



CHALLAN
MTR Form Number-6



QRN MH000572516202425E	BARCODE	Date 12/04/2024-19:02:53	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name UMD_UMERD SUB REGISTRAR		Full Name	Adv Faiz Ahmad Khan
Location NAGPUR			
Year 2024-2025 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 3
		Remarks (If Any)	
		F. S. No. 39, at Mauza- Narsala (Rithi), Tah. Umred, Dist. Nagpur 1995 to	
		2024- 30 Years	
		Amount In	Seven Hundred Fifty Rupees Only
Total		750.00	Words
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572024041282111 IK0CSGUKZ5
Cheque/DD No.		Bank Date	RBI Date 12/04/2024-19:24:03 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. : 9764579392
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

Reference-

To,

The MahaRERA,
Nagpur.

LEGAL TITLE REPORT

Subject:- Title Clearance Certificate With Respect To the Field Survey No. 39,
Situated At Mauza- Narsala (Rithi), Taluka- Umrad District- Nagpur.
(Hereinafter referred as the "said Field").

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

1. The Sale Deed No. **UMD-601 Dt. 23rd February 2023,**
2. The 7/12 Extract, Dt. 23/03/2023.
3. The 8A Extract, Dt. 23/03/2023.
4. The Mutation Extract, Dt. 23/03/2023.
5. The Talathi Map, Dt. 23/03/2023.
6. The N. A. Order & Sanctioned Map, Dt. 10/04/2024.

1) Description of the property.

- The F. S. No. 39, at Mauza- Narsala (Rithi), P. H. No. 21, Tah. Umred, Dist. Nagpur, described as under;

Sr. No.	F. S. No.	Area	Revenue (Rs.)	Class	Plot / Sellable Area (Sq. Mt.)
a.	39	03-24 H.R.	08=00/-	I	15,207.29

Bounded as under [as per sale deed]:-

East- F. S. No. 40

West- F. S. No. 38.

North- Road.

South- F. S. No. 42/1.

2) The documents of allotment of plot.

- The Sale Deed No. **UMD-601 Dt. 23rd February 2023,**

3) The 7/12 extract issued by, Talati of Mouza- Nasala [Rithi], Dt. 23/03/2023, mutation entry no. 495, Dt. 23/03/2023.

4) Search report for 30 years from 1995 till 2024.

➤ Necessary search fee of Rs. 750/- paid vide e-Challan No. IK0CSGUKZ5, Dt. 12/04/2024. The original receipts & 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. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha**, is clear, marketable and without any encumbrances. (If any encumbrances please mention)

Owners of the land

1. **Shri. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha** is the owners of the F. S. No. 39, at Mauza- Narsala (Rithi), P. H. No. 21, Tah. Umred Dist. Nagpur.

2. Qualifying comments/remarks if any-

➤ Property is clear and marketable.

3/- The report reflecting the flow of the title of **Shri. Mahesh S/o Shakarrao Gulhane, R/o Wardha, Tah. & Dist. Wardha** on the said land is enclosed herewith as annexure.

Encl : Annexure on separate sheet.

Place: Wardha

Date: 12/04/2024.



F. A. Khan,
Advocate, Wardha.

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)

[Annexure]

FLOW OF THE TITLE OF THE SAID LAND

➤ That, the Field Survey No. 39, having area 03-24 H.R. at Mauza- Narsala (Rithi), P. H. No. 251, Tah. Umred, Dist. Nagpur was originally jointly owned by 1] Shri. Motilal S/o Appaji Zarkariya, he died on 23/03/199 and 2] Smt Rajabai Wd/o Appaji Zarkariya, she died on 05/06/1966 and after their death the property was mutated in the name of their heirs namely; 1. Shri. Arun, 2. Shri. Pramod Kumar, 3. Shri. Krushnakumar all S/o Motilal Zarkariya, 4. Sau. Mangala W/o Kishor Dube, 5. Sau. Mina W/o Prakashchandra Dikshit, 7. Smt. Saraswati Wd/o Motilal Zarkariya, All R/o Nagpur, Tah. Dist. Nagpur by way of succession and by mutation entry no. 61 Dt. 28/04/1999 and one of the aforesaid owner Namely Sraswati Zarkariya reported to be died on 09/01/2004 and her name was deleted from the revenue record by mutation vide entry No. 108 Dt. 25/12/2005 and remaining owners sold the same to present owner; **Shri. Mahesh S/o Shakar Rao Gulhane, R/o Wardha, Tah. & Dist. Wardha** by registered sale deed vide No. UMD-601 Dt. 23rd February 2023 and for valuable consideration of Rs. 3,10,00,000/- and the same has been accordingly mutated in his name in revenue record of mouza- Narsala (Ri.), Tah- Umred, Dist- Wardha on khata entry no. 271.

That, the present transferor has diverted the said field for non-agricultural use by virtue of order passed in Approval No. RPNAG/LF/2024/APL/00128, Dt. 10/04/2024 of the District Collector, Wardha and sanctioned a residential layout.

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 owners, **Shri. Mahesh S/o Shakar Rao Gulhane, R/o Wardha, Tah. & Dist. Wardha.**
- 2) The Mutation Entry No. 495, Dt. 23/03/2023.
- 3) Search report for 30 years taken from Sub-Registrar' office at Umred vied e-Challan No. IK0CSGUKZ5, Dt. 12/04/2024.
- 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: 12/04/2024



F. A. Khan

F. A. Khan,
Advocate Wardha