



Ref. No.

Date :

FORMAT - A

(Circular No.: 28/2022)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to layout converted plot No.1, admeasuring 7160 sq.mtrs. (77041.60 sq.ft.) from field survey No.3/1, of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati situated within the limits of Amravati Municipal Corporation (hereinafter referred as the said plot")

I have investigated the title of the said plot on the request of M/s.Sai Dutta Developers, Amravati, through its Partners Shri Revan Someshwar Pusatkar & Shri Jayant Ramchandra Dalal, r/o Amravati and following documents i.e. :-

1) Description of the property:-

"Layout converted plot No.1, admeasuring 7160 sq.mtrs. (77041.60 sq.ft.) from field survey No.3/1, converted as per Rev.Case No.NAP-34/Saturna-01/2015-2016 dated 8/8/2016 of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Remaining portion of survey no.3/1;
Towards West: Layout of Khandelwal (Akoli Shiv) survey No.15;
Towards North: Survey No.4 of Shri Bhondur;
Towards South: D.P.Road & then F.S.No.32/2 owned by Sai Dutta Developers, Amravati."

2) The documents of allotment of plot.

1. Copy of compromise decree dated 9/7/2015.
2. Copy of 7/12 extract dated 18/11/2015.
3. Copy of Sale deed dated 20/11/2015.
4. Copy of N.A.Order alongwith layout plan dated 8/8/2016.
5. Copy of Deed of Retirement dated 27/3/2017
6. Copy of Deed of Addition of new partner dated 27/3/2017.
7. Copy of will deed dated 3/11/2020.
8. Copy of village form 7.



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3) Gaon Namuna 7 issued by Revenue Authority, Amravati vide mutation entry No.18873.

4) Search report for 30 years from 1992 till 2021:-

Upon verification of the Index-II register and Revenue Records I find that the field survey No.3/1, admeasuring 7 Hec. 61 R of Mouje Saturna was owned and possessed by Shri Purushottam Kashirao Deshmukh r/o Gandhi Chowk, Amravati for the period relevant to this search report.

Thereafter I find that out of the aforesaid field, the land admeasuring 1 Hec. 48 R & 1 Hec. 49 R was transferred by P.K.Deshmukh in the names of his sons by name Surendra Purushottam Deshmukh & Mahendra Purushottam Deshmukh as per oral partition effected between them.

I further find that during the lifetime of P.K.Deshmukh, his son Narendra Purushottam Deshmukh died unmarried, another son Mahendra Purushottam Deshmukh died in the month of October, 1989 leaving behind him his legal heirs Smt.Jyoti Mahendra Deshmukh & Rajan Mahendra Deshmukh. As well as Purushottam Deshmukh died on 25/2/2006 and his wife Smt.Shantabai died in October, 1984. The son Surendra is died on 17/12/2006, leaving behind him his legal heirs by name Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh (after marriage Gouri Gashmir Mahajani) & Sau.Anuradha Ranjeet Patil.

I further find that P.K.Deshmukh has following legal heirs. Out of which he has three sons by name Narendra, Surendra & Mahendra and four daughters by name Smt.Shashikala Band, Sau.Chanda Kale, Sau.Sudha Deshmukh & Sau.Jayashri Deshmukh.

I further find that after death of P.K.Deshmukh, his three daughter by name Smt.Shashikala Band, Sau.Chanda Kale & Sau.Sudha Deshmukh have filed Spl.C.S.No.117/2007 as plaintiffs No.1 to 3 against the other legal heirs of late P.K.Deshmukh by name Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh (after marriage Sau.Gouri Gashmir Mahajani), Sau.Anuradha Ranjeet Patil, Smt.Jyoti Mahendra Deshmukh, Rajan Mahendra Deshmukh & Sau.Jayashri Dhanajirao Deshmukh for partition & separate possession and the said suit was pending before Hon'ble 2nd Jt.C.J.S.D., Amravati. In the said suit the plaintiffs

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no.1 to 3 have challenged the previous partition effected between P.K.Deshmukh and his sons Surendra & Mahendra

Thereafter I find that in the aforesaid suit the plaintiffs & defendants have made compromise of the property of late P.K.Deshmukh, which was the subject matter of Spl.C.S.No.117/2007. As per said compromise decree dated 9/7/2015, the dispute was settled amicably among them. As per the said compromise decree dated 9/7/2015, the land admeasuring 00 Hec. 99 R from survey no.3/1 of Mouje Saturna came to the share of Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh & Sau.Anuradha Ranjeet Patil, who are the son & daughters of late Surendra Purushottam Deshmukh.

Thus as stated above Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh & Sau.Anuradha Ranjeet Patil became full and absolute owner of land admeasuring 99 R of survey no.3/1 and their names have been recorded in 7/12 extract as joint owners of the said field.

Thereafter I find that Ku.Vrushali Surendra Deshmukh & Sau.Anuradha Ranjeet Patil have executed two separate power of attorneys in favour of their brother Shri Digvijay Surendra Deshmukh for execution of sale deed on their behalf on 22/9/2015. The said power of attorneys were registered with Sub-Registrar Office, Amravati at Sr.Nos.2282 & 2283 respectively.

I further find that Shri Digvijay Surendra Deshmukh, Ku.Vrushali Surendra Deshmukh & Sau.Anuradha Ranjeet Patil have sold the land admeasuring 00 Hec. 99 R from survey No.3/1 of Mouje Saturna to Sai Dutta Developers, Amravati, through its Partners Sau.Jaya Suresh Dhole & three others as per registered sale deed dated 20/11/2015 registered with Sub-Registrar, Amravati at Sr.No.4359/2015 and 7/12 extract is recorded in the name of Sai Dutta Developers, Amravati as per mutation entry no.473 and thus Sai Dutta Developers, Amravati became owner of the said field, admeasuring 00 Hec. 99 R.

After purchase of the aforesaid field, Shri Digvijay Surendra Deshmukh, Sau.Jaya Suresh Dhole, Sevalal Infrawork Pvt. Ltd., through its Director Shri Sachin Madhavrao Jadhav & Shri Someshwar Vitthalrao Pusatkar have applied before Hon'ble Collector, Amravati for conversion of the said field for residential user as per Rev.Case No.NAP-34/Saturna-01/2016-2017. In the said case the Competent

P. U. Deshmukh

Advocate

Regd. No. MH-185 / 1980



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Revenue Authority has granted permission for conversion as per vide order dated 8/8/2016.

After conversion of the said field, the layout converted area is admeasuring 7160 sq.mtrs., which bears plot no.1 was recorded in the names of Shri Digvijay Surendra Deshmukh, Sau.Jaya Suresh Dhole, Sevalal Infrawork Pvt. Ltd., through its Director Shri Sachin Madhavrao Jadhav & Shri Someshwar Vitthalrao Pusatkar in Gaon Namuna 2 of field survey No.3/1. Thereafter, the said field owners have decided to construct a multistoried building on the aforesaid converted land, admeasuring 7160 sq.mtrs. Initially the said field owners have entered into the partnership in the name of M/s.Sai Dutta Developers. The said partnership firm was registered on 3/10/2016. After creation of the firm, one another partner by name Shri Jayant Ramchandra Dalal was also willing to remain partner in this partnership firm. Therefore, all the partners have considered the name of Shri Jayant Ramchandra Dalal and finally they have decided to admit him as a partner of this firm. Accordingly, Shri Jayant Ramchandra Dalal has deposited his required funds in the partnership and thus he became the partner of the firm by name M/s.Sai Dutta Developers, Amravati.

Thereafter, some partners of the firm by name Shri Digvijay Surendra Deshmukh, Sau.Jaya Suresh Dhole & Sevalal Infrawork Pvt. Ltd., through its Director Shri Sachin Madhavrao Jadhav were not willing to remain in the said partnership and therefore, they have given notice of their retirement from the partnership firm to the continuing partner Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal. Accordingly, Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal have given permission to them to retire from the partnership firm.

Thus as stated above, Shri Digvijay Surendra Deshmukh, Sau.Jaya Suresh Dhole & Sevalal Infrawork Pvt. Ltd., through its Director Shri Sachin Madhavrao Jadhav, who were the partners of the firm have been retired from the said partnership on 27/3/2017. Accordingly, the accounts of retiring partners have been settled and a deed of retirement of the partners has been executed on 27/3/2017.

As well as the retiring partners have released their entire share, right, title and interest from the business of the partnership. Accordingly, the partnership



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business in the name & styled as 'M/s.Sai Dutta Developers' have been continued further by Shri Someshwar Vitthalrao Pusatkar & Shri Jayant Ramchandra Dalal and at present they both are the partners of the said firm and their partnership came into existence since 27/3/2017.

That initially Shri Someshwar Vitthalrao Pusatkar was the partner of Sai Dutta Developers, Amravati and he was having 80% share in their partnership firm. During his lifetime, he had transferred 30% share in the name of his son Revan Someshwar Pusatkar on 30/5/2020 and his name was added in the partnership firm. As well as, during the lifetime of Someshwar Vitthalrao Pusatkar, he had also executed a will of his remaining 50% share from the firm in the name of his son Revan on 30/5/2020.

Thereafter Someshwar Vitthalrao Pusatkar, all of a sudden died on 2/8/2020. Hence, Revan Someshwar Pusatkar became the owner of 50% share, which is shown in will dated 30/5/2020. The said will was unregistered. But now the said will has been registered by Revan on 3/11/2020 with S.R.O., Bhatkuli as per registered document No.1230. As well as the name of Revan is inserted in revenue record in place of his late father Someshwar as per mutation entry No.18945.

Thus Revan Someshwar Pusatkar became the full and absolute owner of total 80% share in the partnership firm and remaining 20% share is in the name of Jayant Ramchandra Dalal i.e. previous partner of the firm.

That as per the conversion order, the area of plot No.1 is admeasuring 7160 sq.mtrs. and the area of open space is admeasuring 796.06 sq.mtrs. Thus the total area of conversion is admeasuring 7956 sq.mtrs. Considering the converted area, the Municipal Corporation, Amravati has sanctioned the total FSI, admeasuring 14931.97 sq.mtrs. Out of which, the area admeasuring 13683.79 sq.mtrs. has already been utilized by the Sai Dutta Developers, Amravati for construction of two wings named as 'Saiprasad' & 'Saidham'. Therefore, the plot area, admeasuring 1139.87 sq.mtrs. was in balance with the scheme owner.

Now the Sai Dutta Developers, Amravati has decided to construct row-houses in the land, admeasuring 1139.87 sq.mtrs. & on the said plot, the FSI, admeasuring 108.31 sq.mtrs. has sanctioned by Municipal Corporation, Amravati.



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Hence the total FSI, admeasuring 1248.18 sq.mtrs. is being utilized by the abovenamed scheme owner for construction of the row-houses.

Lastly I find that Sai Dutta Developers, Amravati has decided to construct row-houses on the aforesaid plot, admeasuring 1139.87 sq.mtrs. alongwith sanctioned FSI, admeasuring 108.31 sq.mtrs. Thus the building plan of the row-houses considering the total FSI, admeasuring 1248.18 sq.mtrs. has been prepared by the Promoter and submitted before the A.D.T.P., Municipal Corporation, Amravati. The said building plan has been approved and sanctioned by the Municipal Authority as per building permit No.139 dated 20/7/2021 in the name of "Sai Heritage/Wing-C – Project Saikrupa".

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s.Sai Dutta Developers, Amravati, through its Partners Shri Revan Someshwar Pusatkar & Shri Jayant Ramchandra Dalal is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

(1) Layout converted plot No.1, admeasuring 7160 sq.mtrs. (77041.60 sq.ft.) from field survey No.3/1, of Mouje Saturna, Pragane Badnera, Tq. & Distt.Amravati situated within the limits of Amravati Municipal Corporation.

(2) Qualifying comments/remarks if any – The owner has clear and marketable title.

3/- The report reflecting the flow of the title of the M/s.Sai Dutta Developers, Amravati, through its Partners Shri Revan Someshwar Pusatkar & Shri Jayant Ramchandra Dalal on the said land is enclosed herewith as annexure.

Encl : Annexure

Date: 30/9/2021

(P.U.Deshmukh) Advocate

(Stamp)

P. U. Deshmukh

Advocate

Regd. No. MH-185 / 1980



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FLOW OF THE TITLE OF THE SAID LAND

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- 1) 7/12 extract as on date of application for registration. **Yes**
- 2) Mutation Entry No.17643
- 3) Search report for 30 years from 1992 to 2021 taken from Sub-Registrar Office at Amravati.
- 4) Any other relevant title. **No**
- 5) Litigations if any. **No**

Date: 30/9/2021

(P.U.Deshmukh) Advocate

(Stamp)

Adv. P. U. DESHMUKH
AMRAVATI
9975609717



CHALLAN
MTR Form Number-6



GRN	MH006963281202122E	BARCODE			Date	30/09/2021-19:40:08		Form ID		
Department					Inspector General Of Registration					
Search Fee Type of Payment Other Items					Payer Details					
					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name					AMT1_HQR SUB REGISTRAR AMRAVATI 1		Full Name		ADV P U DESHMUKH	
Location					AMRAVATI					
Year					2021-2022 One Time		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE				750.00		Road/Street				
						Area/Locality		AMRAVATI		
						Town/City/District				
						PIN				
						Remarks (If Any)				
						Amount In		Seven Hundred Fifty Rupees Only		
Total				750.00		Words				
Payment Details					STATE BANK OF INDIA					
					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572021093009027	IK0BHTMVW1
Cheque/DD No.					Bank Date		RBI Date		30/09/2021-19:24:40	Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 0000000000

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सदर चलन "ट्राइ ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.