

Thus as stated above, Shri Kishor Ramratan Sarda, Shri Shyam Ramratan Sarda & Shri Ravindra Ramratan Sarda became owner of their 1/3rd undivided share in the said property vide mutation entry No.9796 dated 30/6/2016.

I further find that the property under reference is come under 'B' Tenure. After verification of records I found that Shri Shyam Ramratan Sarda has regularized the 'B' Tenure land for further period of 30 years as per order of S.D.O., Amravati on dated 23/3/2016. Though the 'B' Tenure land is regularized for further period of 30 years, but as per notification of the Government, permission for obtaining loan on the said plot is necessary.

Now I find that the property under reference with a old constructed house thereon came to be purchased by Shri Someshwar Vitthalrao Pusatkar from Shri Kishor Ramratan Sarda, Shri Shyam Ramratan Sarda & Shri Ravindra Ramratan Sarda by way of registered sale deed dated 6/10/2016 registered at Sr.No.4118. That in the said sale deed, Sau.Megha Girishkumarji Rathi & Sau.Varsha Manojkumarji Rajurkar are the consenting parties.

Thus Shri Someshwar Vitthalrao Pusatkar became full and absolute owner of the said plot and his name has been recorded in P.R.Card as per mutation entry No.9836 dated 18/10/2016.

Thereafter I find that Shri Someshwar Vitthalrao Pusatkar has purchased TDR rights, admeasuring 5200 sq.ft. (483.10 sq.mtrs.) from Datta Fertilizers & Chemical Pvt.Ltd., through its Managing Director Shri Ashokkumar Ratanlalji Soni as per registered sale deed dated 26/10/2016 registered at Sr.No.4350/2016.

Thereafter I find that Shri Someshwar Vitthalrao Pusatkar has decided to construct a residential building on the said plot No.3/2. Accordingly, the building construction plan of the scheme named as '**Aryvan Residency**' has been submitted by Shri Someshwar Vitthalrao Pusatkar before the Town Planning Authority of Municipal Corporation, Amravati. The said building plan is approved and sanctioned by the Municipal Authority as per building permit No.1620 dated 9/12/2016. As per the sanctioned building plan, Shri Someshwar Vitthalrao Pusatkar has decided to construct a apartment scheme by named and styled as 'Aryvan Residency', consisting of 25 flats situated on the first, second, third, fourth & fifth floor. The details of family units are as under:-



Flat No.	Floor	Carpet Area in sq.mtrs.	Built up area in sq.mtrs.	Super Built up area in sq.mtrs. (Incl.Lift,	Undivided share in land in percentage (%)
----------	-------	-------------------------	---------------------------	---	---