Satyajeetsingh Raghuwanshi
Advocate High Court
Off. : 101, Raghukunj Apartment, Shrikrishna Peth, Amravati-444 601
Contact No. - 7378657376
E-mail: adv.satyajeet.raghuwanshi@gmail.com

FLOW OF THE TITLE OF THE SAID LAND

Description of the Land

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

(Hereinafter the above described property with the construction i.e. "CHANDAK TOWER" will be referred to as the said property)

That the above said property by virtue of the registered partition deed dated 04/05/1953 registered with the sub registrar, Amravati on the even date, devolved upon the larger Hindu undivided family, represented by their father Jaykumar Madanlal Chandak became the owner of the said land.

Lateron, in a subsequent oral and mutual partition between the Dilipkumar J. Chandak, Rajgopal J. Chandak and their father and mother, the said land described above was jointly put to the share of the Dilipkumar J. Chandak and Rajgopal J. Chandak out of which each having one half joint share therein.

Then the Nazul authorities have taken the mutation in the respect of the oral partition between the Dilipkumar J. Chandak and Rajgopal J. Chandak and their parents. Accordingly, the said land is mutated in the nazul record in the names of the Dilipkumar J. Chandak and Rajgopal J. Chandak as owners thereof.

Further, for carrying out the business & developers work the Dilipkumar J. Chandak and Rajgopal J. Chandak has entered into agreement vide Deed of Partnership dated 1st April 2004.

Thereafter, an Original owner i.e. M/S Chandak Construction has constructed the Commercial Complex known as "CHANDAK TOWER" on the said land. Then again in the year of 2016 the plan was revised for Commercial-cum-Residential complex. However, the residential building was not constructed. Meanwhile, the owner of the said plot has sold out the several units in the said commercial-cum-residential complex.

Due to the change of circumstances, again the partners of the partnership firm have entered into an agreement vide the Deed of Partnership dated 10th January 2023 to carry out the business in partnership dealing in Business & Developers etc. under the firm's name "M/S CHANDAK CONSTRUCTION"

The search report for 30 years from 1994 till 2023 has been taken from sub-registrar office at Amravati II on dated: 03/02/2023 vide receipt no.900.

Date:08.02.2023

Adv. Satyajeetsingh V. Raghuwanshi

Satyajeetsingh Raghuwanshi
B.L.S., LL.B.,LL.M (Mumbai)
ADVOCATE
MAH / 3563 / 2013
101, Raghukunj Apartment,
Shrikrishna Peth,Amravati-444601
Mob. 7379657376, 7678283261