Amravati finally passed order on 27.04.2010 thereby allowed existence of layout containing plot no.6 area of 511.70sq.mtr. alongwith others of A-B division. As such Plot no.6 come into existence and its initial possession, title as well as ownership recorded in favor of said Mohanlal & Satynarayan Saboo jointly. Then said plot no.6 purchased by Padam Builders, a firm through Partners Gopal Satyanarayan Karwa (H.U.F.), Dnyaneshwar Shrikrishna Ganorkar, Sau. Rekha Prakash Panpaliya all R/o.Amravati vide sale deed dtd.03.02.2016 regd. at sr. no.302. Hence said firm become absolute owner of said plot.

Hence in view of above discussion, the title, possession as well as ownership of both plots nos.1 & 6 transferred in favor of firm Padam Builder.

Then by way of sale deed dt.07.09.2016, regd. sr.no.3748, the said firm purchased T.D.R. rights admeasuring area of 494sq.mtr. out of 5608.8sq.mtr. land from F.S.No.61/1 Mouje-Navsari in view of Folio No.73/16, dt.06.09.2016, Certificate No.73 issued by A.D.T.P.M.C.Amravati. Hence said firm have availability of area of T.D.R. so as to facilitated any construction of building along with total area of both plots.

Upon proposal put forth by said firm both plots no.1 & 6 have been amalgamated into each others as per order dtd.29.09.2016 passed by Collector, Amravati in Rev. case no. N.A.P.-34/24/2016-17. Hence the amalgamated area of 1321.70Sq.Mtr. from both plots no.1 & 6 available in possession of said firm.

That the said firm as owner of plots submitted proposal with M.C.Amravati for construction of Multi-Storied large residential apartment building upon total available area of both plots with area of TDR. Upon the proposal of said owners, A.D.T.P.M.C.Amravati vide building permit no.1368 dtd.02.11.2016 approved construction of proposed multistoried building containing of total 42units include residential as well as commercial units. In said approval the F.S.I. factor is consumed as 1.90