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444 605. (Maharashtra)

Panel Advocate for Union Bank of India, Branches at Amravati.

DATE : 09/06/2023

FORMAT – A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1. 7/12 Extract/Property Card as on date of application for registration.**

Property Card dtd. 04/04/2019 in respect of Nazul Plot No. 2056 developed on Sheet No. 17 Survey No. 40/1 of Mouje: Benoda, Tq. And Distt. Amravati.

- 2. Mutation Entry No. 539 dtd. 06/02/2019.**

- 3. Search Report for 30 years from 1994 up to 2023 taken from the office of Jt. Sub Registrar, Amravati City-1, 2 and 3, Camp, Amravati, Tq. and Distt. Amravati.**

- 4. Any other relevant title.**

Upon verification of the Index-II register and Revenue Records I find that the Field Survey No. 40/1 of Mouje: Benoda, Tq. and Distt. Amravati was owned by M/s. Vijay Bhandari & Company through Managing Partner V. B. Bhandari R/o. Amravati and Partner of said Company had



applied for conversion of agriculture land into non-agriculture purpose before the Sub Divisional Officer, Amravati and by an order dtd. 31/08/1971 land admeasuring 7 Acres out of 10 Acres 20 Gunthe has been converted into non-agriculture i.e. residential purpose and lay-out converted plots have been demarcated thereon.

Thereafter I find that, M/s. Vijay Bhandari & Company a Partnership Firm of Amravati through Managing Partner Sheri. Vijay Balkrishna Bhandari, R/o. Amravati has sold Lay-out Converted Plot No.4, 15, 16, 17, 18, 20, 21 to 32, 37, 39, 40, 41, 42, 52 and 53 from Field Survey No. 40/1 of Mouje: Benoda, Tq. and Distt. Amravati to The Shaskiya Karmachari AMAR Gruh Nirman Sahakari Sanstah Limited a Co-operative Housing Society bearing Registration No. ATI/HSG/178 of Amravati, Tq. and Distt. Amravati vide Registered Sale Deed bearing Serial No. 2101 dtd. 14/11/1972 execute in the office of Jt. sub Registrar, Amravati City, Amravati and thereby said society become the owner of those plots.

I further find that, the Shasakiya Karmachari AMAR Gruh Nirman Sahakari Sanstah Limited a Co-operative Housing Society bearing Registration No. ATI/HSG/178 of Amravati, Tq. and Distt. Amravati has allotted Plot No. 26 to Mr. Somanand Marotrao Gajbhiye, R/o. Amravati vide Resolution No.1 dtd. 24/01/1981 passed in the Meeting of Shaskiya Karmachari AMAR Gruh Nirman Sahakari Sanstah Limited a Co-operative Housing Society bearing Registration No. ATI/HSG/178 of Amravati and thereby he become the allottee of Plot No. 26.



Thereafter I find that, as per Mutation Entry No. 1022 dtd. 17/11/992 regarding Allotment of Plot No.26 admeasuring 3150 Sq. Ft. from Field Survey No.40/1 of Mouje: Benoda, Tq. and Distt. Amravati has been mutated in the name of Mr. Somanand Marotrao Gajbhiye, R/o. Amravati in record of rights of the said property.

Then I find that, the Shasakiya Karmachari AMAR Gruh Nirman Sahakari Sanstah Limited a Co-operative Housing Society bearing Registration No. ATI/HSG/178 of Amravati, Tq. and Distt. Amravati with consent of and as per the wish of Mr. Somanand Marotrao Gajbhiye, R/o. Amravati allotted Plot No. 26 to Mr. Vinod Somanand Gajbhiye vide Resolution No.5 dtd. 28/08/1984 passed in the Meeting of Shasakiya Karmachari AMAR Gruh Nirman Sahakari Sanstah Limited a Co-operative Housing Society bearing Registration No. ATI/HSG/178 of Amravati and thereby he become the allottee of Plot No. 26 and Plot No. 26 has been mutated in his name in record of right of the Plot No. 26 vide Mutation Entry No. 242 and to that effect Gao Namuna 2 had been issued by the concern Talathi on 04/12/1992.

Thereafter I find that, Shri. Mandadi Krishna Buchanna has been inducted as member of Shasakiya Karmachari AMAR Gruh Nirman Sahakari Sanstah Limited, Amravati a Co-operative Housing Society bearing Registration No. ATI/HSG/178 of Amravati after resignation of Mr. Vinod Somanand Gajbhiye, R/o. Amravati and he has sold Plot No. 26 admeasuring 3150 Sq. Ft. to Shri. Mandadi Krishna Buchanna vide Registered Deed of Transfer bearing



Serial No. 2947 dtd. 09/07/1999 executed in the office of Jt. Sub Registrar, Amravati City-2, Camp, Amravati with No Objection accorded by the said Society and thereby Shri. Mandadi Krishna Buchanna become the absolute owner and title holder of the Plot No. 26 admeasuring 3150 Sq. Ft. developed on Field Survey No. 40/1 of Mouje: Benoda, Tq. and Distt. Amravati.

Thereafter a Resolution No.3 passed in General Meeting of the said society dtd.22/08/2004 in respect of transfer of plot to Shri. N. A. Anbhore and Shri. M. Krishna Buchanna along with list of members of society and revised measurements of plots.

Thereafter one Sale Deed notarized before the Notary, Amravati at NRS No. 9102/2012 dtd. 05/12/2012 executed by Shri. Bhanudas Ramchandra Tavlare, President and Shri. Namdeo Arjun Anbhore, Secretary of Shasakiya Karmachari Amar Gruh Nirman Sahakari Sanstha, Maryadit, Amar Colony, Amravati in favour of Shri. Mandadi Krishna Buchanna in respect of Northern side's piece of Plot on admeasuring 1278 Sq. Ft. from 2412 Sq. Ft. adjacent to Layout converted Plot No.26-B to remove technicalities.

Lastly I find that, at present Shri. Mandadi Krishna Buchanna is the absolute owner and title holder of Nazul Plot No. 2056 admeasuring 398.36 Sq. Mtrs. developed on Nazul Sheet No.17, Survey No. 40/1 of **Mouje: Benoda**, Tq. and Distt. Amravati and his name is mutated in the Property Card vide Mutation Entry No. 539 dtd. 06/02/2019.

I further find that, Mr. Mandadi Krishna Buchanna has decided to make construction of the multistoried building



upon said property a building plan of apartment scheme was prepared by him and then it was submitted the said building plan before the Assistant Director, Town Planning, Municipal Corporation, Amravati for its sanctioned. The Municipal Corporation has gone through the said map and approval has been granted by the Assistants Director, Town Planning, Municipal Corporation, Amravati as per Building Permit No. 738 dtd. 02/03/2022.

5. Litigation if any.

There is no litigation pending in respect of Nazul Plot No. 2056 admeasuring 398.36 Sq. Mtrs. developed on Nazul Sheet No.17, Survey No. 40/1 of **Mouje: Benoda**, Tq. and Distt. Amravati.

Date: 09/06/2023.




(Adv. Prashant S. Raut)
Amravati.