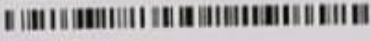




CHALLAN
MTR Form Number-6



GRN MH000378556202122E		BARCODE 		Date 09/04/2021-18:46:31		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 AKG_JT AKOLA NO 2 SUB REGISTRAR				Full Name		Bhushan Vasant Rao Kale Advocate	
Location AKOLA							
Year 2021-2022 From 01/01/1992 To 09/04/2021				Flat/Block No.			
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street Gorakshan Road		
					Area/Locality Akola		
					Town/City/District		
					PIN 4 4 4 0 0 4		
					Remarks (If Any)		
					Nazul plot no. 6/1/8 Sheet no. 69 Akola Tq. Dist. Akola		
Total			750.00		Amount In Seven Hundred Fifty Rupees Only		
					Words		
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 02300042021040971776 009377778	
Cheque/DD No.				Bank Date		RBI Date 09/04/2021-18:49:13 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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 पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करण्याच्या दस्तावेजासाठी लागू नाही.

Mobile No. : 9850462426

Bhushan V. Kale
Advocate & Notary

N-1/82 A,
Niwara Colony No. 1
Gorakshan Road, Akola
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FORMAT – A
(Circular no.: 28/2021)

To,
MahaRERA

LEGAL TITLE REPORT

Subject: Title Clearance Certificate with respect to plot no. 6/1/8, CTS/ C.S. / Sheet No. 69, Situated at Akola, Taluka / District Akola (hereinafter referred as the said plot)

I have investigated the title of said plot on the request of M/s Marvel Trinity Infra LLP, a limited liability Partnership firm, through its partners, Mr. Ghan-shyam Kishor Kothari, Mr. Santoshkumar Narendrakumar Heda and Mr. Sunil Maniklalji Innani (Name of Owner / Promoter / Developer / Company) and following documents i.e. –

1) Description of the Property.

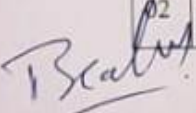
All the part and parcel of Nazul plot no. 6/1/8, out of Sheet no. 69, situated at Akola, Tq. and Dist. Akola. Plot admeasuring 2757.15 Sq. mtrs.,
Bounded as...

East – Layout plot no. 03
West – Bungalow of Kamalkishor Biyani
North – Service lane
South – Gorakshan Road

2) The document of allotment of plot (title deeds)

Sr. no.	Date of Execution of Documents	Details of registration of Documents/ conveyance	Place sub-regd. office	Property falls under sub-regd.	Remarks
01	04.09.2019, sr. no. 4510	Sale Deed	Akola	Akola	Certified
02	22.10.2020, sr. no. 2490	Sale Deed	Akola	Akola	Certified

- 3) Property card issued by the Assistant Superintendent of Land Records,
Dated 31/03/2021, Mutation Entry no. 16752.
4) Search report for 30 Years from dtd. 01/01/1992 till dtd. 09/04/2021.


Adv. Bhushan V. Kale
Niwara Colony No.01,
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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 M/s Marvel Trinity Infra LLP, a limited liability Partnership firm, through its partners, Mr. Ghanshyam Kishor Kothari, Mr. Santoshkumar Narendrakumar Heda and Mr. Sunil Maniklalji Innani (following owner / Promoter / developer / company) is clear, marketable and without any encumbrances.

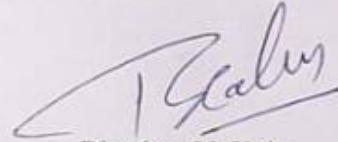
Owner of the Land

- 1) M/s Marvel Trinity Infra LLP, a limited liability Partnership firm, through its partners, Mr. Ghanshyam Kishor Kothari, Mr. Santoshkumar Narendrakumar Heda and Mr. Sunil Maniklalji Innani, Nazul plot no. 6/1/8, CTS / C.S./ Sheet No. 69
- 2) CTS / C.S. No.
- 3) CTS / C.S. No.
- 4) Qualifying comments / Remarks If any – Detailed list of documents and flow of title is annexed herewith in a separate sheet.

3/-

The report reflection the flow of the title of the M/s Marvel Trinity Infra LLP, a limited liability Partnership firm, through its partners, Mr. Ghanshyam Kishor Kothari, Mr. Santoshkumar Narendrakumar Heda and Mr. Sunil Maniklalji Innani (owner / Promoter / developer / company) on the said land is enclosed herewith as annexure.

Encl : Annexure.
Date : 09/04/2021



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Advocate
(Stamp)

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Bhushan V. Kale
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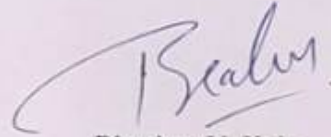
FORMAT – A
(Circular no.: 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry no. 16752.
- 3) Search Report for 30 Years from 01/01/1992 to 09/04/2021 Taken from Sub-Registrar' office at Akola.
- 4) Any other relevant title. - Nil
- 5) Litigations if any. – Nil

Date : 09/04/2021



Bhushan V. Kale
Advocate
(Stamp)

Adv. Bhushan V. Kale
Niwara Colony No.01,
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Gorakshan Road, Akola
Cell No. - 9850462426

Date: 09.04.2021

To,
MahaRERA

LEGAL TITLE REPORT

1. **Subject:**

** Title report on the property owned by M/s Marvel Trinity Infra LLP.

2. **Description of documents scrutinized:**

Sr. no.	Date of Execution of Documents	Details of registration of Documents/ conveyance	Place sub-regd. office	Property falls under sub-regd.	Remarks
01	-	Mutation entries of oral partition dtd. 04.04.1976	-	-	Copy
02	13.05.1991	Exchange Deed	Akola	Akola	Copy
03	30.01.2012	Order of Renewal of Lease (18282 Sq. feet) for 30 yrs. from the date of expiry of lease	-	-	Copy
04	14.02.2014	Order of change in usage of plot for commercial purposes (18282 Sq. feet)	-	-	Copy
05	03.09.2019	Resolution for purchasing the land and authority to sign the purchase deed (19878 Sq. feet)	-	-	Copy
06	04.09.2019, sr. no. 4510	Sale Deed (19878 Sq. feet)	Akola	Akola	Certified
07	29.01.2021, sr. no. 442	Released Deed of Mortgaged property	Akola	Akola	Copy
08	05.12.2020	Plaint in Spl.C.S.20/2014	-	-	Certified
09	05.12.2020	Pursis dtd. 04.09.2020, filed below exh. 79	-	-	Certified
10	14.09.2020	Order of converting the land as freehold (17058 Sq. feet)	-	-	Copy
11	23.01.1967, sr. no. 297	Lease Deed (9800 Sq. feet)	Akola	Akola	Copy
12	23.03.1994	Will Deed executed by J. Y. Deshmukh (9800 Sq. feet)	-	-	Copy
13	21.03.2012, sr. no. 1418	Power of Attorney by Abhishek to Smt. Alka (9800 Sq. feet)	Akola	Akola	Copy
14	06.12.2019	Compromise Deed amongst Shivajirao Deshmukh, Smt. Sujata and Dhananjay Ashok Deshmukh, Smt. Alka and Abhishek Chandrashekhar Deshmukh (9800 Sq. feet)	-	-	Copy
15	10.01.2020	Order of renewal of lease for 30 yrs. (9800 Sq. feet)	-	-	Copy
16	14.08.2020, sr. no. 5793	Power of Attorney by Shivajirao to Mrs. Geeta (9800 Sq. feet)	Akola	Akola	Copy
17	16.10.2020	Order of converting the land as	-	-	Copy

		freehold (9800 Sq. feet)			
18	13.10.2020	Tax Receipt (9800 Sq. feet)	-	-	Copy
19	22.10.2020	Resolution for authority to sign the purchase deed (9800 Sq. feet)	-	-	Copy
20	22.10.2020, sr. no. 2490	Sale Deed (9800 Sq. feet)	Akola	Akola	Certified
21	31.03.2021	Property card	-	-	Copy
22	--	Order of Sub-division & Amalgamation of plots	-	-	Copy
23	--	Commencement Certificate & Sanctioned map of construction	-	-	Copy
24	30.08.2019	Certificate of Incorporation	-	-	Copy
25	04.09.2019	LLP Agreement	-	-	Copy
26	23.09.2020	Supplementary LLP Agreement	-	-	Copy

3. Description of Property / properties / Nature of title:

All the part and parcel of Nazul plot no. 6/1/8, out of Sheet no. 69, situated at Akola, Tq. and Dist. Akola. Plot admeasuring 2757.15 Sq. mtrs., Bounded as...

East – Layout plot no. 03
 West – Bungalow of Kamalkishor Biyani
 North – Service lane
 South – Gorakshan Road

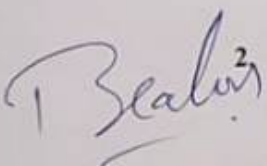
6. Trace of Title / History of Passing of title. Details of antecedent title deeds:

The documents produced before me shows that, the entire Nazul plot no. 6/1/8, out of Sheet no. 69, total admeasuring 2757.15 Sq. mtrs. was divided in two parts. The chain link for both the parts are mentioned herewith as Part – A and Part – B.

Part -A

1. The documents produced before me show that, initially the Nazul plot no. 6/6/1-A,B,C, out of Sheet no. 69, having layout plots no. 1, 15, 1 & 15, total admeasuring 18282 Sq. feet was leased out to Mr. Bhagwantrao G. Deshmukh by the State of Maharashtra. The various orders, especially order dtd. 30.01.2012 passed by the Collector Akola shows that the land admeasuring 14206 Sq. feet was allotted on lease of 30 years by virtue of Sanad dtd. 26.07.1971 and land measuring 4076 Sq. feet was leased out on dtd. 07.06.1976 for the tenure of 15 years. Thus, Mr. Bhagwantrao G. Deshmukh having leasehold rights regarding the property in question and was in possession of the property since more than 30 years. Thus, the lease of the land admeasuring 14206 Sq. feet was expired on dtd. 31.07.2001 and the lease period of the land measuring 4076 Sq. feet expired on dtd. 31.07.1991.

2. The mutation entries produced before me shows that, Mr. Bhagwantrao G. Deshmukh partitioned the property in question amongst his wife and sons, vide oral partition dtd. 04.04.1976 and the plot in question is distributed as follows...


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- a) By virtue of said partition, the portion of plot admeasuring 3576 Sq. feet from plot no. 6/6/1-C is allotted to the share of Mr. Shivaji Bhagwantrao Deshmukh. His name is mutated in the record of rights on dtd. 20.04.1984 at sr. no. 7441.
- b) The land admeasuring 9626 Sq. feet from plot no. 6/6/1-B is allotted to the share of Shankarrao Bhagwantrao Deshmukh. His name is duly mutated in record of rights at sr. no. 7440 on dtd. 20.04.1984.
- c) The land measuring 5080 Sq. feet from plot no. 6/6/1-A is allotted to Mr. Hanumant Bhagwantrao Deshmukh. His name is mutated in record of rights at sr. no. 7439, dtd. 20.04.1984.

Thus, the total plot admeasuring 18282 Sq. feet is partitioned amongst the family members of Mr. Bhagwantrao Deshmukh. It is submitted that the construction of residential house, Shed, out house, etc. also partitioned along with the plot in question and it was allotted to the share of respective parties.

3. The documents further show that, Mr. Shankarrao Bhagwantrao Deshmukh and the owner of adjacent plot, i.e. Mr. Kamalkishor Brijlal Biyani executed an Exchange deed on dtd. 13.05.1991. By virtue of said exchange deed, the triangular portion of plot from the side of service lane, admeasuring 2820 Sq. feet (262.081 Sq. mtrs.) from plot no. 57 & 61, i.e. Nazul plot no. 6/1+7/1/1+2+13+14/45, out of Sheet no. 68/80 was transferred to Mr. Shankarrao Bhagwantrao Deshmukh and in exchange of said plot, he transferred portion of plot admeasuring 1224 Sq. feet (113.754 Sq. mtrs.) from the Gorakshan road side, out of portion of plot allotted to him by way of partition, to Mr. Kamalkishor Brijlal Biyani. This transaction is duly mutated in the relevant Govt. records.
4. Thus, after this transaction, Mr. Shankarrao Bhagwantrao Deshmukh owned and possessed portion of plot admeasuring 8402 Sq. feet (9626-1224) from plot no. 6/6/1-B and portion of plot admeasuring 2820 Sq. feet from plot no. Nazul plot no. 6/1+7/1/12+13+14/45. It is submitted that, the portion admeasuring 2820 sq. feet is of 'E Tenure'.
5. The documents further show that, Mr. Bhagwantrao G. Deshmukh died on dtd. 13.01.1990 and his wife Vimalabai Deshmukh died in the year 1998.
6. Thereafter, the daughter of late Mr. Bhagwantrao Deshmukh, i.e. Mrs. Priya Prakash Deshmukh filed a Suit for Partition, Separate possession and Injunction against Gajanan Bhagwantrao Deshmukh and other 8. Said suit was registered as Spl. C. S. no. 20/2014 on the file of Hon'ble Joint Civil Judge Senior Division at Akola. The property in question and other relevant properties were the subject matter of said litigation. Said suit is compromised between the parties on dtd. 04.09.2019. The plaintiff, i.e. Mrs. Priya Prakash Deshmukh filed Pursis on dtd. 04.09.2019 at Exh. 79 and stated that she has no interest, title or ownership over the properties in question and she admitted the partition

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executed by deceased Mr. Bhagwantrao G. Deshmuh. Further, she given her consent for the sale deed of property in question to be executed by the defendants and she withdrawn the suit unconditionally. Accordingly, the Hon'ble Court passed the order below Exh. 1 on dtd. 04.09.2019 and withdrawn the suit as compromised.

7. It is submitted that, in the mean time the lease of land admeasuring 14026 Sq. feet is renewed for further period of 30 years, i.e. up to 31.07.2030 and lease of land measuring 4076 Sq. feet is renewed up to 31.07.2021, vide, order passed by the Collector Akola on dtd. 30.01.2012.
8. Thereafter, Mr. Gajanan Bhagwantrao Deshmukh and others have obtained permission for transfer / change in use of land for Commercial purposes, vide, order passed by the Collector Akola on dtd. 14.02.2014, in R.C. No. LNA-22/Akola/1/2013-14.
9. Thereafter, Mr. Hanumant Bhagwantrao Deshmukh, Mr. Gajanan Bhagwantrao Deshmukh, Mr. Shankar Bhagwantrao Deshmukh and Dr. Shivaji Bhagwantrao Deshmukh have jointly transferred the land admeasuring 17058 Sq. feet from Nazul plot no. 6/1,6/2-A,B,C (as per property card 6/6/1 A,B,C), Sheet no. 69 (B Tenure land) and portion of land measuring 2820 Sq. feet from Nazul plot no. 6/1+7/1/12+13+14/45, out of sheet no. 68/80 (received by way of exchange deed), total admeasuring 19878 Sq. feet (1846.66 Sq. mtrs.) along with construction standing thereon, fully described in the schedule above to present owner, M/s Marvel Trinity Infra LLP, through its partners Dr. Kishore Kisanlalji Kela and Mr. Santosh Narendrakumar Heda (authorized by way of resolution dtd. 03.09.2019), by executing sale deed dtd. 04.09.2019, document registered at sr. no. 4510, for valuable consideration of Rs. 5,00,00,000/- (Rs. Five Crore only). It is submitted that, the Municipal Corporation of Akola intending to acquire portion of plot admeasuring 2578 Sq. feet for road widening. Said area is also included in the aforesaid total land admeasuring 19878 Sq. feet.
10. That, after becoming the owner, M/s Marvel Trinity Infra LLP, through its partners have applied for conversion of plot admeasuring 17058 Sq. feet (18282 – 1224 Sq. feet transferred to Mr. Kamalkishor Biyani) from B Tenure to class-1 land (free hold). Accordingly, the Collector Akola allowed said application by passing order on dtd. 14.09.2020, in R.C. No. LND-18/Akola/Free-hold (class-1)/03/2019-20, collector office case no. 01/2020/2021. Thus, the property card dtd. 12.11.2020 reflecting the property as 'E class'.
11. That, M/s Marvel Trinity Infra LLP, through its partners have mortgaged the property in question, described in the schedule above with the Buldana Urban Co-op. Credit Society Ltd. Buldana, branch at Tilak Road, Akola, towards the security of loan granted to Mr. Sunilkumar Maniklal Innani, Mr. Santosh Narendrakumar Head and Mr. Ghanashyam Kishor Kothari, by executing Simple Mortgage Deed dtd. 04.09.2019 at sr. no. 4511. The documents further shows that, said loan is repaid by the borrowers and the Buldana

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Urban Co-op. Credit Society Ltd. released the property from its charge by executing Release Deed of Mortgaged Property on dtd. 29.01.2021, document at sr. no. 442.

Part – B

12. The documents produced before me show that, initially the Nazul plot no. 6/8, out of Sheet no. 68, having layout plots no. 2, admeasuring 9800 Sq. feet was leased out to Mr. J. Y. Deshmukh by the State of Maharashtra and the lease deed was executed between the parties on dtd. 23.01.1967 at sr. no. 297. The period of said lease was 30 years, ending on dtd. 31.07.1997.
13. The documents further show that, Mr. J. Y. Deshmukh carried out the construction of two bungalows over the plot in question. Thereafter, Mr. J. Y. Deshmukh executed a Will Deed on dtd. 23.03.1994. By virtue of said Will he bequeathed the portion of plot admeasuring 5950 Sq. feet along with the bungalow (adjacent to the road) standing thereon to his son, Mr. Shivajirao Jaywantrao Deshmukh and Ashok Jaywantrao Deshmukh (each having equal share) and portion of plot admeasuring 3850 Sq. feet and bungalow standing thereon to Abhishek Chandrashekhar Deshmukh, being minor hence represented through guardian mother Smt. Alka Chandrashekhar Deshmukh. Mr. J. Y. Deshmukh died on dtd. 25.01.1998 and after his death, as per his last will, the property in question is transferred to the respective owners. Their names are mutated in the record of rights, as the owner and possessor of the property in question.
14. The property card produced before me shows that, the names of Smt. Sujata Ashok Deshmukh & Dhananjay Ashok Deshmukh mutated in the property card. The party concern has informed me that Ashok Jaywantrao Deshmukh died and they are being the legal heirs of deceased Ashok Deshmukh, their names are mutated in the record. I may submit here that, the legal heirship certificate or any document regarding legal heirs of deceased Ashok Deshmukh are not produced on record. However, the property card is the public document; its certified copy is directly admissible in evidence. Hence, we relied over it.
15. Thereafter, Mr. Shivajirao Jaywantrao Deshmukh, Smt. Sujata Ashok Deshmukh, Dhananjay Ashok Deshmukh and Smt. Alka Chandrashekhar Deshmukh, Abhishek Chandrashekhar Deshmukh had executed an agreement / compromise deed amongst themselves on dtd. 06.12.2019. By virtue of said agreement they have again confirmed the will deed dtd. 23.03.1994 executed by Mr. J. Y. Deshmukh in their favor. Further, they have agreed to follow certain terms and conditions while using said property.
16. The documents further show that, Mr. Dhananjay Deshmukh for and on behalf of deceased Mr. J. Y. Deshmukh applied for renewal of lease period of the plot in question. Accordingly, the Collector Akola renewed the lease period for further 30 years, vide order dtd. 10.01.2020, passed in R.C. No. MRC-81/Akola/renewal/14/2019-20.

B. B. B.

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17. Thereafter, again Mr. Dhananjay Deshmukh for and on behalf of deceased Mr. J. Y. Deshmukh applied for conversion of plot admeasuring 9800 Sq. feet from B Tenure to free hold. Accordingly, the Collector Akola allowed said application by passing order on dtd. 16.10.2020, in R.C. No. LND-18/Akola/Free-hold (class-1)/05/2019-20, collector office case no. 05/2019/2020. Thus, the property card dtd. 12.11.2020 reflecting the property as 'E class'.
18. That, Mr. Abhishek Chandrashekhar Deshmukh executed Power of Attorney dtd. 21.03.2012, sr. no. 1418, in favor of Smt. Alka Chandrashekhar Deshmukh, in respect of the property bequeathed to him by late Mr. J. Y. Deshmukh by way of Will Deed dtd. 23.03.1994 and authorized her to execute the documents of transfer of property and other relevant acts, before the concern Sub-registrar's office.
19. Mr. Shivajirao Jaywantrao Deshmukh executed Power of Attorney in favor of Mrs. Geeta Harshvardhan Thakare on dtd. 14.08.2020 at sr. no. 5793.
20. That, Mr. Shivajirao Jaywantrao Deshmukh, through is POA holder, Mr. Abhishek Chandrashekhar Deshmukh, through his POA holder and Smt. Sujata Ashok Deshmukh, Mr. Dhananjay Ashok Deshmukh have transferred the Nazul plot no. 6/8, Sheet no. 69, admeasuring 9800 Sq. feet (910.40 Sq. mtrs.) along with two bungalows having built up area of 558.39 Sq. mtrs., fully described in the schedule above to M/s Marvel Trinity Infra LLP, through its partners, Mr. Santoshkumar Narendrakumar Heda, Mr. Sunil Maniklalji Innani & Mr. Ghanshyam Kishor Kothari, by way of sale deed dtd. 22.10.2020, sr. no. 2490 for valuable consideration of Rs. 2,73,00,000/- (Rs. Two Crore Seventy Three Lakh only).
21. Thus, M/s Marvel Trinity Infra LLP, a limited liability Partnership firm, through its partners, Mr. Ghanshyam Kishor Kothari, Mr. Santoshkumar Narendrakumar Heda and Mr. Sunil Maniklalji Innani becomes absolute owner of both the part of plot, total admeasuring 2757.15 Sq. mtrs.
22. Thereafter, they have amalgamated both the parts of the plot, described above, by obtaining the order of amalgamation and sub-division issued by the Town Planning Department of Municipal Corporation of Akola, vide, case no. L-2/64/20-21. Further, the office of the Superintendent of Land Records issued property card of amalgamated plot bearing no. 6/1/8, Sheet no. 69, total admeasuring 2757.15 Sq. mtrs.
23. That, M/s Marvel Trinity Infra LLP, a limited liability Partnership firm, through its partners, Mr. Ghanshyam Kishor Kothari, Mr. Santoshkumar Narendrakumar Heda and Mr. Sunil Maniklalji Innani have decided to construct a residential and commercial complex over the plot in question, accordingly, they have obtained Commencement Certificate and Sanctioned map of construction from M. C. Akola, vide, case no. L-2/64/20-21.

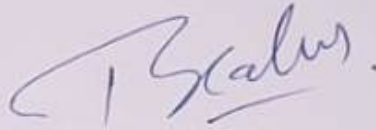
Bhushan V. Kulkarni

Adv. Bhushan V. Kulkarni
Niwara Colony No.01,
Gorakshan Road, AKOLA.
Mob. 9850462426

24. That, so far as the M/s Marvel Trinity Infra LLP is concern, said firm is incorporated under the provisions of the Limited Liability Partnership Act 2008. Initially there were four partners, i.e. Mr. Ghanshyam Kishor Kothari, Mr. Santoshkumar Narenrakumar Head, Mr. Sunil Maniklalji Innani and Mr. Kishor Kisanlal Kela. The deed of LLP is duly executed amongst the aforesaid partners on dtd. 04.09.2019. Thereafter, Mr. Kishor Kisanlal Kela retired from the said partnership firm and on dtd. 23.09.2020 the Supplementary Agreement is executed amongst the remaining three continuing partners. Thus, now Mr. Ghanshyam Kishor Kothari, Mr. Santoshkumar Narenrakumar Head and Mr. Sunil Maniklalji Innani are the partners of M/s Marvel Trinity Infra LLP.

Date: 09.04.2021

Place: Akola



Bhushan V. Kale

Advocate

Adv. Bhushan V. Kale

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Gorakshan Road, AKOLA.
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