



CHALLAN
MTR Form Number-6



GRN	MH008462651202122E	BARCODE			Date	08/11/2021-09:39:28	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 SHN_SHEGAON SUB REGISTRAR				Full Name		M N MAL		
Location BULDHANA								
Year 2021-2022 One Time				Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
0030072201 SEARCH FEE			850.00	Road/Street				
				Area/Locality		SHEGAON		
				Town/City/District				
				PIN		4	4	4
						2	0	3
				Remarks (If Any)				
				Search for 34 years of Plot No 13 and Plot No 14 from survey no. 299-1 of				
				Shegaon part 2				
Total			850.00	Amount In	Eight Hundred Fifty Rupees Only			
				Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572021110889208	IK0BJDJIR8	
Cheque/DD No.				Bank Date	RBI Date	08/11/2021-09:24:41	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. : 9423445974

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 करावयाच्या दस्तांसाठी लागू नाही.

M.N.Mal

Advocate
B.Com, LL.B.
Cell : 9423445974



Balaji Nagar, Near Matkari
Galli, Shegaon
Dist.Buldana 444113

FORMAT- A
(Circular No.: 28/2021)

To,
MahaRERA
Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no.13 admeasuring 202.00 sq.mtr.
from survey no. 299/1 situated at Shegaon part 2, tq.Shegaon, Dist.Buldana
(hereinafter referred as the said plot).

I have investigated the title of the said plot on the request of **Mr.Nitin Chhaganlal Ganatra & Smt.Bhanumati Chhaganlal Ganatra** R/o.Hiwarkhed, Tq.Telhara, Dist.Akola (Name of owner/ promoter/ developer/company) and following documents i.e :-

1)

1. Description of the property :

A] That private Open Plot no.13 area 202.00 sq.mtr. from survey no. 299/1 of Shegaon part 2 is owned by Mr.Nitin Chhaganlal Ganatra R/o. Hiwarkhed, Tq.Telhara, Dist.Akola. That the above said property is Subject Matter of this report. Which is bounded by - To the East – Shegaon Khamgaon Road, To the West – Plot of Bhayani and Mohan Agrawal, To the North – Plot of Smt. Bhanumati Ganatra, To the South – Plot of Sunanda Bhade. That the above plot which is converted for NA use by SDM Khamgaon in Rev Case No. NAP-36/Shegaon/5/2001-2002 Order Dt.29/05/2002. That then above plot which is regularise by Chief Officer Municipal Council, Shegaon Vide order Dt.19/01/2018.

B] That private Open Plot no.14 area 202.00 sq.mtr. from survey no. 299/1 of Shegaon part 2 is owned by Smt. Bhanumati Chhaganlal Ganatra R/o. Hiwarkhed, Tq.Telhara, Dist.Akola. That the above said property is Subject Matter of this report. Which is bounded by - To the East – Shegaon Khamgaon Road, To the West – Plot of Bhayani and Mohan Agrawal, To the North – Plot of Paraskar To the South – Plot of Nitin Ganatra.

That the above plot which is converted for NA use by SDM Khamgaon in Rev Case No. NAP-36/Shegaon/4/2001-2002 Order Dt.29/05/2002. That then above plot which is regularise by Chief Officer Municipal Council, Shegaon Vide order Dt.19/01/2018.



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2. The documents of allotment of plot :

- A] Sale Deed Sr.no.366 Dt.03.03.2006
- B] Sale Deed Sr.no.367 Dt.03.03.2006
- C] 7/12 extract of Plot no.13 from survey no.299/1 Dt.24.12.2020
- D] 7/12 extract of Plot no.14 from survey no.299/1 Dt.24.12.2020
- E] Order of C.O. Municipal Council Shegaon Dt.19.01.2018
- F] Amalgamation Order Dt.03.09.2021
- G] Sanction of Building Permission & Commencement Certificate Dt.18.10.2021

3. 7 /12 extract issued by Revenue Officer, Shegaon Part 2 dated 24.12.2020

4. Search report for 34 years from 1988 till 2021

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 **Mr.Nitin Chhaganlal Ganatra & Smt.Bhanumati Chhaganlal Ganatra** R/o.Hiwarkhed is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- 1) Plot no.13 area 202.00 sq.mtr. from survey no. 299/1 of Shegaon part 2 is owned by Mr.Nitin Chhaganlal Ganatra R/o. Hiwarkhed, Tq.Telhara, Dist.Akola.
- 2) Plot no.14 area 202.00 sq.mtr. from survey no. 299/1 of Shegaon part 2 is owned by Smt. Bhanumati Chhaganlal Ganatra R/o. Hiwarkhed, Tq.Telhara, Dist.Akola.
- 4) Qualifying comments/remarks if any N.A.

3) The report reflecting the flow of the title of the of **Mr.Nitin Chhaganlal Ganatra & Smt.Bhanumati Chhaganlal Ganatra** (owner / promoter / developer / company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 29.11.2021

Advocate.

(Stamp)



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FORMAT - A

(Circular No.:- 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr.No.

1. 7 /12 extract as on date of application for registration : 24.12.2020
2. Search report for 34 years from Taken from Sub-Registrar' office at **Shegaon** vide GRN MH008462651202122E Dt.08.11.2021.
3. Any other relevant title : NO
4. Litigations if any : NO

Encl : Annexure

Date: 29.11.2021

Manoj N. Mal
Advocate.

(Stamp)



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Advocate

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Balaji Nagar, Near
Matkari Galli, Shegaon
Dist.Buldana 444203

SEARCH REPORT

Date – 08.11.2021

To,

Whom it may be concern,

Subject :- Search report in respect of Open Plot no.13 area 202.00 sq.mtr. and Plot No.14 area 202 .00 sq.mtr. from survey no. 299/1 of Shegaon part 2.

R/Sir,

- 1). That **Mr. Nitin Chhaganlal Ganatra** R/o. Hiwarkhed, Tq.Telhara, Dist.Akola has approached to me and requested to give search report in respect of following said property -

Description of Property: -

- A) That private Open Plot no.13 area 202.00 sq.mtr. from survey no. 299/1 of Shegaon part 2 is owned by **Mr. Nitin Chhaganlal Ganatra** R/o. Hiwarkhed, Tq.Telhara, Dist.Akola. That the above said property is Subject Matter of this report. Which is bounded by - To the East – Shegaon Khamgaon Road, To the West – Plot of Bhayani and Mohan Agrawal, To the North – Plot of Smt. Bhanumati Ganatra, To the South – Plot of Sunanda Bhade. That the above plot which is converted for NA use by SDM Khamgaon in Rev Case No. NAP-36/Shegaon/5/2001-2002 Order Dt.29/05/2002. That then above plot which is regularise by Chief Officer Municipal Council, Shegaon Vide order Dt.19/01/2018.



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- B) That private Open Plot no.14 area 202.00 sq.mtr. from survey no. 299/1 of Shegaon part 2 is owned by **Smt. Bhanumati Chhaganlal Ganatra** R/o. Hiwarkhed, Tq.Telhara, Dist.Akola. That the above said property is Subject Matter of this report. Which is bounded by - To the East – Shegaon Khamgaon Road, To the West – Plot of Bhayani and Mohan Agrawal, To the North – Plot of Paraskar To the South – Plot of Nitin Ganatra.

That the above plot which is converted for NA use by SDM Khamgaon in Rev Case No. NAP-36/Shegaon/4/2001-2002 Order Dt.29/05/2002. That then above plot which is regularise by Chief Officer Municipal Council, Shegaon Vide order Dt.19/01/2018.

That **Mr. Nitin Chhaganlal Ganatra** and **Smt. Bhanumati Chhaganlal Ganatra** obtained amalgamation order of above said plot no. 13 and 14 from Chief Officer Nagar Parishad Shegaon Dt.03/09/2021.

- 2) That **Mr. Nitin Chhaganlal Ganatra** has submitted the documents in respect of above said property i.e. Sale-deed Sr. No.366, 367 Dt.03.03.2006, 7/12 extract of both plot Dt.24.12.2020, Order of C.O. Municipal Council Shegaon Dt.19/01/2018 of Both Plot, Amalgamation order Dt:03/09/2021, Sanction of Building Permission & Commencement Certificate Dt.18.10.2021. After perusing of the said documents and as per information of **Mr. Nitin Chhaganlal Ganatra**, I have taken search since the year 1988 to 2021 i.e. 34 years from Index II registers which is maintained by Sub-registrar Office Shegaon vide GRN MH008462651202122E Dt.08.11.2021.

- 3) After perusing of the said documents and search of Index II register it is clear that the above said open plot no. 13, area 202. Sq. mtr. from survey



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no. 299/1 was owned by **Mr. Anil Hemantkumar Mudliyar**. That **Mr. Anil Hemantkumar Mudliyar** sold the above said plot no.13 from Survey No.299/1 to **Mrs. Manik Subhash Nerkar** vide Sale deed Dt.15/06/1988. It is also clear that then **Mrs. Manik Subhash Nerkar** sold the above said plot no. 13 to **Sau.Pushpabai Benuprasad Khatri** vide sale-deed Dt.03/05/1993. It is also clear that open plot no. 14, area 202. Sq. mtr. from survey no. 299/1 was owned by **Mr. Anil Hemantkumar Mudliyar**. That **Mr. Anil Hemantkumar Mudliyar** sold the above said plot no.14 from Survey No.299/1 to **Mr. Subhash Laxmanrao Nerkar** vide Sale deed Dt.15/06/1988. It is also clear that then **Mr. Subhash Laxmanrao Nerkar** sold the above said plot no. 14 to **Sau. Sangita Bharat Khatri** vide sale-deed Dt.03/05/1993.

- 4) Then it is also clear that **Smt. Pushpa Benuprasad Khatri** sold the above said private plot no.13 admeasuring 202 sq.mtr. to **Mr.Nitin Chhaganlal Ganatra** vide sale-deed Dt.03/03/2006 and **Sau. Sangita Bharat Khatri** sold the above said Private Plot no.14 admeasuring 202 sq.mtr. to **Smt.Bhanumati Chhaganlal Ganatra**. vide sale-deed Dt.03/03/2006. Hence **Mr.Nitin Chhaganlal Ganatra** and **Smt.Bhanumati Chhaganlal Ganatra** became the owner above plots respectively.

That the above both owner has also obtained amalgamation order of C.O. Municipal Council Shegaon vide order Dt.03/09/2021 of the above both plot no. 13 and 14. It is also clear that **Mr.Nitin Chhaganlal Ganatra** and **Smt.Bhanumati Chhaganlal Ganatra** has also obtained Sanction of Building Permission & Commencement Certificate of Shegaon Municipal Council Dt.18.10.2021 over the above said both plots.



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- 5) In view of my above verification, search of Index II register, I hereby say and certify that the above said described in the above para 1 property is owned & Clear Title of **Mr.Nitin Chhaganlal Ganatra** and **Smt.Bhanumati Chhaganlal Ganatra** respectively.

Hence this Report Shegaon, Dt. 08.11.2021.

m/nmal
08/11/21
(M. N. MAL)

ADVOCATE SHEGAON

