



Ref. No.

Date :

FORMAT – A

(Circular No.:- 28/2021)

To

Maha RERA

Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Nazul sheet No.13, out of Nazul Plot No.5/4, out of which plot, admeasuring 5787.63 sq.mtrs. (62298 sq.ft.) of Mouje Camp Amravati, 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 Vivanta Infinity Private Limited, through its Authorized Directors Shri Pramod Motiramji Rathod & Sau.Jaya Sanjay Harwani, both r/o Amravati and following documents i.e. :-

1) Description of the property:-

"All that piece and parcel of the land, admeasuring 5787.63 sq.mtrs. (62298 sq.ft.) being the portion of Nazul sheet No.13, out of Nazul Plot No.5/4 of Mouje Camp Amravati, Pragane Badnera, Tq. & Distt.Amravati, situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: House of Shri Merchant & Shri Akhtar & thereafter
road leading to Central Jail;

Towards West: House of Dr.Jain & Rachana Vishwa Apartment;

Towards North: Collector Office to University Road;

Towards South: House of Amer Abdul Ajij Abdul Majid."

2) The documents of allotment of plot.

1. Copy of registered sale deed dated 16/6/2021, registered at Sr.No.3113/2021.
2. Copy of registered sale deed dated 19/12/2012 registered at Sr.No.4470/2012.
3. Copy of decree of possession dated 5/9/2012.

3) The office bearer of the company have applied before Nazul Authority, Amravati to enter its name in P.R.Card on 18/8/2021 and accordingly, the process to enter the name



Ref. No.

Date :

of the company in the record of P.R.Card is going on and till this date the mutation is yet to be taken in the said record.

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

Upon verification of the Index-II register and Nazul Records I find that the nazul sheet No.13, nazul plot No.5/4, admeasuring 72058 sq.ft. alongwith old bungalow thereon of Mouje Camp Amravati was originally owned and possessed by Smt.Sumatibai Narayanrao Pande. The said plot purchased by Adv.Narayanrao Pande, husband of Smt.Sumatibai Narayanrao Pande in different two sale deeds dated 26/3/1958 registered at Sr.No.679 & 680 respectively for the period relevant to this search report.

Thereafter I find that during the lifetime of Smt.Sumatibai & her husband Narayanrao Pande, out of the aforesaid plot, plot admeasuring 4800 sq.ft. (445.93 sq.mtrs.) sold by them to Shaikh Mohammad Suleman Mohammad Umar and Shaikh Mohammad Usak Mohammad Umar and another plot, admeasuring 4960 sq.ft. (460.80 sq.mtrs.) to Nazimuddin Abdul Quadar. Therefore, after deducting the area of the aforesaid two plots, the plot, admeasuring 62258 sq.ft. (5787.63 sq.mtrs.) from nazul sheet No.13 out of plot No.5/4 was remains in the name of Smt.Sumatibai Pande.

I further find that Adv.Shri Narayanrao Pande died in the year 1981, leaving behind his widow by name Smt.Sumatibai, son Avinash and his unmarried daughter Ku.Meena Pande and hence his legal heirs inherited the said property having 1/3rd share each therein.

Thereafter I find that after the death of Narayanrao Pande, a family partition among Smt.Sumatibai, Avinash & Meena @ Maya Pande was effected in the year 1981 and in the said partition, the plot, admeasuring 34526 sq.ft. (3300.45 sq.mtrs.) together with the bungalow had came to the share of Smt.Sumatibai and the remaining plot, admeasuring 27772 sq.ft. came to the share of Avinash Pande and his sister Ku.Meena @ Maya Pande respectively.

Thereafter I find that during the lifetime of Smt.Sumatibai, she had executed a will on 18/10/1984. The said will was duly attested by two witness and writer. As per the said will, she has bequeathed the plot, admeasuring 34526 sq.ft. (3300.45 sq.mtrs.) owned by her in the name of her son Avinash Pande and unmarried daughter Ku.Meena @ Maya Pande. After execution of the said will, Smt.Sumatibai died on 30/6/1986 and hence by virtue of her last will, her son Avinash Pande and daughter Ku.Meena @ Maya Pande became the owners of respective portion of the plot mentioned in the will.

I further find that the will dated 30/6/1986 was unregistered will and hence the said will was registered by Sub-Registrar, Amravati on 5/9/1986 at Sr.No.4153 after

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

3

Ref. No.

Date :

recording the statements on oath of attesting witness & scribe of the will and thus as per the said will, Avinash & Meena became the absolute owners of the plot, admeasuring 34526 sq.ft. The remaining plot, admeasuring 27772 sq.ft. was already in the names of Avinash & Meena and hence they became full and absolute owners of the total plot, admeasuring 62298 sq.ft. (5787.63 sq.mtrs.).

I further find that subsequently Ku.Meena @ Maya, who was unmarried, was also died on 17/7/2006. Upon her death, Avinash Narayanrao Pande, being her only brother inherited the share on late Meena @ Maya from the said property.

Thus as stated above, in view of the aforesaid transaction and events, Shri Avinash Narayanrao Pande became sole and absolute owner of the aforesaid plot, admeasuring 62298 sq.ft. (5787.83 sq.mtrs.) form nazul sheet No.13, out of plot No.5/4 of Mouje Camp Amravati.

I further find that in the year 2008, the plot owner Shri Avinash Narayanrao Pande had let out the portion of the said plot, admeasuring 6418 sq.ft. alongwith old constructed house thereon to Vidarbh Youth Welfare Society, Amravati. The said society is running an educational institution. The document of the lease was executed by Avinash Narayanrao Pande in favour of Vidarbh Youth Welfare Society and it was registered with S.R.O., Amravati at Sr.No.2910 on dated 30/7/2008. After completion of the tenure of lease, Vidarbh Youth Welfare Society has not delivered the possession of the lease premises to Avinash Narayanrao Pande and therefore, the land owner Avinash Narayanrao Pande had instituted a Spl.C.S.No.309/2009 in the Court of Jt.C.J.J.D., Amravati for decree of possession of the open plot. As well as another Sm.Cause Suit No.49/2009 was filed by the land owner against the said society for decree of possession of the bungalow. In the said suit, the decree was passed by Hon'ble Jt.C.J.J.D., Amravati in favour of Avinash Narayanrao Pande on 5/9/2012. Though the decree was passed by the Hon'ble Jt.C.J.J.D., Amravati, but the actual possession of the lease premises had not handed over in favour of Avinash Narayanrao Pande and the said property was in possession of Vidarbh Youth Welfare Society, Amravati.

I further find that the property owned by Avinash Narayanrao Pande was his ancestral property and hence in the said property, his son Nitin, daughter Sujata and wife Sau.Anuradha being the members of the joint Hindu family, had 1/4th undivided share in the said property. During this period the aforesaid joint owners of the property have decided to shift at Pune and hence, collectively they have decided to sell the property under reference for the satisfaction of their legal necessity. At that time decree for possession was passed by Civil Court, but actual possession of the lease property not

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

4

Ref. No.

Date :

delivered by Vidarbh Youth Welfare Society. Therefore, as per the collective decision of the above joint owners of the property, they have sold the said plot, admeasuring 62298 sq.ft. (5787.63 sq.mtrs.), which was jointly owned by them to M/s.Siddhivinayak Associates, a partnership firm of Amravati, through its Partners Shri Kishor Krishnarao Bele, Shri Sunil Chandrashekhar Padole, Shri Sushil Chandrashekhar Padole and Sau.Savita Nilesh Chithore vide registered sale deed dated 19/12/2012 at Sr.No.4470/2012, but actual possession was yet to be delivered to the said purchaser.

I further find that after purchase of the said property, the partners of M/s.Siddhivinayak Associates, Amravati had started negotiations with the directors of Vidarbh Youth Welfare Society, Amravati. Then the disputed matter was settled by them amicably with Vidarbh Youth Welfare Society, Amravati by making some compensation to vacate the premises. Accordingly, the settlement between the parties has done and therefore, the office bearer of the said society have resolved in the meeting dated 23/10/2015 and in the said meeting a resolution No.26.1 was passed about delivery of possession of the lease premises. As per the said resolution, the Vidarbh Youth Welfare Society, Amravati has surrendered their tenancy rights in favour of M/s.Siddhivinayak Associates, Amravati and had delivered the vacant possession of the lease premises to M/s.Siddhivinayak Associates, Amravati on 20/1/2016 and accordingly, they have executed a possession receipt of plot, admeasuring 6418 sq.ft. with old bungalow thereon. I have gone through the contents of the said possession receipt and found that it is legal and valid document of possession as per the provisions of law.

Thus in view of the above facts & circumstances, M/s.Siddhivinayak Associates, Amravati, through its Partners became full and absolute owner of the nazul plot No.5/4, nazul sheet No.13, admeasuring 62298 sq.ft. (5787.83 sq.mtrs.) and they are in actual physical possession of the said plot as a recorded owner thereof.

Thereafter I find that the property under reference has been purchased by Vivanta Infinity Pvt. Ltd., a Company incorporated under the Companies Act, through its Authorized Directors Shri Pramod Motiramji Rathod & Sau.Jaya Sanjay Harwani from M/s.Siddhivinayak Associates, Amravati, through its Partners Shri Kishor Krishnarao Bele and three others as per registered sale deed dated 16/6/2021, which is registered at Sr.No.3413/2021. Even the possession of the property under reference has been delivered by the said partnership to the aforesaid company.

As well as after purchase of the property under reference, the office bearer of the company have applied before Nazul Authority, Amravati to enter its name in P.R.Card on 18/8/2021 and accordingly, the process to enter the name of the company in the record of



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

5

Ref. No.

Date :

P.R.Card is going on and till this date the mutation is yet to be taken in the said record. Therefore, the title of the property under reference is marketable and also free from any charge, encumbrance or obligation.

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 Vivanta Infinity Private Limited, through its Authorized Directors Shri Pramod Motiramji Rathod & Sau.Jaya Sanjay Harwani is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land:-

(1) All that piece and parcel of the land, admeasuring 5787.63 sq.mtrs. (62298 sq.ft.) being the portion of Nazul sheet No.13, out of Nazul Plot No.5/4 of Mouje Camp Amravati, 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 Vivanta Infinity Private Limited, through its Authorized Directors Shri Pramod Motiramji Rathod & Sau.Jaya Sanjay Harwani on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date: 17/9/2021

(P.U.Deshmukh) Advocate

(Stamp)

Adv. P. U. DESHMUKH
AMRAVATI
9975609717



CHALLAN
MTR Form Number-6



GRN MH006364416202122E		BARCODE 		Date 18/09/2021-09:27:14		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				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)			
Total			750.00	Amount In		Seven Hundred Fifty Rupees Only	
				Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572021091849853	IK08HFBVW3
Cheque/DD No.				Bank Date	RBI Date	18/09/2021-09:24:28	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

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "टाइप ऑफ पेजेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करण्यातल्या दस्त्यांसाठी लागू नाही.