ANIL T. PARWANI

(ADVOCATE)

OFFICE :- 2ND FLOOR, SADGURU TOWERS, OPP. CENTRAL JAIL, ALSI PLOT, AKOLA.
RESI. :-EAST GANDHI NAGAR, KACCHI KHOLI, SINDHI CAMP, AKOLA, TQ. & DIST. AKOLA.

DT. 04.04.2022

FORMAT-A
CIRCULAR NO.28/2021

FLOW OF THE TITLE OF THE SAID LAND

1] 7/12 EXTRACT.

2] MUTATION ENTRY NO.11524

3] SEARCH REPORT FOR 30 YEARS FROM 1991 TO 2020

TAKEN FROM SUBREGISTRAR OFFICE AT AKOLA.

(1) Real owner Late. Brijlalsingh Khiladisingh Thakur who bequeathed will deed bearing registered document no. 3840 on 10.10.2002 regarding his land bearing survey no. 12/1.

(2) Mr. Ramsing Brijlal Thakur became the owner land Admeasuring 48 R by virtue of registered will deed no.3840 on 10.10.2002 regarding his land bearing survey no. 12/1, executed by Late Brijlalsingh Khiladisingh Thakur. His name is also mutated in the record of rights vide Ferfar no.37 Dt.23/04/2008.

(3) The above land is ordered as sale free land by Hon'ble Tahsildar, Akola on 21/09/2015 by recovering Charges of Rs.960/- from Her.

(4) The land Adm. 750 sq. mtrs out entire land of Mr. Ramsing Thakur had been purchased by Sunil Maniklal Innani from Ramsing Thakur vide registered sale deed no.1131 Dt.14/05/2015 and the name of Sunil Innani had been recorded in the record of rights vide Ferfar no.9563 Dt.19/12/2015.

(5) The land Adm. 750 sq. mtrs had been purchased by Sau. Maya Kishore Jamunah from Sunil Maniklal Innani vide registered sale deed no.3455 Dt.31/12/2015 and the

name of Sau. Maya Kishore Jamunah had been recorded in the record of rights.

(6) Sau. Maya Kishor Jamunah get converted the above land into Non-agriculture purpose from The Commissioner, AMC, Akola vide case no. AMC/NA/21/2016-17 DT.24/12/2019. She also get sanction the building plan to erect building thereon by name Riddhi under Maya Enclave project, vide case no.14/241/2019-20. Her name had been also recorded in the property Tax assessment register maintained by the AMC Akola vide ward no.D6, Property no.2956.

(7) Owner Sau. Maya Kishore Jamunah Entered into development Agreement with M/s. Krishna Builders & Developers through Prop. Bharat Shantilal Ruparel vide document no.3955 Dt.13/11/2020 in respect of above land bearing survey no. 12/1 admeasuring 1352 SqMtrs. She also executed registered Power of Attorney in favour of M/s. Krishna Builders & Developers through Prop. Bharat Shantilal Ruparel vide document no.3956 Dt.13/11/2020.

(8) By virtue of registered Power of Attorney in favour of M/s. Krishna Builders & Developers through Prop. Bharat Shantilal Ruparel vide document no.3956 Dt.13/11/2020, he executed and registered Deed of declaration vide document no.6162 Dt.28/12/2021 regarding building Riddhi. Mutation in the name of owner Sau.Maya Kishore Jamunah and registered Power of Attorney Holder and promoter M/s. Krishna Builders & Developers through Prop. Bharat Shantilal Ruparel had been recorded in revenue record vide Ferfar no.12071 Dt.03/03/2022.

4] ANY OTHER RELEVANT TITLE.... NA

5] LITIGATIONS IF ANY.....NA

ANIL T. PARWANI
(ADVOCATE)

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(ADVOCATE)

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RESI. :-EAST GANDHI NAGAR, KACCHI KHOLI, SINDHI CAMP, AKOLA, TQ. & DIST. AKOLA.

DT. 04.04.2022

FORMAT-A
CIRCULAR NO.28/2021

TO,
MAHARERA
MAHARSHTRA.

LEGAL TITLE REPORT

SUBJECT:-THE TITLE CLEARANCE CERTIFICATE WITH RESPECT TO LAND SURVEY NO. 12/1 SITUATED AT MAUJE KAULKHED, AKOLA, TQ. & DIST. AKOLA. (HEREAFTER REFERRED AS THE SAID PLOT)

1) I, have investigated the title of the said plot on the request of M/s. Krishna Builders and Developers and the following documents:-

2] Description of the property.

Land situated at Kaulkhed, Akola Tq and Dist Akola bearing survey no 12/1 admeasuring 750 sq mtrs, which is converted into NA by AMC Akola in case no/AMC/NA/21/2016-17 order dated 24.12.2019

3] The documents of ownership of plot.

A. Ferfar no.12071 dated 03.03.2022
B. Latest 7/12 Extract
C. Deed of Declaration Dt.28.12.2021
D. General Power of Attorney Dt.13.11.2020 Docment no.3956
E. Development Agreement Dt.13.11.2020 Document no.3955
F. Akola Municipal Tax Receipt 24.02.2020
G. Building Sanctioned Map
H. Ferfar NO.11098 Dt.05.02.2020
I. AMC NS Order 24/12/2019
J. NA Sanction Map
K. Order of Collector Dt.15/06/2019
M. Challan Dt.11/02/2019
N. Ferfar NO.9714 Dt.04.10.2016
O. Sale Deed no.3456 Dt.31.12.2015
P. Sale Deed no.3455 Dt.31.12.2015

Q. Ferfar No.9563 Dt. 19/12/2015
R. Sale Deed no.1131 Dt.14/05/2015
S. Order of Tahsildar, Akola, Dt.21.09.2015
T. Sale Deed 3126 Dt.21.06.2012
U. Ferfar NO.437 Dt.24/04/2008
V. Registered WillDeed no.3840 Dt.10.10.2002
W.Hakk Nondni Dt.11/09/1982
X. Tenance Sale Certificate 18.04.1968
Y. Challan of Tenancy Dt.
Z. Tenancy Order dt.31/03/1966

4] Search report for thirty year from 1991 to 2020.

5] 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 GPRN Corporation is clear, marketable and without any encumbrances.

Owners of the Land

MAYA KISHOR JAMUNAH....C.S.NO.12/1 of Mauje Kaulkhed

3] The report reflecting the flow of the title of MAYA KISHOR JAMUNAH on the said land is enclosed herewith as Annexure.

ENCL.:-Annexure

ANIL T. PARWANI
(ADVOCATE)