



ATUL P. AMALE

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FORMAT – A
(Circular No :- 28 /2021)

To
 MahaRERA

LEGAL TITLE REPORT

SUBJECT :- Title clearance certificate with respect to Plot No. 4-A & 4-B, Survey No. 185/3A situated at Arjun Nagar, Ahari Vihar, village-Rahatgaon, Taluka- Amravati, District- Amravati 444602 within the local limit of Municipal Corporation of Amravati and within the jurisdiction of Sub-Registrar (Hereinafter referred as "said plot")

That I have investigated the title of the said plot on the request of Mr. Samir Haribhau Pande and following documents i.e. :-

1) Description of the property

All those pieces and parcel of lands bearing Plot 4A & 4B admeasuring 511.65 sq. meter at Survey No. 185/3A, situated at Arjun Nagar, Ahari Vihar, village- Rahatgaon, Taluka- Amravati, District- Amravati, which is bounded as under

Towards East	:	Plot No. 3B,
Towards West	:	9 meters Layout Road,
Towards North	:	9 meters Layout Road,
Towards South	:	Survey No 185/3B,

2)The documents of allotment of plot :-

- I. Registered sale deed dated 04/06/2021 at Sr. No. 3131-2021.
- II. Registered sale deed dated 27/08/2021 at Sr. No. 4787-2021.



- III. Non-Agricultural Conversion order vide Revenue Case No. N.A.P.-34/Rahatgaon-118/2015-16 order dated. 29/06/2016.
 - IV. Order of Amalgamation of Plot vide Rev. Case No. N.A.P.-34/Rahatgaon-406/2022-2023 order dated. 03/01/2023.
 - V. Downloaded copy of property card from website Mahabhumi.a.gov.in dated 12/01/2023 mutation entry No. 52192 dated 12/01/2023.
 - VI. Original building permission and commencement certificate vide Building Permit No. 224 dated 07/07/2023 and sanction map of proposed construction.
- 3) Downloaded copy of property card from website mahabhumi.a.gov.in dated 12/01/2023 mutation entry No. 52192 dated 12/01/2023.
- 4) I have conducted a detailed search and investigation from 1994 to 2024 (i.e. 30 years) by paying necessary charges in the office of Sub-Registrar, Amravati City vide e-challan No. MH015348967202324E dated 09/02/2024 is enclosed with this report.
- 2/- On perusal of above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Owner Mr. Samir Haribhau Pande is clear, marketable and without any encumbrances.

Owner of the land :-

Mr. Samir Haribhau Pande

Qualifying comments/remarks if any - **NO**

- 3/- The report reflecting the flow of the title of Owner Mr. Samir Haribhau Pande on the said land is enclosed here with as annexure.

Encl. : Annexure

Date :09/02/2024




Atul P. Amale,
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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Property Card (Goan Namuna 7/12) as on date of application for registration.
- 2) Mutation entry No. 52192 dated 12/01/2023
- 3) Search report for 30 years from 1994 to 2024 taken from Sub-Registrar office at Amravati.
- 4) Any other relevant title :- **NO**
- 5) Litigation If any :- **NO**
- 6) Encumbrance/s if any :- **NO**

Title history for last 30 years in respect of Plot no. 4A & 4B owned by Mr. Samir Haribhau Pande

- a) That agricultural land Field Survey No. 185/3/A admeasuring 00 H. 66 R was initially owned and possessed by Mr. Ruprao Krushnrao Gaurkhede (HUF).
- b) That Owner of the agricultural land admeasuring 00 Hectar 66 R Out of Field Survey No. 185/3/A of Mouje Rahatgaon i.e. Mr. Ruprao Krushnrao Gaurkhede (HUF) apply for conversation of agricultural land into residential use layout vide Revenue Case No. N.A.P.-34/Rahatgaon-118/2015-16 order dtd. 29/06/2016.
- c) That there after Mr.Samir Haribhau Pande purchased the Plot No. 4-B, Total admeasuring 303.65 Sq.mtrs. (3268.48 Sq.fts.) Out of Field Survey No. 185/3/A Mouje- Rahatgaon, Dist. Amravati from Mr. Ruprao Krushnrao Gaurkhede (HUF) vide Reg. sale deed dated 04/06/2021 at Srl. No. 3131-2021.
- d) That there after Mr. Samir Haribhau Pande purchased the Plot No. 4-A, Total admeasuring 208.00 Sq.mtrs. (2238.91 Sq.fts.) Out of Field Survey No. 185/3/A Mouje- Rahatgaon, Tq. Dist. Amravati from Mr. Ruprao Krushnrao Gaurkhede (HUF) vide Reg. sale deed dated 27/08/2021 at Srl. No. 4787-2021.
- e) That there after Mr. Samir Haribhau Pande applied for amalgamation of said Plot No. 4-A and 4-B vide Rev. Case No. N.A.P.-34/ Rahatgaon-406/2022-2023 in which Hon'ble Sub-Divisional Officer Amravati passed the order on 03/01/2023 and amalgated said two plot and given the number as Plot No. 4/A & 4/B admeasuring 511.65 Sq.meters



- f) Samir Haribhau Pande got sanctioned the building permission and commencement certificate and Building Permit No. 224 dated 07/07/2023 issue by Amravati Municipal Corporation Amravati and sanction map of proposed construction over said plot.

In view of the above-said sequence of documents, Mr.Samir Haribhau Pande is the absolute owner of the said plot. The plot is not mortgaged with any financial institution by its owner and it is free from lien, mortgage, encumbrances etc.

I certify that Mr.Samir Haribhau Pande has an absolute, clear and marketable title over the said property.

Date : 09/02/2024




Atul P. Amale,
Advocate



CHALLAN
MTR Form Number-6



GRN	MH015348967202324E	BARCODE	Date		09/02/2024-13:14:00	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	AMT1_HQR SUB REGISTRAR AMRAVATI 1		Full Name		ADV ATUL AMALE	
Location	AMRAVATI		Flat/Block No.			
Year	2023-2024 One Time		Premises/Bullding			
Account Head Details		Amount In Rs.	Road/Street			
0030072201 SEARCH FEE		750.00	Area/Locality		AMRAVATI	
			Town/City/District			
			PIN			
			Remarks (If Any)			
			MOUJE RAHATGAON BHUMAPAN KR VA UPVIBHAG KR			
			185/3/A/4/A/4B 1994-2024			
			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.	00040572024020959145	IK0CQEFR16	
Cheque/DD No.		Bank Date	RBI Date	09/02/2024-13:24:14	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. : 0000000000

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.