



CHALLAN
MTR Form Number-6



GRN	MH000033244202324E	BARCODE			Date	02/04/2023-09:21:33		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Search Fee					
Type of Payment				Other Items					
Office Name				AMT1_HQR SUB REGISTRAR AMRAVATI 1		Full Name		Adv Rahul Mohod	
Location				AMRAVATI		Flat/Block No.		Radha Nagar	
Year				2023-2024 From 02/04/1993 To 02/04/2023		Premises/Building		Radha Nagar	
Account Head Details				Amount In Rs.		Road/Street		Amravati	
0030072201 SEARCH FEE				750.00		Area/Locality		Amravati	
						Town/City/District			
						PIN		4 4 4 6 0 3	
						Remarks (If Any)			
						Mauje Rahatgaon S. NO. 185/1A Plot No. 13/14/15 Sankalp Pride			
						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.		00040572023040241458 IK0CEJH4P4	
Cheque/DD No.				Bank Date		RBI Date		02/04/2023-09:24:23 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 :
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9096460670



Resi / Office: Prerana Colony, Radha Nagar, Amravati. 444603, (M.S.)

Mob. No. 9096460670, 8624927286, Email: rmohod2008@gmail.com

Ref No. - -----

Date:-

Format-A

To,

Maha RERA

Housefin Bhavan,

Plot No.C-21, E-Block

Bandra-Kurla Complex, Bandra(E)

Mumbai-410051.

LEGAL TITLE REPORT

Subject: Title clearance certificate with respect to Layout Plot No. 13/14/15 out of C.T.S/C.S./F.S.No.185/1A of Mauje Rahatgaon, Tq. Dist. Amravati (herein referred to as "said plot").

(1) I have investigated the title of the said plot on the request of owner Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar, R/o. Office at 27, Jagruti Colony, Kanta Nagar, Amravati, Tq. Dist Amavati, 444602.

1) DESCRIPTION OF THE PROPERTY i.e. PLOT

That, the flat scheme known as "**SANKALP PRIDE**" developing on layout converted Plot No. 13/14/15 admeasuring 940.79 sq. mt. having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq.,Dist.- Amravati, which was converted into layout as per order dated 17/10/1996 in Rev. Case No. NAP-34/Rahatgaon-63/1995-96 and also plus T.D.R. Rights having 1720.00 sq. mt. and within the limits of Municipal Corporation Amravati and within the jurisdiction of Sub Registrar office Amravati, and the above said property bounded as under, and the above said plot bounded as under-

BOUNDARY OF FLAT SCHEME/PLOT:

Towards East - 7.50 mt. wide Road

Towards West - 9 mt. wide Road

Towards North - 9 mt. wide Road

Towards South - Plot No. 12B and 16A

(*Note – Actual boundaries should be ascertained by spot visit.)





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- 2) The following documents of allotment of said plot have been verified:
- NA order (conversion order) with map 17/10/1996 in Rev. Case No. NAP-34/Rahatgaon-63/1995-96.
 - Sale deed dated 04/01/1997 at serial no. 31 with the office of Sub-Registrar Amravati City, executed by Prabhakar Shankarrao Dahe in favour of Matharibai Vishandas Nanwani.
 - Mutation in the name of Indarlal Vishandas Nanwani dated 22/06/2006.
 - Sale deed dated 01/01/2021 at serial no. 36 with the office of Sub-Registrar Amravati no.3, executed by Indarlal Vishandas Nanwani in favor of Riya Sanjay Chawala.
 - Sale deed dated 26/08/2021 at serial no. 3276 with the office of Sub-Registrar Amravati no.1, executed by Indarlal Vishandas Nanwani in favor of Sanjay Rameshlal Chawala.
 - Sale deed dated 26/08/2021 at serial no. 3277 with the office of Sub-Registrar Amravati no.1, executed by Indarlal Vishandas Nanwani in favor of Sanjay Rameshlal Chawala.
 - Sale deed dated 12/05/2022 at serial no.1948 with the office of Sub-Registrar Amravati No.2, executed by Riya Sanjay Chawala in favor of Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar.
 - Sale deed dated 21/06/2022 at serial no.2599 with the office of Sub-Registrar Amravati No.2, executed by Sanjay Rameshlal Chawala in favor of Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar.
 - Sale deed dated 09/12/2022 at serial no.4561 with the office of Sub-Registrar Amravati no.1, executed by Rishi Rajesh Agrawal and other in favor of Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar.
- 3) 7/12 extract issued by Talathi of Mauje Rahatgaon.
- 4) Map sanctioned by Amravati Municipal Corporation dated 15/03/2023 as building permit no.171117.
- 5) Search report for 30 years.





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(2) On perusal of above mentioned document and all other relevant documents, relating to the title of the said property, I am of the opinion that, the title of the owner / promoter Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar

Owners of the Land

1. Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar alone owns Layout Plot No. 13/14/15 out of C.T.S/C.S./F.S.No.185/1A of Mauje - Rahatgaon, Tq. Dist. Amravati.
2. No other comments / remark is there on the said plot.

(3) The report reflecting the flow of the title of the Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar (owner / promoter) on the said land is enclosed herewith as Annexure.

Encl : Annexure

Date : 02/04/2023





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Date:-

ANNEXURE

FLOW OF TITLE OF THE SAID LAND

- 1) 7/12 extract on date in the name of owner / promoter,
- 2) Mutation entry
- 3) Search for 30 years from 1993 to 2023, taken online as well as from Sub-Registrar, Amravati by paying requisite fees as GRN-MH000033244202324E, dt. 02/04/2023.
- 4) Other Relevant Title
 - a) Before the last 30 years, originally a land admeasuring 1H.7R having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati was owned by Prabhakar Shankarrao Dahe.
 - b) Thereafter, the said land having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati was converted into layout (residential use) as per order dated 17/10/1996 in Rev. Case No. NAP-34/Rahatgaon-63/1995-96.
 - c) That after, land admeasuring 1H.7R having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati was sold out by Prabhakar Shankarrao Dahe to Smt. Mathribai Vishandas Nanwani as per reg. sale deed dated 04/01/1997 at serial no. 31.
 - d) That after, Smt. Mathribai Vishandas Nanwani was expired dated 06/01/2000 and after her death, her legal heir namely Indarlal Visandas Nanwani was inherited the above mentioned property and as such mutation was duly carried out in revenue record dated 22/06/2006.
 - d) That after, Indarlal Visandas Nanwani as owners thereof was sold out Plot No. 5B, 14B, 15 total admeasuring 3762.26 sq.ft (628.23 sq.mt) having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati to Riya Sanjay Chawala as per reg. sale deed dated 01/01/2021 at serial no. 31.
 - e) That after, Indarlal Visandas Nanwani as owners thereof was sold out Plot No. 13 total admeasuring 2788.52 sq.ft (259.06 sq.mt) having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati to Sanjay Rameshlal Chawala as per reg. sale deed dated 26/08/2021 at serial no. 3276.





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- f) That after, Indarlal Visandas Nanwani as owners thereof was sold out Plot No. 14A total admeasuring 2190.47 sq.ft (203.50 sq.mt) having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati to Sanjay Rameshlal Chawala as per reg. sale deed dated 26/08/2021 at serial no. 3277.
- g) That after, Plot No. 14B admeasuring 2190.47 sq.ft (203.50 sq.mt) and Plot no. 15 admeasuring 2957.19 sq.ft (274.73 sq.mt) having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati was purchased by Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar from Riya Sanjay Chawala as per reg. sale deed dated 12/05/2022 at serial no. 1948.
- h) That after, Plot no. 13 admeasuring 2788.52 sq.ft (259.06 sq.mt) and Plot No. 14A admeasuring 2190.47 sq.ft (203.50 sq.mt) having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati was purchased by Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar from Sanjay Rameshlal Chawala as per reg. sale deed dated 21/06/2022 at serial no. 2599.
- i) That after, the said owner was obtained permission for amalgamation as plot no. 13/14/15 admeasuring 940.79 sq. mt. as per order passed by Tahasildar Amravati dated 06/12/2022 in R C no. NAP-34/Rahatgaon-210/2022-23. And before this the plan of amalgamation was approved by Amravati Municipal Corporation dated 22/11/2022 as approval no. DDMCO/SA/2022/APL/00903.
- j) That above mentioned facts, Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar is the absolute owner and possessor of the amalgamated Plot No. 13/14/15 admeasuring 940.79 sq. mt. having survey no. 185/1A of Mouje- Rahatgaon, Pragane- Nandgaon Peth, Tq., Dist.- Amravati,, and mutation was duly carried out in revenue record and issued 7/12 extract in the name of said owner as amalgamation order.
- k) That after, Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar have purchased TDR Rights to the extent of 1720.00 Sq.mt. from Rishi Rajesh Agrawal and Anil Jugalkishor Agrawal as per registered TDR sale deed dated 09/12/2022 at serial no. 4591.
- l) That after, Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar has obtained permission for construction of one Residential cum





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Commercial building in the name and styled "**SANKALP PRIDE**" as per approval and sanctioned given by Town Planning Authority of Municipal Corporation Amravati as per **building permit No. 171117** dated 15/03/2023.

m) Therefore, Sankalp Builders & Developers, Amravati, through its Partner Mr. Kunal s/o Ashokrao Jiwarkar has every right to deal as owner of multistoried building in the name and styled "**SANKALP PRIDE**".

5) Litigation if any :

It is observed that, there is no litigation pending in respect of the said land / plot

Hence this report.

Date: 02/04/2023.

Place: Amravati

Yours faithfully

