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To,
MahaRERA
Amravati

LEGAL TITLE REPORT

Sub.: Title clearance certificate with respect to Plot No.15/1/1/2 Situated in Taluqa–Amravati, Dis.-Amravati. (Hereinafter referred as the said plot "CHANDAK TOWER")

I have investigated the title of the said plot alongwith the construction on that plot on the request of original owner M/S CHANDAK CONSTRUCTION through its partners i.e. Dilipkumar J. Chandak and Rajgopal J. Chandak and Presently, the said plot with the construction is called as "CHANDAK TOWER" and the following documents of title i.e.-

1) Description of the Property –

The Piece and parcel of 'L' shaped land admeasuring 14710 sq. fts (1366.60 sq. mtrs.) situated at Mauje – Camp Amravati, Pragane –Badnera, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar Amravati and within the limits of Amravati Municipal Corporation, land bearing Nazul plot no. 15/1/1/2 out of the Sheet No.31, which is located at Main square, Opposite Govt. High School, within the limits of Amravati Municipal Corporation and which is bounded as under:

Towards East -Premises of Shri. Kalantri.
Towards West -Main Road from Govt. Girls High School Chowk to Maltekdi
Towards North - Camp Road
Towards South - Premises of Dr.Lahoti & Premises of Shri. Rajgopal J. Chandak

2) The Documents of allotment of Plot and development of construction –

Sr. No	Date of Doc.	Doc. No.	Description of Doc.	Original / Copy	Parties to Document	
					From	To
1	29.11.1929		Sale Deed	Copy	----------	Madanlal P. Chandak
2	04.05.1953		Partition Deed	Original	Between Jugalkishor M. Chandak & Jaykumar M. Chandak	--------
3	18.02.1987		Partition Deed	Original	Between Jaykumar M.Chandak, Sushila J. Chandak, Dilipkumar J. Chandak & Rajgopal J Chandak	----------
4	05.11.2003		PR Card	Original	Dilipkumar J. Chandak & Rajgopal J Chandak	----------
5	01.04.2004		Deed of Partnership	Original	Between Dilipkumar J. Chandak & Rajgopal J Chandak	----------
6	21.12.2022	158	Revise Sanction Map	Original	AMC/ADTP Department.	Dilipkumar J. Chandak & Rajgopal J Chandak

3) Property card issued by Maharashtra Bhumi Abhilekh dated: 11.05.2003 mutation entry no.10606

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

OPINION ON TITLE TO THE PROPERTY

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property I am of the opinion that the title of following owners is clear, marketable and without any encumbrance but it is required to make it here clear that The original owner M/S Chandak Construction, through its partners namely Dilipkumar J. Chandak and Rajgopal J. Chandak have constructed the commercial complex in the year 2004 via building permit no.158 on the said plot and then again in the year of 2016 the plan was revised for commercial-cum-residential complex. Notedly, the owner of the said plot has sold out the several units in the said commercial-cum-residential complex to the respective purchasers. For the purpose of clarity on the owner's right over the complex, the present condition with respect to the units in the legal possession of the original owner i.e. M/S Chandak Construction of the said commercial-cum-residential complex i.e. "Chandak Tower" is in the following manner:

On the lower ground floor there are 11 units out of which 10 units have been sold by the original owner to the Purchasers of unit.
On the upper ground floor there are 16 units out of which 11 units have been sold by the original owner to the Purchasers of unit.
On the first floor there are 7 units out of which all the 7 units have been sold by the original owner to the Purchasers of unit.
On the Second floor there are 8 units out of which the 5 units have been sold by the original owner to the Purchasers of unit.
On the Third floor there are 6 units out of which the no units have been sold by the original owner. All 6 units are in their possession.
On the Fourth floor there are 6 units out of which the no units have been sold by the original owner. All 6 units are in their possession

Original Owners of the Plot:-
M/S Chandak Construction
Through its partners
1) Dilipkumar J. Chandak
2) Rajgopal J. Chandak

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 08.02.2023

Adv.Satyajeetsingh V. Raghuwanshi

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