

B.A. LL.B.

Gujarathi Housing Society,
Near Bus Stand, Shegaon, Dist. Buldana
Mob. 9422184040 / 7972228044



મો. નં. ૯૪૨૨૧૮૪૦૪૦ / ૭૯૭૨૨૨૮૦૪૪
ચી. ઇ. એલ. એલ. ચી.
ગુજરાતી હાઉસિંગ સોસાયટી,
યસ સ્ટેન્ડ જયલ્લ, શેગાંવ, જિ. બુલડાના
મોબા : ૯૪૨૨૧૮૪૦૪૦ / ૭૯૭૨૨૨૮૦૪૪

दिनांक : / /

FORMAT – A
(Circular 28/2021 dated 8/03/2021)

To,

MahaRERA

LEGAL TITLE REPORT

Sub : Title clearance certificate with respect to Plot No. CTS/C.S.
No. 09, total Area 625 Sq. Mtrs., out of Nazul Sheet No.
14-7 (Old Plot No. 5/2-7) situated at Shegaon, Tq. Shegaon,
District Buldhana (hereinafter referred as the said plot)

I have investigated the title of the said said plot on the
request of Adittyia Anagha Multi-State Credit Co-op. Society
Ltd., Nagpur, and following documents i.e. :-

- 1)-- **Description of the property :**
Plot No. 09, total Area 625 Sq. Mtrs., out of Nazul
Sheet No. 14-7 (Old Plot No. 5/2-7) situated at Shegaon,
Tq. Shegaon, District Buldhana.
- 2)-- **The documents of allotment of Plot No. 09 :**
 - i)- Sale-deed of Plot No. 09 dated 13.02.2020.
 - ii)- Mutation Entry No. 1909 of Plot No. 9 dt. 24.06.2020.
 - iii)- Property Card of Plot No. 09 dt. 6.11.2020.
 - iv)- Copy of Assessment of Property No. Z2W20000495.
(i.e. Plot No. 9)
 - v)- Sale-deed of Plot No. 10 dated 10.11.2020.
 - vi)- Mutation Entry No. 2075 of Plot No. 10 dt. 21.01.2021
 - vii)- Property Card of Plot No. 10 dt. 9.04.2021.
 - viii)- Copy of Assessment of Property No. Z2W20000496.
(i.e. Plot No. 10)

G. S. Patil

G. S. PATIL
ADVOCATE
SHEGAON

ix)- Order of amalgamation of **Plot Nos. 9 & 10** dt.8.07.2021 passed by Chief Officer,M.C., Shegaon.

x)-Sanction of Building Permission & Commencement certificate in respect of construction over renumbered **Plot No. 9.**

On perusal of the above mentioned documents and all other relevant documents relating to title of the above said property I am of the opinion that the title of **Aditty Anagha Multi-State Credit Co-op. Society Ltd., Nagpur** is clear, marketable and without any encumbrances.

Owner of the land : (in respect of amalgamated Plot No. 9)

- 1)- Aditty Anagha Multi-State Credit Co-op. Society Ltd., Nagpur.
- 2)- Qualifying comments/remarks if any. : Not-applicable.

Developer of the Plot : Aditty Anagha Multi-State Credit Co-op. Society Ltd., Nagpur.

- 4)- Qualifying comments/remarks if any. : Not applicable.

The report reflecting the flow of the title of **Aditty Anagha Multi-State Credit Co-op. Society Ltd., Nagpur** on the above said amalgamated **Plot No. 9** is enclosed herewith as annexure.

Chait

Encl : Annexure

Adv. G. S. Patil

B.A. LL.B.

Gujarathi Housing Society,

Near Bus Stand, Shegaon, Dist. Buldana

Mob. 9422184040 / 7972228044

॥ SHREE ॥



अॅड. जी. एस. पाटील

बी. ए. एल. बी.

गुजराथी हाऊसिंग सोसायटी,

बस स्टॅण्ड जवळ, शेगांव, जि. बुलडाणा

मोबा : ९४२२१८४०४० / ७९७२२२८०४४

दिनांक : / /

ANNEXURE

(Flow of Title of the said Plot)

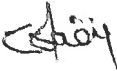
Revenue Survey No 292-293/1

1 That Plot No. 09, total Area 625 Sq. Mtrs. (Out of old Plot No. 5/2-7) out of Nazul Sheet No. 14-7 of Shegaon, Tq. Shegaon, Dist. Buldhana, which is bounded by, To the East : Plot No. 12, To the West : Lay-out Road, To the North : Plot No. 8, To the South : Field Survey No. 292, is the subject matter of flow of title.

2 Previously Plot No. 5/2-7 out of Nazul Sheet No. 14-7, total area 4707.7 Sq. Mtrs. was owned by Muktilal Ganulalji Paldiwal, R/o Shegaon, who converted the said entire plot into residential purpose by the order of S.D.O. Khamgaon in Rev. Case No. NAP-34/12/1983-84 of Shegaon on 5.01.1984 and thereafter out of the said sanctioned layout Pvt. Plot No. 9, Area 325 Sq. Mtrs. was sold out by the said original owner to Radheshyam Fattelal Chadak by registered sale-deed dated 13.07.1988 vide document no. 84 and accordingly mutation was recorded in the name of Radheshyam Fattelal Chandak on 25.07.1989 by pherfar no. 9322. Thereafter said Radheshyam Fattelal Chadak made construction over said Plot No. 9 and thereafter said Radheshyam Fattelal Chadak died on 12.12.2017 leaving behind legal heirs namely Smt. Shama Radheshyam Chandak and Sau. Rekha Dipak Taori.

3 That after the death of Radheshyam Fattelal Chandak, his legal heirs Smt. Shama Radheshyam Chandak and Sau. Rekha Dipak Taori became owner of said Plot No. 9, Area 325 Sq. Mtrs. alongwith constructed house thereon, and accordingly mutation is recorded in their names to the Nazul Record on 21.08.2018, as well as to the Municipal Record.

4 Thereafter, Smt. Shama Radheshyam Chandak and Sau. Rekha Dipak Taori sold out said Plot No. 9, Area 325.00 Sq. Mtrs. (i.e. 3497.00 Sq.ft.) to Adittyia Anagha Multi-State Credit Co-op. Society Ltd., Nagpur, by registered sale-deed dated 13.02.2020 vide document no. 339/2020 and accordingly mutation is recorded in the name of Adittyia Anagha Multi-State Credit Co-op. Society Ltd., Nagpur to the Nazul Record on 24.06.2020 by pherfar no. 1909 as well as the mutation is also recorded in the name of said


G. S. PATIL
ADVOCATE
SHEGAON

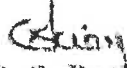
society to the Municipal Record bearing Property No. **Z2W20000495**.

5 Similarly, the original owner Muktilal Ganulalji Paldiwal sold out Plot no. 10, Area 294.58 Sq. Mtr., out of said residential layout of Plot No. 5-2 out of Nazul Sheet No. 14-7 of Shegaon to Mohanlal Fattelal Chandak by registered sale-deed dated 09.09.1988 vide document no. 179 and accordingly mutation was recorded in the name of Mohanlal Fattelal Chandak on 20.01.2000 by pherfar no. 845. Thereafter Mohanlal Fattelal Chandak sold out the said Plot No. 10, Area 300 Sq.Mtrs. i.e. 3228.00 Sq. ft. to Adittyia Anagha Multi-State Cr. Co-op. Soc. Ltd., Nagpur, by registered sale-deed dated 10.11.2020 vide document no. 243/2020 and accordingly mutation is recorded in the name of Adittyia Anagha Multi-State Cr. Co-op. Soc. Ltd., Nagpur, to the Nazul record on 21.01.2021 by pherfar no. 2075, so also to the Municipal record bearing Property No. Z2W20000496.

6 Thereafter, Adittyia Anagha Multi-State Cr. Co-op. Soc. Ltd., Nagpur, applied for amalgamation of above said Plot Nos. 9 & 10 to the Municipal Council, Shegaon and accordingly the Chief Officer, M.C., Shegaon has granted permission for amalgamation of Plot Nos. 09 & 10 on 8.07.2021 and by virtue of said amalgamation the said plot is renumbered as Plot no. 09, total Area 625 Sq. Mtrs.. Thereafter, said Adittyia Anagha Multi-State Cr. Co-op. Soc. Ltd., Nagpur obtained construction permission from Nagar Parishad Shegaon on 30.09.2021 to construct renumbered Plot No. 9.

7 That during the search of Index II register for the period 1995 till date I found that said Adittyia Anagha Multi-State Cr. Co-op. Soc. Ltd., Nagpur is found to be absolute owner of renumbered Plot No. 09 (Old Plot No. 5/2-7) out of Nazul Sheet No. 14-7 of Shegaon, Tq. Shegaon, Dist. Buldhana and it has got valid, clear and marketable title to the said plot and the said property is free from any lien, charges and encumbrances.

Shegaon.
Dt/- 21.02.2025.


(G. S. Patil)
Advocate, Shegaon.

G. S. PATIL,
ADVOCATE
SHEGAON

Adv. G. S. Patil

B.A. LL.B.

Gujarathi Housing Society,

Near Bus Stand, Shegaon, Dist. Buldana

Mob. 9422184040 / 7972228044

॥ SHREE ॥



अॅड. जी. एस. पाटील

बी. ए. एल. बी.

गुजराथी हाऊसिंग सोसायटी,

बस स्टॅण्ड जवळ, शेगांव, जि. बुलडाणा

मोबा : ९४२२१८४०४० / ७९७२२८०४४

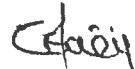
दिनांक : / /

FORMAT – A
(Circular 28/2021)
(Flow of the Title of the said Plot)

Sr. No.

- 1)- Sale-deeds of Plots bearing Nos. 09 & 10 dt. 13.02.2020 & 10.11.2020 respectively.
- 2)- Mutation Entry bearing Nos. 1909 of Plot No. 09 dt. 24.06.2020, so also Mutation Entry No. 2075 of Plot No. 10 dt. 21.01.2021.
- 3)- Copy of Assessment in respect of Plot bearing Nos. 09 & 10.
- 4)- Amalgamation order dt. 8.07.2021 in respect of renumbered Plot No. 09.
- 5)- Search Report for period of 30 years i.e. 1995 till date taken from Sub Registrar Office, Shegaon, Tq. Shegaon, Dist. Buldhana.
- 6)- Any other relevant title. : N.A.
- 7)- Litigations, if any : There as no any litigations.

Date : 21.02.2025


(G. S. Patil)
Advocate, Shegaon.

G. S. PATIL
ADVOCATE
SHEGAON