CHALLAN
MTR Form Number-6

GRN	MH000395346202122E	BARCODE		Date	12/04/2021-09:30:35	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 Rahul Mohod
Location	AMRAVATI		
Year	2021-2022 From 12/04/2009 To 12/04/2021	**Flat/Block No.**	Radha Nagar
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	325.00	**Area/Locality**	Amravati
		Town/City/District	
		PIN	4 4 4 6 0 3
		Remarks (If Any)	
		Mauje Rahatgaon S No 167/1 Plot No 15A/15B/16A/16B Sankalp Heaven	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021041202454	IK0BBVQUO8
Cheque/DD No.		Bank Date	RBI Date	12/04/2021-09:24:31	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. : 9096460670

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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 12-04-2021 09:31:53

RAHUL V. MOHOD
ADVOCATE

Resi / Office: Prerana Colony, Radha Nagar, Amravati. 444603, (M.S.)
Mob. No. 9096460670, 8624927286, Email: rmohod2008@gmail.com

Ref No.- ---------- **Date:-**

TITLE VERIFICATION AND SEARCH REPORT

To,

Whom so ever, It may Concern.

I. **NAME & ADDRESS OF TITLE HOLDER:**

M/s Sankalp Builders & Developers, Amravati, through its Partner **Mr. Kunal s/o Ashokrao Jiwarkar,**
Office at 27, Jagruti Colony, Kanta Nagar, Amravati,
Tq. Dist Amavati, 444602.

II. **DESCRIPTION OF THE PROPERTY**

That, the flat scheme known as **"SANKALP HEAVEN"** developing on layout converted amalgamated **Plot no. 15A/15B/16A/16B** total admeasuring 7785.93 Sq.ft. (723.40 Sq.mt) having survey no. 167/1 of Mouje- Rahatgaon, Tq, Dist.- Amravati, which was converted into layout (for residential use) as per order dated 11/09/1997 in Rev. Case No.NAP-34/Rahatgaon-45/1995-96 and the aforesaid plots is amalgamated as per sanctioned and approved plan by A. T. D. P., Amravati Municipal Corporation as permit No. AMC/ADTP/0123/2020 dated 06/11/2020 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:

Towards East - Plot no. 14A, 14B, 13A, 13B
Towards West - 7.50 mt Road
Towards North - 9 mt. Road
Towards South - Plot no. 17B

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

III. **TRACING OF TITLE OF THE SAID PROPERTY/ OBSERVATIONS:** -

1. Originally a land having survey no. 167/1 of Mouje- Rahatgaon, Tq, Dist.- Amravati, which was converted into layout (for residential use) as per order dated 11/09/1997 in Rev. Case No.NAP-34/Rahatgaon-45/1995-96 is in the name of **Shri. Machhindra Mallappa Kurhe** as a land owner.

Rahul V. Mohod Advocate

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ADVOCATE

Resi / Office: Prerana Colony, Radha Nagar, Amravati. 444603, (M.S.)
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2. From this converted layout, **Plot no. 15A** admeasuring 180.00 sq.mt and **15B** admeasuring 183.60 sq.mt i.e. total admeasuring 3912.33 Sq.ft. (363.60 Sq.mt) having survey no. 167/1 of Mouje- Rahatgaon, Tq, Dist.- Amravati, had been purchased by Shri Sanjay Madhaorao Mehkare from Shri. Machhindrappa Mallappa Kurhe as per reg. sale deed dated 15/03/1999 at serial no. **1143**.

3. That also **Plot no. 16A** and **16B** admeasuring 180.00 sq.mt i.e. total admeasuring 3873.60 Sq.ft. (360.00 Sq.mt) having survey no. 167/1 of Mouje- Rahatgaon, Tq, Dist.- Amravati, had been purchased by Sau Puja Sanjay Mehkare from Shri. Machhindrappa Mallappa Kurhe as per reg. sale deed dated 15/03/1999 at serial no. **1145**.

4. That after, **Plot no. 15A** admeasuring 180.00 sq.mt and **15B** admeasuring 183.60 sq.mt **and Plot no. 16A** and **16B** admeasuring 180.00 sq.mt i.e. total admeasuring 7785.93 Sq.ft. (723.60 Sq.mt) having survey no. 167/1 of Mouje- Rahatgaon, Tq, Dist.- Amravati, had purchased by **M/s Sankalp Builders & Developers, Amravati, through its** Partner **Mr. Kunal s/o Ashokrao Jiwarkar** from Shri Sanjay Madhaorao Mehkare and Sau Puja Sanjay Mehkare as per reg. sale deed dated 10/09/2020 at serial no. **3427**.

5. That after, the said owner was obtained permission for Amalgamation of **Plot no. 15A, 15B, 16A** and **16B** from town planning department Amravati Municipal Corporation dated 06/11/2020 as per sanctioned permit No. AMC/ADTP/0123/2020 and as per the sanctioned Tahasildar had issued letter to the concerned Talathi for mutation of the Amalgamation of the said plot.

6. That above mentioned facts **M/s Sankalp Builders & Developers, Amravati, through its** Partner **Mr. Kunal s/o Ashokrao Jiwarkar** is the absolute owner and possessor of the amalgamated **Plot no. 15A/15B/16A/16B** total admeasuring 7785.93 Sq.ft. (723.40 Sq.mt) having survey no. 167/1 of Mouje- Rahatgaon, Tq, Dist.- Amravati, and mutation was duly carried out in revenue record.

Rahul V. Mohod Advocate

7. Meantime, **M/s Sankalp Builders & Developers, Amravati, through its** Partner **Mr. Kunal s/o Ashokrao Jiwarkar** have purchased TDR Rights to the extent of 290.00 Sq.mt. from Jaiprakash Chunnilal Mantri and 8 other as per registered sale deed dated 04/09/2020 at serial no. 2202.

8. That after, **M/s Sankalp Builders & Developers, Amravati, through its** Partner **Mr. Kunal s/o Ashokrao Jiwarkar** has constructing one Residential cum Commercial

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Ref No.- ---------- **Date:-**

building in the name and styled **"SANKALP HEAVEN"** as per approval and sanctioned given by Town Planning Authority of Municipal Corporation Amravati as per **building permit No. 04** dated 06/04/2021.

9. Therefore, **M/s 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 HEAVEN".**

10. That, I have taken search from the office of sub registrar, Amravati. Also, verified index-II, register from sub registrar office at Amravati. I have gone through all the document of the title relating to title subject matter of this report, that the said documents and I have tallied those documents from the record of sub registrar office at Amravati. So also I have verified entries of the revenue record in respect of the same of the owner of the said property. That after perusal of all documents submitted before me for inspection and revenue records in my opinion which is based on revenue record, as there is no entry of encumbrance in the revenue record.

11. I am satisfied, the property is transferable, and has right to transfer the same. I have also confirmed from the concerned sub registrar and I am satisfied that the property in questioning is free from all types of encumbrances and the title acquires the same is clear and property is readily marketable.

Hence this report.

Date: 12/04/2021
Place: Amravati

Yours faithfully

Rahul V. Mohod
Advocate

Receipt No.	MH000395346202122E
Date :	**12/04/2021**