



OFFICE : Near Dr. Belsare's Hospital, Khaparde Garden, Camp, AMRAVATI

Ref. No.

Date :

FORMAT - A

(Circular No.:- 28/2021)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to layout converted plot No.24, admeasuring 2545.77 sq.mtrs. (27,392.48 sq.ft.) from field survey No.103/4, converted as per Rev.Case No.NAP-34/Wadali-07/2018-2019 dated 24/10/2018 of Mouje Wadali, Pragane Nandgaon Peth, 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 Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade, Sau.Devika Shailesh Wankhade, Sau.Mohini Chandrakant Kaloti & Sau.Jayashri Nilesh Lathiya, all r/o Amravati and following documents i.e. :-

1) Description of the property:-

"All that piece and parcel of layout converted plot No.24, admeasuring 2545.77 sq.mtrs. (27,392.48 sq.ft.) from field survey No.103/4, converted as per Rev.Case No.NAP-34/Wadali-07/2018-2019 dated 24/10/2018 of Mouje Wadali, Pragane Nandgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Plot Nos.21-A to 23;
Towards West: 30 mtr. wide road;
Towards North: Plot No.25;
Towards South: 30 mtr. wide road."

2) The documents of allotment of plot.

1. Copy of registered sale deed dated 8/3/2018 registered at Sr.No.819.
2. Copies of registered sale deeds dated 12/3/2018 registered at Sr.Nos.848, 849, 850, 851 & 852.
3. Copies of registered sale deeds dated 20/3/2018 registered at Sr.Nos.956, 957, 958 & 959.

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4. Copies of registered sale deeds dated 22/3/2018 registered at Sr.Nos.1012, 1014, 1016 & 1017.
 5. Copies of registered sale deeds dated 10/8/2018 registered at Sr.Nos.2878, 2879, 2880, 2882 & 2883.
 6. Copies of registered sale deeds dated 21/8/2018 registered at Sr.Nos.3015, 3016, 3018, 3021 & 3022.
 7. Copies of registered sale deeds dated 23/8/2018 registered at Sr.Nos.3045, 3046, 3047, 3048 & 3049.
 8. Copies of registered sale deeds dated 24/8/2018 registered at Sr.Nos.3071, 3072 & 3073.
 9. Copy of revised N.A.Order alongwith layout plan.
 10. Copy of Gaon Namuna 7 of converted plots.
 11. Copy of approved building plan.
- 3) Gaon Namuna 7 issued by Revenue Authority, Amravati vide mutation entry No.9741.

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.103/4, admeasuring 1 Hec. 68 R (4 Acres 07 Gunthe) of Mouje Wadali, Pragane Nandgaon Peth, Tq. & Distt.Amravati was owned and possessed by M/s.Shri Ganesh Traders Co., through its Partners Shri Bhagwandas Jamanadas Rathi, Shri Ghanshyamdas Hanumanbaksh Sarda, Sau.Radha Devi Purushottamdas Sarda, Sau.Nagina Kamalkishor Malani & Dr.Ramvilas Jugalkishor Malani, who have purchased the said field by virtue of four different registered sale deeds dated 29/3/1982, 31/12/1982, 15/3/1983 & 2/9/1983 registered at Sr.Nos.1087, 4003, 984 & 4526 respectively for the period relevant to this search report.

Thereafter I find that M/s.Shri Ganesh Traders Co., through its Partners Shri Bhagwandas Jamanadas Rathi, Shri Ghanshyamdas Hanumanbaksh Sarda, Sau.Radha Devi Purushottamdas Sarda, Sau.Nagina Kamalkishor Malani & Dr.Ramvilas Jugalkishor Malani have applied for conversion of the aforesaid field from agriculture into non-agriculture i.e. for residential purpose before the Hon'ble S.D.O., Amravati. The proceeding of conversion was registered as Rev.Case No.NAP-34/Wadali-93/1981-82. That after making inquiry as per the provisions of law, the Hon'ble S.D.O., Amravati has granted permission for conversion as per vide order dated 9/7/1982.

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I further find that out of the said layout, a layout converted plot No.21, admeasuring 3250 sq.ft. (301.93 sq.mtrs.) came to be purchased by Shri Chandrakant Vishwanath Kaloti from M/s.Shri Ganesh Traders Co., Amravati vide registered sale deed dated 18/12/2012 registered with Sub-Registrar Office, Amravati at Sr.No.6262.

Thereafter I find that the plot No.22, admeasuring 3250 sq.ft. (301.93 sq.mtrs.) purchased by Shri Nilesh Babulalji Latiya from M/s.Shri Ganesh Traders Co., Amravati vide registered sale deed dated 18/12/2012 registered with Sub-Registrar Office, Amravati at Sr.No.6263.

Thereafter I find that Shri Chandrakant Vishwanath Kaloti & Shri Nilesh Babulalji Latiya have jointly purchased the plot no.23, admeasuring 3250 sq.ft. (301.93 sq.mtrs.) from M/s.Shri Ganesh Traders Co., Amravati vide registered sale deed dated 18/12/2012 registered with Sub-Registrar Office, Amravati at Sr.No.6264.

I further find that the plot no.24, admeasuring 3250 sq.ft. (301.93 sq.mtrs.) came to be purchased by Shri Prafullakumar Sacchidanand Agwawal from M/s.Shri Ganesh Traders Co., Amravati vide registered sale deed dated 29/11/1983 registered with Sub-Registrar Office, Amravati at Sr.No.5334.

Thereafter I further find that in the year 2017, the partners of M/s.Shri Ganesh Traders Co., Amravati, namely, Shri Bhagwandas Jamanadas Rathi, Shri Ghanshyamdas Hanumanbaksh Sarda, Sau.Radhadevi Purushottamdas Sarda, Sau.Nagina Kamalkishor Malani & Dr.Ramvilas Jugalkishor Malani have decided to make the partition of the remaining converted plots from the said layout. Accordingly, the oral partition in respect of the plots have been effected among Shri Bhagwandas Jamanadas Rathi, Shri Ghanshyamdas Hanumanbaksh Sarda, Sau.Radhadevi Purushottamdas Sarda, Sau.Nagina Kamalkishor Malani & Dr.Ramvilas Jugalkishor Malani on 11/7/2017. That as per the said partition, the plots, which are came to the share of each persons are as under:-

A) Plots given to Shri Bhagwandas Jamanadas Rathi as per partition:-

1. Plot No.2, admeasuring 5000 sq.ft.
2. Plot No.3, admeasuring 5000 sq.ft.
3. Plot No.15, admeasuring 3200 sq.ft.
4. Plot No.16, admeasuring 7200 sq.ft.
5. Plot No.19, admeasuring 3465 sq.ft.
6. Plot No.20, admeasuring 3900 sq.ft.
7. Plot No.30, admeasuring 3250 sq.ft.
8. Plot No.31, admeasuring 3250 sq.ft.
9. Plot No.32, admeasuring 3250 sq.ft.



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10. Plot No.33, admeasuring 3380 sq.ft.

B) Plots given to Shri Ghanshyamdas Hanumanbakhsh Sarda as per partition:-

1. Plot No.7, admeasuring 5000 sq.ft.
2. Plot No.8, admeasuring 3600 sq.ft.
3. Plot No.9, admeasuring 3200 sq.ft.
4. Plot No.10, admeasuring 3200 sq.ft.
5. Plot No.11, admeasuring 3200 sq.ft.

C) Plots given to Sau.Radhadevi Purushottamdasji Sarda as per partition:-

1. Plot No.6, admeasuring 5000 sq.ft.
2. Plot No.14, admeasuring 3200 sq.ft.
3. Plot No.27, admeasuring 6890 sq.ft.
4. Plot No.28, admeasuring 3250 sq.ft.
5. Plot No.29, admeasuring 3250 sq.ft.

D) Plots given to Sau.Nagina Kamalkishor Malani as per partition:-

1. Plot No.4, admeasuring 5000 sq.ft.
2. Plot No.12, admeasuring 3200 sq.ft.
3. Plot No.17, admeasuring 3780 sq.ft.
4. Plot No.18, admeasuring 3465 sq.ft.
5. Plot No.25, admeasuring 3575 sq.ft.
6. Plot No.26, admeasuring 7475 sq.ft.

E) Plots given to Dr.Ramvilas Jugalkishor Malani as per partition:-

1. Plot No.1, admeasuring 5000 sq.ft.
2. Plot No.5, admeasuring 5000 sq.ft.
3. Plot No.13, admeasuring 3200 sq.ft.

Thus as stated above, Shri Bhagwandas Jamanadas Rathi, Shri Ghanshyamdas Hanumanbakhsh Sarda, Sau.Radhadevi Purushottamdas Sarda, Sau.Nagina Kamalkishor Malani & Dr.Ramvilas Jugalkishor Malani became owners of their respective number of plots came in their names as per partition, have been recorded in revenue record as per mutation entry No.419 dated 11/7/2017.

Now I find that Shri Bhagwandas Jamanadas Rathi, Shri Ghanshyamdas Hanumanbakhsh Sarda, Sau.Radhadevi Purushottamdas Sarda, Sau.Nagina Kamalkishor Malani & Dr.Ramvilas Jugalkishor Malani, who are the partners of M/s.Shri Ganesh Traders Co. have sold their respective plots to Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade, Shri Jaikumar Narayandas Hemrajani, Shri Chandrakant Vishwanath Kaloti & Shri Nilesh Babulalji Latiya. As well as the

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remaining four plots from the said layout bearing Nos.21 to 24, which were purchased by Shri Chandrakant Vishwanath Kaloti & Shri Nilesh Babulaji Latiya in their individual capacity have also been sold by them to Srushti Infra. The details about the sale transactions are given in tabular form.

Sr. No.	Name of Seller	Name of Purchaser	Plot No.	Area of plot	Date of sale deed
1	Ramvilas Jugalkishor Malani	Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade	1	5000 sq.ft. (464.51 sq. mtrs.)	10/8/2018 at Sr.No.2882
2	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade	2	5000 sq.ft. (464.51 sq. mtrs.)	20/3/2018 at Sr.No.957
3	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	3	5000 sq.ft. (464.51 sq. mtrs.)	21/8/2018 at Sr.No.3022
4	Nagina Kamalkishor Malani	Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade	4	5000 sq.ft. (464.51 sq. mtrs.)	10/8/2018 at Sr.No.2878
5	Ramvilas Jugalkishor Malani	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	5	5000 sq.ft. (464.51 sq. mtrs.)	22/3/2018 at Sr.No.1017
6	Sau.Radhadevi Purushottamdas Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	6	5000 sq.ft. (464.51 sq. mtrs.)	12/3/2018 at Sr.No.851
7	Ghanshyamas Hanumanbaksh Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	7	5000 sq.ft. (464.51 sq. mtrs.)	23/8/2018 at Sr.No.3047
8	Ghanshyamas Hanumanbaksh Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	8	3600 sq.ft. (334.44 sq. mtrs.)	12/3/2018 at Sr.No.848
9	Ghanshyamas Hanumanbaksh Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	9	3200 sq.ft. (297.28 sq. mtrs.)	12/3/2018 at Sr.No.849
10	Ghanshyamas Hanumanbaksh Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	10	3200 sq.ft. (297.28 sq. mtrs.)	23/8/2018 at Sr.No.3048
11	Ghanshyamas Hanumanbaksh Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	11	3200 sq.ft. (297.28 sq. mtrs.)	23/8/2018 at Sr.No.3049
12	Sau.Nagina Kamalkishor Malani	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	12	3200 sq.ft. (297.28 sq. mtrs.)	22/3/2018 at Sr.No.1014
13	Ramvilas Jugalkishor Malani	Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade	13	3200 sq.ft. (297.28 sq. mtrs.)	10/8/2018 at Sr.No.2883
14	Sau.Radhadevi Purushottamdas Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	14	3200 sq.ft. (297.28 sq. mtrs.)	12/3/2018 at Sr.No.850
15	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	15	3200 sq.ft. (297.28 sq. mtrs.)	21/8/2018 at Sr.No.3019
16	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	16	7200 sq.ft. (668.89 sq. mtrs.)	21/8/2018 at Sr.No.3021
17	Sau.Nagina Kamalkishor Malani	Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade	17	3780 sq.ft. (351.17 sq. mtrs.)	10/8/2018 at Sr.No.2880
18	Ramvilas Jugalkishor Malani	Srushti Infra, through its Partners Shri Jaikumar	18	3465 sq.ft. (321.90 sq. mtrs.)	22/3/2018 at

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		Narayandas Hemrajani		mtrs.)	Sr.No.1012
19	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	19	3465 sq.ft. (321.90 sq. mtrs.)	21/8/2018 at Sr.No.3015
20	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	20	3900 sq.ft. (362.31 sq. mtrs.)	21/8/2018 at Sr.No.3016
21	Chandrakant Vishwanath Kaloti	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	21	3250 sq.ft. (301.93 sq. mtrs.)	24/8/2018 at Sr.No.3071
22	Nilesh Babulalji Latiya	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	22	3250 sq.ft. (301.93 sq. mtrs.)	24/8/2018 at Sr.No.3073
23	Chandrakant Vishwanath Kaloti & Nilesh Babulalji Latiya	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	23	3250 sq.ft. (301.93 sq. mtrs.)	24/8/2018 at Sr.No.3072
24	Pratfullakumar Sacchidanand Agrawal	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	24	3250 sq.ft. (301.93 sq. mtrs.)	8/3/2018 at Sr.No.819
25	Sau.Nagina Kamalkishor Malani	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	25	3575 sq.ft. (332.12 sq. mtrs.)	22/3/2018 at Sr.No.1016
26	Sau.Nagina Kamalkishor Malani	Srushti Infra, through its Partners Shri Shailesh M. Wankhade	26	7475 sq.ft. (694.44 sq. mtrs.)	10/8/2018 at Sr.No.2879
27	Sau.Radhadevi Purushottamdas Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	27	6890 sq.ft. (640.09 sq. mtrs.)	23/8/2018 at Sr.No.3045
28	Sau.Radhadevi Purushottamdas Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	28	3250 sq.ft. (301.93 sq. mtrs.)	12/3/2018 at Sr.No.852
29	Sau.Radhadevi Purushottamdas Sarda	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	29	3250 sq.ft. (301.93 sq. mtrs.)	23/8/2018 at Sr.No.3046
30	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade	30	3250 sq.ft. (301.93 sq. mtrs.)	20/3/2018 at Sr.No.959
31	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade	31	3250 sq.ft. (301.93 sq. mtrs.)	20/3/2018 at Sr.No.958
32	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade	32	3250 sq.ft. (301.93 sq. mtrs.)	20/3/2018 at Sr.No.956
33	Bhagwandas Jamanadas Rathi	Srushti Infra, through its Partners Shri Jaikumar Narayandas Hemrajani	33	3380 sq.ft. (314 sq. mtrs.)	21/8/2018 at Sr.No.3018

Thus as stated above Srushti Infra a partnership firm of Amravati became full and absolute owner of the aforesaid plot Nos.1 to 33, which was converted as per Rev.Case No.NAP-34/Wadali-93/81-82 dated 9/7/1982 and their names have been recorded in revenue record.

Thereafter I find that Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade, Shri Jaikumar Narayandas Hemrajani, Sau.Devika Shailesh Wankhade, Sau.Mohini Chandrakant Kaloti & Sau.Jayashri Nilesh Lathiya have club together all the aforesaid plot nos.1 to 33 and they have prepared a new revised layout plan of the said

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plot, covering the total land, admeasuring 1 Hec. 69 R from field survey no.103/4 of Mouje Wadali.

I further find that after preparation of the new layout plan of survey no.103/4, admeasuring 1 Hec. 69 R, the said partnership firm have submitted the said revised plan before A.D.T.P., Municipal Corporation, Amravati. After going through the said layout, the A.D.T.P., M.C., Amravati has approved the layout as per their vide order no.14/2018 dated 8/6/2018. After approval of the layout, the proceeding of conversion of the said plots has been submitted by the partnership firm before Tahsildar, Amravati. Then the proceeding was registered by Tahsildar as per Rev.Case No.NAP-34/Wadali-07/2018-2019. In the said proceeding, Tahsildar, Amravati has made scrutiny of the documents and accordingly, final order for conversion of survey no.103/4 of Mouje Wadali has been passed on 24/10/2018.

Thus as stated above after conversion of the aforesaid field survey No.103/4, the layout converted plots have been recorded in Gaon Namuna 7 in the name of the partnership firm.

Thereafter I find that in the month of July, 2021, one of the partner of the said firm by name Shri Jaikumar Narayandas Hemrajani, has decided to retire from the firm by name Srushti Infra. Therefore, the accounts of the partnership firm have been settled mutually by the partners of the firm and then with consent of the other partners, the amount of share of Shri Jaikumar Narayandas Hemrajani have been handed over to him and hence a deed of retirement and reconstitution of partnership have been executed among the partners on 1/7/2021. As per the reconstitution of partnership firm, the partners of the firm by name Srushti Infra are Shri Shailesh Manoharrao Wankhade, Sau.Devika Shailesh Wankhade, Sau.Mohini Chandrakant Kaloti & Sau.Jayashri Nilesh Lathiya and now they have continued to run the business of Srushti Infra in their names.

I further find that the partners of Srushti Infra firm have decided to make construction on the layout converted plot No.24, admeasuring 2545.77 sq.mtrs. Therefore, they have prepared a building plan for construction of commercial-cum-residential complex on the said plot. After preparation of the building plan, the said firm has submitted the plan before A.D.T.P., Municipal Corporation, Amravati. After scrutinizing the said plan, the Municipal Authority has granted permission and approved the building plan as per order No.228 dated 16/9/2021.

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 Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade, Sau.Devika Shailesh



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Wankhade, Sau.Mohini Chandrakant Kaloti & Sau.Jayashri Nilesh Lathiya is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

(1) Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade, Sau.Devika Shailesh Wankhade, Sau.Mohini Chandrakant Kaloti & Sau.Jayashri Nilesh Lathiya is the owner of layout converted plot No.24, admeasuring 2545.77 sq.mtrs. (27,392.48 sq.ft.) from field survey No.103/4, converted as per Rev.Case No.NAP-34/Wadali-07/2018-2019 dated 24/10/2018 of Mouje Wadali, Pragane Nandgaon Peth, Tq. & Distt. Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Plot Nos.21-A to 23;

Towards West: 30 mtr. wide road;

Towards North: Plot No.25;

Towards South: 30 mtr. wide road.

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

3/- The report reflecting the flow of the title of the Srushti Infra, through its Partners Shri Shailesh Manoharrao Wankhade, Sau.Devika Shailesh Wankhade, Sau.Mohini Chandrakant Kaloti & Sau.Jayashri Nilesh Lathiya on the said land is enclosed herewith as annexure.

Encl : Annexure,

Date: 6/10/2021


(P.U.Deshmukh) Advocate

(Stamp)
Adv. P. U. DESHMUKH
AMRAVATI
9975609717