

V. G. Lakhotia

M.Com, L.L.B.  
Advocate

Rajapeth, Badnera Road, Amravati - 444601.

Mo. 9422158240, 8483042974

E-mail: vglakhotia1@gmail.com,  
vglakhotia1@yahoo.co.in

Dated - 18<sup>th</sup> March, 2023

**FORMAT - A**

To,

**MahaRERA**

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex, Bandra (E),

Mumbai - 410051

**LEGAL TITLE REPORT**

**Subject** : Title clearance certificate with respect to Layout Plot No. 10 & 11, out of F.S. No. 30/1 (bearing Computerised Property No. / Bhumapan & Upvibhag No. 30/1/B/10/11), situated at Mouje - Saturna, Taluka and District Amravati (hereinafter collectively referred as the "said plot").

(1) I have investigated the title of the said plots on the request of owner **Pooja Builders and Developers**, through partners (i) **Shri Govind Shankarlal Gandhi**, r/o. Amravati, (ii) **Sau. Usha Anil Bhutada**, r/o. Nashik & (iii) **Sau. Jaishri Umesh Chandak**, r/o. Pune, & following documents :-

**1) Description of the property i.e. Plot & TDR (Rights).**

(i) "All the piece and parcel of land situated at **Mouje - Saturna**, Pragane - Badnera, Tq. & Dist. Amravati, within the limits of Municipal Corporation of city of Amravati and within the Jurisdiction of Sub-Registrar, Amravati city, in the area known as 'Anuradha Colony', bearing **Field Survey No. 30/1**, out of which land admeasuring 2 A. 9 G., of which layout conversion is passed in Rev. Case No. N.A.P. 34/Saturna-75/1981-82, dated 09.07.1982, out of this layout

a) **Plot No. 10**, admeasuring 3248 sq.ft. (301.739 sq. mtrs) (as per old 7/12 admeasuring 302 sq.mtrs.),



b) **Plot No. 11**, admeasuring 2902 sq.ft. (269.70 sq. mtrs) (as per old 7/12 admeasuring 269 sq.mtrs.),

Both the plots are adjoining to each other, total admeasuring 6150 sq.ft. (571.439 sq.mtrs.) (as per old 7/12 admeasuring 571 sq.mtrs.), and amalgamated vide order passed by Hon'ble Sub-Divisional Officer, Amravati in Rev Case No. N.A.P. 34/Saturna/349/2022-23, dated 01.12.2022, forming one compact piece, bearing Layout Plot No. 30/1/B/10/11, total admeasuring **6150.00 sq.ft. (571.00 sq. mtrs)**, which is bounded as under :-

Towards East : Layout Plot No. 12,

Towards West : Layout Road,

Towards North : Service Line, and,

Towards South : Layout Road....."

**DESCRIPTION OF THE TDR (RIGHTS)**

(ii) "T. D. R. (rights) equivalent to 42.84 sq. mtrs., from out of total rights admeasuring 356.45 sq. mtrs. (Zone - N.A.) of TDR certificate issued by Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/161/2022, dated 09.09.2022 and certificate No. 161, for a lieu of 356.45 sq. mtrs. of land, out of Nazul Plot No. 24/1, Nazul Sheet No. 68-C, of Mouje - Amravati Gaothan, Pragane - Badnera, Tq. & Dist. Amravati, acquired by Amravati Municipal Corporation, Amravati for 18 mtr. wide D.P. Road...."

2) The following documents of allotment / acquirement of said plot have been verified :-

i) Sale Deed dated 12.08.1983, regd. at Sr. No. 3046, with the office of the Sub Registrar, Amravati City, executed by Shri Tirupati Traders through partner (a) Vinodrai Nagardas Vora & (b) Shantilal Kevalchand Gandhi, both R/o. Amravati, in favour of Shri Sunilkumar Shantilal Gandhi, R/o. Rallies Plot, Amravati, in respect of Plot No. 10, out of Field Survey No. 30/1, of Mauje - Saturna.

ii) Sale Deed dated 12.08.1983, regd. at Sr. No. 3048, with the office of the Sub Registrar, Amravati City, executed by Shri



( 3 )

Tirupati Traders through partner (a) Vinodrai Nagardas Vora & (b) Shantilal Kevalchand Gandhi, both R/o. Amravati, in favour of Shri Vinodrai Nagardas Vora, R/o. Amravati, in respect of Plot No. 11, out of Field Survey No. 30/1, of Mauje - Saturna.

iii) Sale Deed dated 25.02.2000, regd. at Sr. No. Chha. 181, with the office of the Sub Registrar, Amravati City-2, executed by (a) Smt. Aruna Vinodrai Vora, (b) Sejal Vinodrai Vora & (c) Chi. Devang Vinodrai Vora through Natural Guardian Mother Smt. Aruna Vinodrai Vora, all R/o. Amravati, in favour of Sau. Sangita Sushilkumar Gandhi, R/o. Walcut Compound, Amravati, in respect of Plot No. 11, out of Field Survey No. 30/1, of Mauje - Saturna.

iv) General Power of Attorney dated 05.09.2022, regd. at Sr. No. 3783, with the office of the Sub Registrar, Amravati City-2, executed by (a) Sau. Usha Anil Bhutada, r/o. Nashik & (b) Sau. Jaishri Umesh Chandak, r/o. Pune, in favour of Shri Govind Shankarlal Gandhi.

v) Sale Deed dated 31.10.2022, regd. at Sr. No. 4082, with the office of the Sub Registrar, Amravati City-1, executed by Shri Sunil Shantilal Gandhi, R/o. Walcut Compound, Amravati, in favour of Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune, in respect of Plot No. 10, out of Field Survey No. 30/1, of Mauje - Saturna.

vi) Sale Deed dated 31.10.2022, regd. at Sr. No. 4083, with the office of the Sub Registrar, Amravati City-1, executed by Sau. Sangita Sushilkumar Gandhi, R/o. Walcut Compound, Amravati, in favour of Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune, in respect of Plot No. 11, out of Field Survey No. 30/1, of Mauje - Saturna.

vii) Sale Deed of T.D.R. dated 27.12.2022, regd. at sr. no. 7847, with the office of Sub Registrar, Amravati City-3, executed by Shri Gopal Motilal Gupta, r/o. Old Cotton Market



(4)

Road, Amravati, in favour of Pooja Builders and Developers, through partners (I) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune

3) N.A. order, in respect of Field Survey No. 30/1, passed by Hon'ble Sub-Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/Saturna-75/1981-82, dated 09.07.1982.

4) Amalgamation order, in respect of Layout Plot No. 10 & 11, passed by Sub-Divisional Officer, Amravati, in Rev. Case No. N.A.P - 34/Saturna-349/2022-23, dated 01.12.2022.

4) 7/12 Extract issued by Talathi Mouje - Saturna, Amravati, bearing mutation entry no. 21039, dated 18.12.2022, in respect of amalgamation of Layout Plot No. 10 & 11, showing in New 7/12 Extract, dated 19.12.2022.

5) Map sanctioned by Amravati Municipal Corporation, vide Building Permit No. 165459, Permit No. DDMCA/B/2023/APL/02639, dated 07.02.2023, in respect of proposed building, to be known as 'Sai Darshan Heights'.

6) Search report for 30 years from 1994 till 2023.

(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 Owner / Promoter **Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune**, has clear, marketable and without any encumbrances.

**Owner of the land :**



1) **Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune**, owns Layout Plot No. 10 & 11, out of CTS/C.S./F.S. No. 30/1 (bearing Computerised Property No. 30/1/B/10/11)

2) No other comments/remarks is there on the said plot.

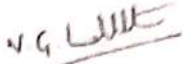
(5)

(3) The report reflecting the flow of the title of **Pooja Builders and Developers**, through partners (i) **Shri Govind Shankarlal Gandhi**, r/o. Amravati, (ii) **Sau. Usha Anil Bhutada**, r/o. Nashik & (iii) **Sau. Jaishri Umesh Chandak**, r/o. Pune (owner / promoter) on the said land is enclosed herewith as annexure.

Encl. : Annexure

Date : 18.03.2023



  
**V. G. Lakhotia,**  
Advocate.

*V. G. Lakhotia*  
M.Com, L.L.B.  
Advocate

Rajapeth, Badnera Road, Amravati - 444601.  
Mo. 9422158240, 8483042974  
E-mail: [vglakhotia1@gmail.com](mailto:vglakhotia1@gmail.com),  
[vglakhotia1@yahoo.co.in](mailto:vglakhotia1@yahoo.co.in)

Dated - 18<sup>th</sup> March, 2023

**ANNEXURE**

**FLOW OF THE TITLE OF THE SAID LAND.**

Sr. No.

- 1) 7 /12 extract as on date of application for registration.
- 2) Mutation Entry No. 21039, dated 18.12.2022.
- 3) Search report for 30 years from 1994 to 2023, Taken from Sub-Registrar office at Amravati, by paying requisite Fees of Rs. 750/-, vide Receipt No. 2002, dated 14.03.2023.
- 4) Other relevant title :
  - a) From perusal of all the title documents, it is observed that F.S. No. 30/1, area admeasuring 2 A. 9 G. of land was initially owned and possessed by (a) Kalyanrao Rajaram Chavan (b) Shri Tirupati Traders through partner (a) Vinodrai Nagardas Vora & (b) Shantilal Kevalchand Gandhi, both R/o. Amravati, who got converted the same into layout purposes, vide order dated 09.07.1982, passed by Hon'ble Sub-Divisional Officer, Amravati in Rev. Case No. N.A.P - 34/Saturna-75/1981-82.
  - b) That, from out of said layout, Shri Tirupati Traders through partner (a) Vinodrai Nagardas Vora & (b) Shantilal Kevalchand Gandhi, both R/o. Amravati, sold the Plot No. 10, out of Field Survey No. 30/1, of Mauje - Saturna, vide Sale Deed dated 12.08.1983, regd. at Sr. No. 3046, with the office of the Sub Registrar, Amravati City, to Shri Sunilkumar Shantilal Gandhi, R/o. Rallies Plot, Amravati.
  - c) Likewise, from out of said layout, Shri Tirupati Traders through partner (a) Vinodrai Nagardas Vora & (b) Shantilal Kevalchand Gandhi, both R/o. Amravati, sold the Plot No. 11, out of Field Survey No. 30/1, of Mauje - Saturna, vide Sale Deed dated 12.08.1983, regd. at Sr. No. 3048, with the office of the Sub Registrar, Amravati City, to Shri Vinodrai Nagardas Vora, R/o.



Amravati, in respect of Plot No. 11, out of Field Survey No. 30/1, of Mauje - Saturna.

d) That Shri Vinodral Nagardas Vora expired on 16.01.1995, as such the Plot No. 11 was inherited by his legal heirs i.e. wife, daughter & son namely (a) Smt. Aruna Vinodral Vora, (b) Sejal Vinodral Vora & (c) Chl. Devang Vinodral Vora through Natural Guardian Mother Smt. Aruna Vinodral Vora, all R/o. Amravati.

e) That (a) Smt. Aruna Vinodral Vora, (b) Sejal Vinodral Vora & (c) Chl. Devang Vinodral Vora through Natural Guardian Mother Smt. Aruna Vinodral Vora, all R/o. Amravati, sold the Plot No. 11, out of Field Survey No. 30/1, of Mauje - Saturna, vide Sale Deed dated 25.02.2000, regd. at Sr. No. Chha. 181, with the office of the Sub Registrar, Amravati City-2, to executed by favour of Sau. Sangita Sushilkumar Gandhi, R/o. Walcut Compound, Amravati.

f) That Shri Sunil Shantilal Gandhi, R/o. Walcut Compound, Amravati, sold the Plot No. 10, out of Field Survey No. 30/1, of Mauje - Saturna, vide Sale Deed dated 31.10.2022, regd. at Sr. No. 4082, with the office of the Sub Registrar, Amravati City-1, to Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune.

g) That Sau. Sangita Sushilkumar Gandhi, R/o. Walcut Compound, Amravati, sold the Plot No. 11, out of Field Survey No. 30/1, of Mauje - Saturna, vide Sale Deed dated 31.10.2022, regd. at Sr. No. 4083, with the office of the Sub Registrar, Amravati City-1, to Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune.



h) That Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune amalgamated the Layout Plot Nos. 10 & 11, which are adjoining to each other, total admeasuring 6150.00 sq.ft. (571.00 sq. mtrs), vide order passed by Hon'ble Asstt. Director, Town Planning, AMC, Amravati, vide Order No. DDMCA/SA/2022/APL/00911, dated 23.11.2022, which is confirmed by Revenue Authority i.e. Sub-

(3)

Divisional Officer, Amravati, vide order dated 01.12.2022, passed in Rev. Case No. N.A.P.-34/Saturna-349/2022-23.

i) That said owner namely Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune, intended to construct the building over the said plot, and for which purchased T.D.R. (Rights), vide Sale Deed of T.D.R. dated 27.12.2022, regd. at sr. no. 7847, with the office of Sub Registrar, Amravati City-1, from Shri Gopal Motilal Gupta, r/o. Old Cotton Market Road, Amravati.

j) In view of the above said sequence of documents, Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune, became the sole & absolute owner of Layout Plot No. 30/1/B/10/11 & T.D.R. (Rights).

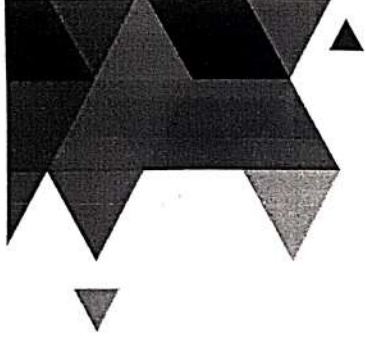
k) That Pooja Builders and Developers, through partners (i) Shri Govind Shankarlal Gandhi, r/o. Amravati, (ii) Sau. Usha Anil Bhutada, r/o. Nashik & (iii) Sau. Jaishri Umesh Chandak, r/o. Pune got sanctioned the building map from Amravati Municipal Corporation; vide Building Permit No. 165459, Permit No. DDMCA/B/2023/APL/02639, dated 07.02.2023, for construction of building over said plot, by using T.D.R. (rights).

5) Litigations if any : It is observed that there is no litigation pending in respect of said land / plot.

Date : 18.03.2023



*V. G. Lakhota*  
**V. G. Lakhota,**  
Advocate



AMRAVATI/21-23/ASSO/040

**CREDAI**  
AMRAVATI

CONFEDERATION OF REAL ESTATE DEVELOPER'S  
ASSOCIATIONS OF INDIA

## **CERTIFICATE OF MEMBERSHIP**

WE HEREBY CERTIFY THAT

**M/S. POOJA BUILDERS AND DEVELOPERS**

is a associate member of CREDAI, AMRAVATI for period 2021-2023  
Active members of CREDAI meet the constructions standard of excellence  
and adhere to professional code of business ethics

President  
Sanjay Parwatkar

Secretary  
Ravindra Gorle

