Chandak

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1) **7/12 extract** / P.R. Card as on date of application for registration.

2) Mutation Entry No. : **1429**

3) Search report for 30 years from **1995 to 2025** Taken from Sub-Registrar' office at Wardha

4) Any other relevant title : **Nil**

5) Litigations if any :- **Nil**

Place : Wardha
Date: 20/01/2025

Adv. H. K. Chandak