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FORMAT- A

(Circular No. :-28/2021)

To
 MahaRERA
 Mumbai

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land admeasuring 829.60 square meters (8930 square feet) bearing Nazul Plot No.21/2-B, 21/1-A (collectively re-numbered as Nazul Plot No.21/2-B vide order dated 15.09.1990 passed by Sub-Divisional Officer in R.C.No. LNA-48/4/1990-91) from out of Nazul Sheet No.48-D of Mouje Gaothan Amravati, Tq. & Dist. Amravati together with the one half share in the Well therein, situated abutting to the Railway Station to Maltekadi Road, Amravati. Hereinafter referred as "**the said plot**".

1. I have investigated the title of the said plot on the request of SRUSHTI BANDSONS partnership firm, through its partner - **Satyajit Vijay Band** R/o. House No 328, OSHO, Court Road, Joshi Colony, Camp, Amravati, Tq. & Dist. Amravati-444602.

1) Description of the property.

All that piece and parcel of the land admeasuring **829.60 square meters (8930.00 square feet)** bearing Nazul Plot No. 21/2-B, 21/1-A (collectively re-numbered as **Nazul Plot No. 21/2-B** vide order dated 15.09.1990 passed by Sub-Divisional Officer in R.C.No. LNA-48/4/1990-91) from out of **Nazul Sheet No.48-D** of Gaothan

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 Adv*

Amravati, Tq. & Dist. Amravati together with the one half share in the Well therein and situated abutting to the Railway Station to Maltekadi Road within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati City and having the boundaries as under :-

Towards East: Government Land together with premises of Government Rest-House thereon
 Towards West : Property of Shri Rathi with Hotel Radhe-Inn thereon
 Towards North : Railway Station to Maltekadi Road
 Towards South: Railway Over-Bridge to Rukhmini Nagar Road

2) The documents of allotment of plot.

- i) Registered Sale deed dt. 25-8-1941
- ii) Index II of Registered Sale deed dt. 25-8-1941
- iii) Registered Sale deed dt. 29-9-1944
- iv) Index II of Registered Sale deed dt. 29-9-1944
- v) Registered Partition Deed dt. 31-3-1971
- vi) Index II of Registered Partition Deed dt. 31-3-1971
- vii) Death certificate of Muktaben wd/o Ratilal Dhabalia
- viii) Death certificate of Bharatkumar Ratilal Dhabalia 25.03.2023
- ix) Death certificate of Indira wd/o Dhanvantraai Babaria
- x) Spl. Civil Suit No.354/2022 Madhubala and others V/s Sau. Chetna w/o Mahendra Babaria and others
- xi) Registered Sale deed dt. 25-8-2023
- xii) Index II of Registered Sale deed dt. 25-8-2023
- xiii) Ferfar (Mutation Entry)
- xiv) P. R. Card
- xv) Partnership Deed date 11-7-2023 constituted by five partners (1)Shailesh Manoharrao Wankhade , (2) Devika

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Shailesh Wankhade (3) Sudip Pradeep Rao Pethe, (4) Ranjit
Vijay Band and (5) Satyajit Vijay Band

xvi) Building Sanction Map By Amravati Municipal Corporation

**3) Property card issued by Deputy Director of Land Records
dated 20-9-2023 mutation entry No 4685**

4) Search report for 30 years from Years 1993 till 2024

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 (following owner/promoter/developer/company) is clear, marketable and without any encumbrances.

Registered Sale deed dt. 25-8-1941:- Raobahadur Raghunath Dattatray Saranjame, Yamunabai w/o Raghunath Saranjame, Purushottam Raghunath Saranjame r/o Amravati were the owners of the said plot. By registered sale deed dt. 25-8-1941 they sold the said plot to 'Chhaganmal Mangilal shop' prop. Mangilal Chhaganmal Marwadi Oswal, r/o Amravati;

Registered Sale deed dt. 29-9-1944:- Chhaganmal Mangilal shop prop. Mangilal Chhaganmal Marwadi Oswal, r/o Amravati sold the said plot to Shah Lalchand Karsandas Dhabalia Gujarati;

Registered Partition Deed dt. 31-3-1971 :- By registered partition deed dt. 31-3-1971 the said plot was allotted to the share of Chandulal Ratilal Dhabalia, Vinodrai Ratilal Dhabalia and Bharatkumar Ratilal Dhabalia and Muktaben wd/o Ratilal Dhabalia.

Muktaben wd/o Ratilal Dhabalia died on 5-9-1974, Chandulal Ratilal Dhabalia died on 26-6-1978, and Vinodrai Ratilal Dhabalia died on 6-12-2011.

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The land admeasuring 829.60 square meters (8930.00 square feet) bearing Nazul Plot No.21/2-B, 21/1-A was collectively re-numbered as Nazul Plot No.21/2-B vide order dated 15-9-1990 passed by Sub-Divisional Officer in R.C.No. LNA- 48/4/1990-91) from out of Nazul Sheet No.48-D of Mouje Rajapeth, Tq. & Dist. Amravati.

Spl. Civil Suit No.354/2022 Madhubala and others V/s Sau. Chetna w/o Mahendra Babaria and others :- Madhubala wd/o Chandulal Dhabalia, Jyoti Smt. Kalpana d/o Chandulal Dhabalia and Dr. Sau. Jyoti w/o Gautam Panchmatia (heirs of late Chandulal Ratilal Dhabalia) filed suit Spl. Civil Suit No.354/2022 against **Sau. Chetna w/o Mahendra Babaria**, (Sau. Chetna d/o Chandulal Dhabalia) and others for effecting the partition and getting separate possession of the said plot;

Vide decree dated 4-7-2022 passed in the said suit the said plot was partitioned in the following shares :-

Sr. No.	Name	Percentage of Share
1.	Madhubala Dhabalia	6.19%
2.	Kalpana Dhabalia	6.19%
3.	Jyoti Panchmatia	6.19%
4.	Chetana Babria	6.95%.
5.	Chandrika Dhabalia	6.205%
6.	Bhupesh Dhabalia	6.205%
7.	Smita Jobanputrar	6.205%
8.	Jayesh Dhabalia	6.205%
9.	Bharat Dhabalia	24.82%
10.	Nirmala Parekh	4.19%
11.	Usha Ghiya	4.13%
12.	Indira Babaria	4.13%
13.	Hansa Kurani	4.13%
14.	Laxmi Shah	4.13%
15.	Purnima Sheth	4.13%

Bharatkumar Ratilal Dhabalia died on 25.03.2023, leaving behind him, his widow : Panna Bharat Dhabalia, sons : Nimit Bharat Dhabalia and Sagar Bharat Dhabalia;

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Indira wd/o Dhanvantraï Babaria died on 12.10.2022, leaving behind her, her son : Hitendra Dhanvantraï Babaria and : daughters Gita Dhanvatraï Babaria, Hema Dhanvantraï Babaria and Amita Tejas Dholakia;

Registered Sale Deed dated 25-8-2023 :- By this sale deed dated 25-8-2023 (1) Madhubala Dhabalia (2) Kalpana Dhabalia (3) Jyoti Panchmatia (4) Chetana Babria (5) Chandrika Dhabalia (6) Bhupesh Dhabalia (7) Smita Jobanputrar (8) Jayesh Dhabalia (9) Heirs of Bharat Dhabalia (10) Nirmala Parekh (11) Usha Ghiya (12) Heirs of Indira Babaria (13) Hansa Kurani (14) Laxmi Shah (15) Purnima Sheth have sold the said plot to SRUSHTI BANDSONS partnership firm, through its partner- Satyajit Vijay Band

SRUSHTI BANDSONS have decided to make construction on the said plot. After preparation of building plan the said firm submitted plan before A.D.T.P, Municipal Corporation, Amravati. That Municipal corporation, Amravati granted permission and approved building plan as per Permit No. **DDMCA/B/2024/APL/04854 dt. 10-3-2024**

Owners of the land

SRUSHTI BANDSONS partnership firm, through its partner- Satyajit Vijay Band is the owner of

All that piece and parcel of the land admeasuring **829.60 square meters (8930.00 square feet)** bearing Nazul Plot No. 21/2-B, 21/1-A (collectively re-numbered as **Nazul Plot No. 21/2-B** vide order dated 15.09.1990 passed by Sub-Divisional Officer in R.C.No. LNA-48/4/1990-91) from out of **Nazul Sheet No.48-D of Mouje** Gaothan Amravati, Tq. & Dist. Amravati together with the one half share in the Well therein and situated abutting to the Railway Station to Maltekadi Road within the limits of Amravati Municipal Corporation and within the jurisdiction of Sub-Registrar Amravati City and having the boundaries as under :-

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Hotel Radhe-Inn thereon
Towards North : Railway Station to Maltekadi Road
Towards South: Railway Over-Bridge to Rukhmini Nagar Road

Qualifying comments/remarks if any - The owner has clear and
Marketable title.

3. The report reflecting the flow of the title of the SRUSHTI
BANDSONS partnership firm, through its partner-Satyajit Vijay Band
on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date : 14 -3-2024

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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 4685 dated 20-9-2023
- 3) Search report for 30 years from 1993 to 2024 Taken from Sub-Registrar' office at Amravati
- 4) Any other relevant title No
- 5) Litigations if any No

Date: 14-3-2024

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