210/0 इतर पावती Original/Duplicate
Monday,17 December 2016 5:27 PM नोंदणी कं. :39म
Regn.:39M

पावती क्रं.: 9593 दिनांक: 17/12/2016

गावाचे नाव: सातुर्णा
दस्तऐवजाचा अनुक्रमांक: अरन1-0-2018
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: अँड अजय एत्त देंगळे रा अमरावती
वर्णन अर्ज क्रमांक 4981 मौजा सातुर्णा सर्वे न 15/2, 15/2अ ले आऊट कन्हर्टेड लॅन्ड 10080 sq mt (सन 1989 ते 2018)30 वर्ष

शोध व निरीक्षणे	रु. 750.00
एकूण:	रु. 750.00

Sub Registrar Amaravati

1): देयकाचा प्रकार: By Cash रक्कम: रु 750/-

12/17/2018

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : ..... Date : .....

Annexure – B :
REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1	a)Name of the Branch/ Business Unit/Office seeking opinion.	**The Branch Manager** **State Bank of India,** **Industrial Finance Branch,** **Aurangabad**
	b)Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	
	c)Name of the Borrower.	**Landmark Creators through Partner Shri. Madhur Laxmikant Laddha, Mrs. Anupama Madhur Laddha, Shri.Abhishek Jugalkishor Tapdiya & M/S. Tapadia Construction Ltd. through his authorized Director Shri. Jugalkishor Chhaganlal Tapadia.** R/o. Amravati
2.	a)Name of the unit/concern/ company/person offering the property/ (ies) as security.	**As above**
	b)Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Partnership frim
	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3..	Complete or full description of the immovable property/ (ies) offered as security including the following details.	**Layout Converted land for commercial purpose admeasuring 6552 sq.mtr. (70499.52 sq.ft).** **FOR REGISTERED MORTGAGE**
	(a) Survey No.	**Survey No.15/2 & 15/2-A**
	(b) Door/House no. (in case of house property	
	(c) Extent/ area including plinth/ built up area in case of house property	
	(d) Locations like, name of the place, village, city, registration, sub-district etc. Boundaries.	Situated with the limits of Municipal Corporation, Amravati of Mouje-**Saturna,** Pragane – **Badnera,** Tq. Dist. Amravati. Which is bounded as under.: **East -** Amravati –Badnera Road **West –** Remaining portion of N.A. Land admeasuring 3528 sq.mtr. sold to Dream Infravision **North –** Land owned by Pradip & Rakesh Khatri i.e. field survey No. 15/2 **South -** Field of Shri. Deshmukh

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : .....

Date : .....

4.	a) Particulars of the documents scrutinized-serially and chronologically, (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note :Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				
	Sr. No.	Date	Name/ Nature of the Document	Original/ -certified copy/certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1	21/03/1991	Two Sale deed	Copy of record of sub-registrar	Verified from record of sub-registrar office
	2	25/06/1997	Sale deed	-do-	-do-
	3	20/08/1997	Sale deed	-do-	-do-
	4	31/12/1997	Sale deed	-do -	-do-
	5	08/08/2008	Sale deed	-do-	-do-
	6	24/05/2010	POA	Photo copy	-do-
	7	03/11/2011	POA	Photo copy	-do-
	8	04/11/2011	T.D.R. sale deed	Photo copy	-do-
	9	11/01/2012	N.A. order	Photo copy	Verified from revenue record
	10	22/06/2011	Deed of Partnership	Original	Yes
	11	30/06/2012	Sale deed	Photo copy	Verified from record of sub-registrar office
	12	03/04/2013	Deed of Retirement cum admission & partnership	Original	Yes
	13	28/10/2014	Sale deed	Photo copy	-do-
	14	01/04/2016	Deed of partnership	Original	Yes
	15	06/09/2016	POA	Photo copy	Verified from record of sub-registrar office
	16	02/01/2017	8 sale deed of T.D.R.	Photo copy	Verified from record of sub-registrar office
	17	04/01/2017	3 sale deed of T.D.R.	Photo copy	-do-
	18	05/01/2017	T.D.R. Sale deed	Photo copy	-do-
	19	08/08/2018	Building plan	Photo copy	---
	20	30/08/2018	Copy of resolution passed by Board of Director of Tapadia Construction Ltd.	True copy	--
	21	01/09/2018	Deed of partnership	Original	Yes
	22	12/12/2018	Copy of Registration of firm with upto date changes	True extract	--
	23	28/11/2018	Memoandum of understanding cum deed of retirement	Original	Yes
	24	28/11/2018	Sale deed	Photo copy	-do-
	25	12/09/2018	Gaon Namuna 7/12	Photo copy	--
	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)				That the avove mentioned title deeds are compared with the relevant Sub-Registrar Office.

..3

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : .....

Date : .....

6.	a)Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Record for the year 2002 to 2018 are available on online
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Online record of the year 2002 to 2018 are verified and cross checking are made and not to find any adverse findings
	c)Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7.	a)Property offered as security falls within the jurisdiction of which sub-registrar office?	**Sub-registrar Office Amravati City -1,**
	b)Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Sub-registrar Office Amravati City 1, 2,3
	c)Whether search has been made at all the offices named at (b) above?	Yes
	d)Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not reveal any registration of multiple title document in respect of the property.

8. Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.

In case of property offered as security for loans of Rs, 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)

Upon verification of the Index-II register and Revenue Records for period relevant to this search report, I find that the F.S. No 15/2, out of which land admeasuring 3 acre 6 Guntha, of Mouje- Saturna, Pragane- Badnera,Tq. Dist. Amravati, Was originally owned and possessed by Shri. Arvind Keshavrao Jahagirdar and land admeasuring 2 acre 4 guntha owned and possessed by Shri. Pradeep Keshavrao Jahagirdar.

Thereafter I find that, out of the said field, land admeasuring 35 Guntha came to be purchased by Shri. Lahorimal Kisanchand Khatri, Shri. Chhugaram Lahorimal Khatri, Shri. Shamlal Lahorimal Khatri, Shri. Bhimandas Lahorimal Khatri, Shri. Rajkumar Lahorimal Khatri from Shri. Pradeep Keshavrao Jahagirdar, as per registered sale deed dated 24/08/1982, registered at Sr. No. 3358.

..4

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : ..... Date : .....

Thereafter I find that, out of the said field, land admeasuring 2 acre 37 Guntha came to be purchased by Shri. Lahorimal Kisanchand Khatri, Shri. Rajkumar Lahorimal Khatri, Smt. Kantadevi Shamlal Khatri and Smt. Meeradevi Chhugaram Khatri from Shri. Arvind Keshavrao Jahagirdar, as per registered sale deed dated 21/03/1991, registered at Sr. No. 1660 chha.

Thereafter I find that, out of the said field, land admeasuring 1 acre 9 Guntha came to be purchased by Shri. Shamlal Lahorimal Khatri, Shri. Bhimandas Lahorimal Khatri and Smt. Meeradevi Chhugaram Khatri from Shri. Pradeep Keshavrao Jahagirdar, as per registered sale deed dated 21/03/1991, registered at Sr. No. 1661 Chha. Thus aforesaid Six persons became the joint owner of the said field land admeasuring 5 acre i.e. 2 H. 02 Guntha.

Thereafter I find that, during life time Shri. Lahorimal Kisanchand Khatri has prepared will on 01/09/1992, as per the said will he has bequeathed his share in the aforesaid land to his son Shri. Chhugaram Lahorimal Khatri, therefore after the death of Shri. Lahorimal Kisanchand Khatri his aforesaid son became the owner of his share.

Thereafter I find that, the said field, land admeasuring 2 Hec. 02 R. came to be purchased Shri. Rakesh Chhugaram Khatri from Shri. Chhugaram Lahorimal Khatri, Shri. Shamlal Lahorimal Khatri, Shri. Bhimandas Lahorimal Khatri, Shri. Rajkumar Lahorimal Khatri, Smt. Kantadevi Shamlal Khatri and Smt. Meeradevi Chhugaram Khatri, as per registered sale deed dated 31/12/1997, registered at Sr. No. 5195.

Thereafter I find that, out of the said field, land admeasuring 2 acre 2 R came to be purchased by ABC Reality Pvt. Ltd. through its Director, Shri. Pravin Brijmohan Mundhada & Shri. Amarnath Balkrishnan from Shri. Rakesh Chhugaram Khatri, as per registered sale deed dated 08/08/2008, registered at Sr. no. 3011.

Thereafter I find that, land admeasuring 0 H. 06 R from survey No. 15/2 came to be purchased by Shri. Pradip Chugaram Khatri from Shri. Arvind Keshavrao Jahagirdar, as per registered sale deed dated 10/06/2010, registered at Sr. no.2133.

Thereafter I find that, the land admesuring 83 R, from field survey No. 15/2, owned by ABC Reality Pvt. Ltd. through its Director, Shri. Pravin Brijmohan Mundhada & Shri. Amarnath Balkrishnan and land admeasuring 17 R from field survey No. 15/2 owned by Shri. Rakesh Chugaram Khatri and land admeasuring 6 R from survey No. 15/2, and 6 R from Survey No. 15/2-A owned by Shri. Pradip Chugaram Khatri . Thus total land admeasuring 1 H. 12 has jointly converted from Agriculture into non agriculture i.e. for commercial purpose, as per revenue case No. NAP-34/Saturna-69/2011-2012, order dated 11/01/2012.

I find that, the layout plan of the aforesaid field has been approved and sanctioned by Town Planning Authority of Municipal Corporation, Amravati as per vide order No. 132, dated 06/01/2012, as per the said layout plan,land admeasuring 1120 sq.mtr. is reserve for open space and remaining land admeasuring 10080 sq.mtr. is for commercial purpose.

..5

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : .....

Date : .....

I further find that, TDR right admeasuring 7446.40 sq.mtr. acquired by Maloo and Talda Developers through partner Shri. Pravin Balkrushna Maloo from Municipal Corporation Amravati vide folio No. AMC/ADTP/TDR/27/2011. Dated 13/04/2011, as per certificate No.27 for a lieu of 20500 Sq.mtr. of land from out of Field Survey No. 339/1, 339/1-A of Mouje -Badnera within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Garden.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 4505.76 sq.mtr. (48500 sq.ft.) came to be purchased by A.B.C. Reality Pvt. Ltd. through Director, Shri. Pravin Brijmohan Mundhada, Shri. Amrarnath Balkrushnaji Mudliyar from Maloo and Talda Developers through partner Shri. Pravin Balkrushna Maloo, as per registered sale deed dated 04/11/2011, registered at Sr. No. 5243.

Thereafter I find that, A.B.C. Reality Pvt. Ltd., Shri. Pradip Chugaram Khatri and Shri. Rakesh Chugaram Khatri has obtained the permission for construction of Commercial building on the portion of the said land by unitilizing the T.D.R. right admesauring 4031.7 sq.mtr., from Town planning Authoirty of Municipal Corporation, Amravati, as per vide building permit No. 64 dated 13/04/2012.

I find that, Mrs. Anupama Madhur Laddha, Shri. Madhur Laxmikant Laddha, Shri. Pankaj Padamchand Dhoot, Shri. Jugalkishor Chhaganlal Tapadia has formed Partnership Mm by name and style as "Land Mark Creators" and accordingly the deed of partnership has been executed on 22/06/2011.

Thereafter I find that, out of the said layout converted land, the land admeasuring 0 H. 29R i.e. 2900 sq.mtr. from field survey No. 15/2 & 15/2-A came to be purchased by Land Mark Creators through Partner Shri. Madhur Laxmikant Laddha from Shri. Pradip Chugaram Khatri and Shri. Rakesh Chugaram Khatri with the consent of A.B.C. Reality Pvt. Ltd. through Director, Shri. Pravin Brijmohan Mundhada, Shri. Amrarnath Balkrushnan, as per registered sale deed dated 30/06/2012, registered at Sr. no. 3660.

Thereafter I find that, the partners of Landmark Creators by name Shri. Pankaj Padamchand Dhoot and Shri. Jugalkishor Chaganlal Tapdia has decided to retired from the Mm and the new partner Mr. Abhishek Juagalkishor Tapadia has agreed to admit as a new parter, therefore the retiring partner, continuing partner and incoming partner has prepared and executed deed of retirement cum admission and partnership on 03/04/2013.

Thereafter I find that, out of the said layout converted land, the land admeasuring 2 acre 02 R i.e. 8300 sq.mtr. from field survey No. 15/2 along with the T.D.R. right admeasuring 4031.07 sq.mtr. and along with right of sanctioned building plan came to be purchased by Land Mark Creators through Partner Shri. Madhur Laxmikant Laddha from A.B.C. Reality Pvt. Ltd. through Director, Shri. Pravin Brijmohan Mundhada, Shri. Amrarnath Balkrushnan, as per registered sale deed dated 28/10/2014, registered at Sr. no. 2371.

Thereafter I find that, the partner of Land Mark Creators has desire and agreed to admit new partners by name M/s. Tapadia Construction Ltd. through its authorized Director Shri. Jugalkishor Chhaganlal Tapadia, Shri Rushabh Hasmukh Mehta, Shri. Narendra Gopichand Bharani, Shri. Sanjay Premchand Harwani, Shri. Jaykumar Narayandas Hemrajani and accordingly, the Deed of partnership has been executed on 01/04/2016.

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : ..... Date : .....

I find that, Shri. Pravin Balkrushna Maloo has executed power of attorney in favour of Shri. Manoj Radhawallabhji Bhattad on 28/04/2008, registered at Sr. no.1602, for only to put up the document which is sign by him for registration and get it registered in favour of proposed purchaser.

I find that, Maloo & Talda Deveopers through Partner Shri. Pravin Balkrushna Maloo has executed power of attorney in favour of Shri. Manoj Radhawallabhji Bhattad on 24/05/2010, registered at Sr. no.2608, for only to put up the document which is sign by him for registration and get it registered in favour of proposed purchaser.

I find that, Soni Maloo & Talda Deveopers through Partner Shri. Pravin Balkrushna Maloo and Shri. Ashokkumar Ratanlalji Soni have executed power of attorney in favour of Shri. Manoj Radhawallabhji Bhattad on 03/11/2011, registered at Sr. no.5225, for only to put up the document which is sign by him for registration and get it registered in favour of proposed purchaser.

I find that, Shri Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni has executed power of attorney in favour of Shri. Manoj Radhawallabhji Bhattad on 06/09/2016, registered at Sr. no.3730, for only to put up the document which is sign by him for registration and get it registered in favour of proposed purchaser.

DETAILS OF T.D.R. PURCHASED BY LANDMARK CREATORS

1) I further find that, TDR right admeasuring 3114 sq.mtr. acquired by Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni from Municipal Corporation Amravati, vide folio No. AMC/ADTP/ TDR/59/2015. Dated 09/02/2015, as per certificate No.59 for a lieu of 6600 Sq.mtr. of land from out of Field Survey No. 25/3 of Mouje –Akoli within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Play Ground, Library , Maternity Home.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 242.38 sq.mtr. (2609 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni, as per registered sale deed dated 02/01/2017, registered at Sr. No. 5.

2) I further find that, TDR right admeasuring 3486 sq.mtr. acquired by Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni from Municipal Corporation Amravati, vide folio No. AMC/ADTP/ TDR/57/2015. Dated 09/02/2015, as per certificate No.57 for a lieu of 6600 Sq.mtr. of land from out of Field Survey No. 25/3 of Mouje –Akoli within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Play Ground, Library , Maternity Home.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 503.18 sq.mtr. (5416.22 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni, as per registered sale deed dated 02/01/2017, registered at Sr. No. 6.

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : ..... Date : .....

3) I further find that, TDR right admeasuring 4794.52 sq.mtr. acquired by Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni from Municipal Corporation Amravati, vide folio No. AMC/ADTP/ TDR/60/2015. Dated 09/02/2015, as per certificate No.60 for a lieu of 4794.52 Sq.mtr. of land from out of Field Survey No. 98 of Mouje –Peth Amravati within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Primary School.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 1781.55 sq.mtr. (19177 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni, as per registered sale deed dated 02/01/2017, registered at Sr. No. 7.

4) I further find that, TDR right admeasuring 4456.38 sq.mtr. acquired by Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni from Municipal Corporation Amravati, vide folio No. AMC/ADTP/ TDR/58/2015. Dated 09/02/2015, as per certificate No.58 for a lieu of 6556.38 Sq.mtr. of land from out of Field Survey No. 98 of Mouje –Peth Amravati within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Primary School.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 3000 sq.mtr. (32292sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni, as per registered sale deed dated 02/01/2017, registered at Sr. No. 8.

5) I further find that, TDR right admeasuring 2143.50 sq.mtr. acquired by Shri. Pravin Balkrushna Maloo from Municipal Corporation Amravati vide folio No. AMC/ADTP/TDR/28/2011. Dated 13/04/2011, as per certificate No.28 for a lieu of 6500 Sq.mtr. of land from out of Field Survey No. 25/3 of Mouje –Akoli within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Primary School & D.P. Road .

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 71.00 sq.mtr. (764 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Pravin Balkrushna Maloo, as per registered sale deed dated 02/01/2017, registered at Sr. No. 9.

6) I further find that, TDR right admeasuring 17200 sq.mtr. acquired by Soni, Maloo & Talda Developers through Partners Shri. Pravin Balkrushna Maloo, Shri. Ashokkumar Ratanlalji Soni from Municipal Corporation Amravati vide folio No. AMC/ADTP/ TDR/50/2012. Dated 30/04/2013, as per certificate No.50 for a lieu of 17200 Sq.mtr. of land from out of Field Survey No73/2 of Mouje –Peth Amravati within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Primary School & D.P. Road .

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 399.65 sq.mtr. (4302 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Soni, Maloo & Talda Developers through Partners Shri. Pravin Balkrushna Maloo, Shri. Ashokkumar Ratanlalji Soni, as per registered sale deed dated 02/01/2017, registered at Sr. No. 10.

..8

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : ..... Date : .....

7) I further find that, TDR right admeasuring 6456.38 sq.mtr. acquired by Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni from Municipal Corporation Amravati, vide folio No. AMC/ADTP/ TDR/58/2015. Dated 09/02/2015, as per certificate No.58 for a lieu of 6556.38 Sq.mtr. of land from out of Field Survey No. 98 of Mouje –Peth Amravati within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Primary School.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 1440.63sq.mtr. (15507 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Datta Fertilizers & Chemicals Pvt. Ltd. through Managing Director Shri. Ashokkumar Ratanlalji Soni, as per registered sale deed dated 02/01/2017, registered at Sr. No. 11.

8) I further find that, TDR right admeasuring 13053.60 sq.mtr. acquired by Maloo & Talda Developers through Partners Shri. Pravin Balkrushna Maloo from Municipal Corporation Amravati vide folio No. AMC/ADTP/ TDR/19/2009. Dated 25/11/2009, as per certificate No.19 for a lieu of 20500 Sq.mtr. of land from out of Field Survey No.339/1 of Mouje –Badnera within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Garden .

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 126.90 sq.mtr. (1366 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Maloo & Talda Developers through Partners Shri. Pravin Balkrushna Maloo, as per registered sale deed dated 02/01/2017, registered at Sr. No. 12.

9) I further find that, TDR right admeasuring 6000 sq.mtr. acquired by Shri. Swapnil Ashokkumar Soni from Municipal Corporation Amravati vide folio No. AMC/ADTP/ TDR/36/2011. Dated 24/06/2011, as per certificate No.36 for a lieu of 6000 Sq.mtr. of land from out of Field Survey No.194 of Mouje –Rahatgaon within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Primary School & High School .

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 251.07 sq.mtr. (2703 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Swapnil Ashokkumar Soni, as per registered sale deed dated 04/01/2017, registered at Sr. No. 17.

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. ; .....

Date : .....

10) I further find that, TDR right admeasuring 2181.94 sq.mtr. acquired by Shri. Dilip Jaikumar Chandak, Shri. Vinod Jugalkishor Chandak from Municipal Corporation Amravati vide folio No. AMC/ADTP/ TDR/78/2016. Dated 03/09/2016, as per certificate No.78 for a lieu of 6600 Sq.mtr. of land from out of Field Survey No.25/3 of Mouje - Akoli within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Play Ground, Library and Maternity Home.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 1424 sq.mtr. (15328 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Dilip Jaikumar Chandak, Shri. Vinod Jugalkishor Chandak, as per registered sale deed dated 04/01/2017, registered at Sr. No. 18.

11) I further find that, TDR right admeasuring 2181.94 sq.mtr. acquired by Shri. Dilip Jaikumar Chandak, Shri. Vinod Jugalkishor Chandak from Municipal Corporation Amravati vide folio No. AMC/ADTP/ TDR/78/2016. Dated 03/09/2016, as per certificate No.78 for a lieu of 6600 Sq.mtr. of land from out of Field Survey No.25/3 of Mouje - Akoli within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Play Ground, Library and Maternity Home.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 757.94 sq.mtr. (8158.47 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Shri. Dilip Jaikumar Chandak, Shri. Vinod Jugalkishor Chandak, as per registered sale deed dated 04/01/2017, registered at Sr. No. 19.

12) I further find that, TDR right admeasuring 2500 sq.mtr. acquired by Vimco Construction through Prop. Abbas Ali Ahetesham Husain Haji from Municipal Corporation Amravati vide folio No. AMC/ADTP/ TDR/66/2016. Dated 11/07/2016, as per certificate No.66 for a lieu of 6600 Sq.mtr. of land from out of Field Survey No.25/3 of Mouje - Akoli within the limits of Municipal Corporation Amravati which is acquired by Amravati Municipal Corporation for Play Ground, Library and Maternity Home.

I further find that, out of the aforesaid T.D.R., the T.D.R. right admeasuring 80.08 sq.mtr. (862 sq.ft.) came to be purchased by Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha and Shri. Jaikumar Narayandas Hemrajani from Vimco Construction through Prop. Abbas Ali Ahetesham Husain Haji, as per registered sale deed dated 05/01/2017, registered at Sr. No. 33.

..10

Ajay S. Ingle
Advocate
Regd. No. Mah/3137/2000

Chamber / Residence :
"Dadaji Nivas" Yashoda Nagar No. 2
Bye-pass Road, Amravati.
Ph. 0721-2540621, Mob. 9423424435

Ref. No. : .....

Date : .....

Thereafter I find that, Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha has decided to construct Residential & Commercial building on the layout converted land admeasuring 10080 sq.mtr. by using the T.D.R. admeasuring 14109.50 sq.mtr., accordingly, he has prepared and submitted building plan before Town Planning Authority of Municipal Corporation Amravati, the said building plan is approved and sanctioned by A.D.T.P. Amravati, as per vide order No. 130, dated 08/08/2018.

Thereafter I find that, layout converted commercial land admeasuring 10080 sq.mtr. out of which western portion having north-south division land admeasuring 3528 sq.mtr. along with the T.D.R. right and right to construct residential building along with sanctioned building plan came to be purchased by M/s Dream Infravision through its partner Shri. Sanjay Premchand Harwani from Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha & M/s. Tapadia Construction Ltd. through its Director Shri. Jugalkishor Chhaganlal Tapadai , as per registered sale deed dated 28/11/2018 registred at Sr. no. 4133. Since then M/s Dream Infravision through its partner Shri. Sanjay Premchand Harwani became the owner of land admeasuring 3528 sq.mtr. and the land admeasuring 6552 sq.mtr. remains in the ownership of Landmark Creators thrugh Partners Shri. Madhur Laxmikant Laddha.

Thereafter I find that, the partners i.e. previous partners and newly admitted partners of Landmark Creators who has executed the Deed of Partnership on 01/04/2016, though the all partners executed and signed by it, but the partnership deed was not acted upon and no activity, whatsoever, of the firm was carriedout nor any effect was given the books of accout maitanied the firm and in fact no activity whatsoever was carried out by the firm. In short the said partnership dated 01/04/2016 executed between the 8 partners is non est and no cognizance of the said partnership deed is taken or acted upon has it is in dormant form.

I further find that, as the deed of partnership dated 01/04/2016 is non est and no cognizance of the said partnership deed is taken or acted upon has it is in dormant form, therefore the partners of Landmark Creators by name Shri. Madhur Laxmikant Laddha, Mrs. Anupama Madhur Laddha, Mr. Abhishek Jugalkishor Tapadia and M/s Tapadia Construction Ltd. throught its director Shri. Jugalkishar Chhaganlal Tapadia have reconstituted the parternsip and prepared and executed fresh deed of partnership on 01/09/2018.