

SAURABH S. SARDA *Adv.*

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FORMAT - A

(Circular No. /2022)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land situated at Mouja Malkapur Tq. & Dist. Akola within the limits of Municipal Corporation, Akola, in the area popularly known as Gaurakshan Road, Akola, bearing F.S. No. 18/2, which land was converted to non-agricultural use vide order dt. 04/06/1969 passed by Hon'ble Sub-Divisional Officer, Akola in Rev. Case No. 10/2/1968-69. Out of the said layout, layout plot no. 1 (layout plot no. 18/4/1 as per 7/12 extract) admeasuring 5102 sq. fts. (474.16 sq. mtrs.) and layout plot no. 2 (layout plot no. 18/4/2 as per 7/12 extract) admeasuring 5020 sq. fts. (466.54 sq. mtrs.), which plots are now amalgamated vide sanction dt. 28/04/2023 granted by Akola Municipal Corporation and now bearing plot no. 1+2 total admeasuring 940.70 sq. mtrs. (10,122 sq. fts.) (hereinafter referred as the said plot)

1. I have investigated the title of the said plot described herein on the request of Marvel Trinity Real Estate LLP and following documents i.e. :-

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1) Description of the property

All that piece and parcel of the land situated at Mouja Malkapur Tq. & Dist. Akola within the limits of Municipal Corporation, Akola, in the area popularly known as Gaurakshan Road, Akola, bearing F.S. No. 18/2, which land was converted to non-agricultural use vide order dt. 04/06/1969 passed by Hon'ble Sub-Divisional Officer, Akola in Rev. Case No. 10/2/1968-69. Out of the said layout, layout plot no. 1 (layout plot no. 18/4/1 as per 7/12 extract) admeasuring 5102 sq. fts. (474.16 sq. mtrs.) and layout plot no. 2 (layout plot no. 18/4/2 as per 7/12 extract) admeasuring 5020 sq. fts. (466.54 sq. mtrs.), which plots are now amalgamated vide sanction dt. 28/04/2023 granted by Akola Municipal Corporation and now bearing plot no. 1+2 total admeasuring 940.70 sq. mtrs. (10,122 sq. fts.) having common boundaries :

East : 15 Frs. Wide Service Lane

West : 18 Mtrs. wide D.P. Road

North: Another Layout

South: Layout plot no. 3 (from this layout)

2)

Sr. No.	Particulars	Date
1.	Copy of Sale Deed bearing Regd. Doc. No. 3588	26/04/1968
2.	Copy of Order passed by SDO, Akola in Rev. Case No. 10/2/1968-69	04/06/1969
3.	Copy of Partition Deed bearing Regd. Doc. No. 2612/2005	13/09/2005
4.	Copy of Ferfar bearing No. 7528	
5.	Copy of Order passed by Nayab Tahasildar in Case No. RTS-64/Malkapur/29/2022-23	04/06/2022
6.	Copy of Certificate of Incorporation of Marvel Trinity Real Estate LLP	10/10/2022

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7.	Copy of Regd. Sale Deed bearing Doc. No. 3614/2022	18/10/2022
8.	Copy of Regd. Sale Deed bearing Doc. No. 3766/2022	01/12/2022
9.	Copy of Ferfar No. 25100	
10.	Copy of 7/12 extract of Plot No. 1 (18/4/1)	
11.	Copy of 7/12 extract of Plot No. 2 (18/4/2)	
12.	Copy of Notarized Affidavit	09/12/2022
13.	Copy of Regd. Sale deed bearing Doc. No. 1358/2023	13/03/2023
14.	Copy of Regd. Sale deed bearing Doc. No. 1387/2023	05/04/2023
15.	copy of Sanction Letter of Akola Municipal Corporation alongwith copy of Sanctioned map and Amalgamated map	28/04/2023
16.	Title Search Report for 30 years	15/05/1993 till 15/05/2023

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 "Marvel Trinity Real Estate LLP", through its partners and individually of the partners - 1) Shri. Santosh Narendrakumar Heda, 2) Shri. Ghanshyam Kishor Kothari and 3) Shri. Madhur Sunil Innani All R/o Akola is clear, marketable and without any encumbrances.

Owner of the land -

(1) "Marvel Trinity Real Estate LLP", through its partners

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and in individual capacity- 1) Shri. Santosh
Narendrakumar Heda, 2) Shri. Ghanshyam Kishor
Kothari and 3) Shri. Madhur Sunil Innani All R/o Akola

(2) Qualifying comments/remarks if any.

(3) The report reflecting the flow of the title of the owner on
the said land is enclosed herewith as ANNEXURE-I.

Encl. ANNEXURE-I

Date: 15/05/2023


Adv. Saurabh S. Sarda

Adv. S. S. Sarda
MAH/4435/2010

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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) Search report for 30 years from 15/05/1993 till 15/05/2023 Taken from Sub-Registrar office at Akola, Tq. & Dist. Akola
- 3) Any other relevant title.
- 4) Litigations if any.

Date: 15/05/2023


Adv. S. S. Sarda
MAH/4435/2010
Adv. Saurabh S. Sarda
(Stamp)

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Ref. No. 73 /2023

Dt. 15/05/2023

TO WHOMSOEVER IT MAY CONCERN TITLE VERIFICATION AND SEARCH REPORT

1. On the oral request of "Marvel Trinity Real Estate LLP", through its partners - 1) Shri. Santosh Narendrakumar Heda, 2) Shri. Ghanshyam Kishor Kothari and 3) Shri. Madhur Sunil Innani All R/o Akola, this title verification report is issued in respect of immovable property described in detail hereunder -

Description of Property :-

All that piece and parcel of the land situated at Mouja Malkapur Tq. & Dist. Akola within the limits of Municipal Corporation, Akola, in the area popularly known as Gaurakshan Road, Akola, bearing F.S. No. 18/2, which land was converted to non-agricultural use vide order dt. 04/06/1969 passed by Hon'ble Sub-Divisional Officer, Akola in Rev. Case No. 10/2/1968-69. Out of the said layout, layout plot no. 1 (layout plot no. 18/4/1 as per 7/12 extract) admeasuring 5102 sq. fts. (474.16 sq. mtrs.) and layout plot no. 2 (layout plot no. 18/4/2 as per 7/12 extract) admeasuring 5020 sq. fts. (466.54 sq. mtrs.), which plots are now amalgamated vide sanction dt. 28/04/2023

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granted by Akola Municipal Corporation and now bearing plot no. 1+2 total admeasuring 940.70 sq. mtrs. (10,122 sq. fts.) having common boundaries :

East : 15 Frs. Wide Service Lane

West : 18 Mtrs. wide D.P. Road

North: Another Layout

South: Layout plot no. 3 (from this layout)

(boundaries are described as per sale deed dt. 21/11/2022 bearing Regd. Doc. No. 3614/2022 and Sanctioned map) (hereinafter referred to as 'Said Land')

2. As per the documents and information supplied and made available to me i.e. Regd. Sale Deeds, Ferfars, property card and search taken in respect of the above described immovable property and on the verification of Index II Register in the office of Sub-Registrar, Akola and Revenue Record, I found the following chain of transaction in respect of the above described immovable property -

3. That originally the F.S. No. 18/2 admeasuring 2 acres was owned by Mr. Ganpatrai Fatehchand Khetan. That Mr. Ganpatrai Khetan sold the said the said agricultural land to 1. Mr. Nagindas & brothers through Shri. Manoharlal

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Gopalji Shah, 2. Mr. Chandanlal Ruplal Jaiswal and Mr. Ratanlal Tilokchand Bharadwaj vide Regd. Sale Deed dt. 26/04/1968 bearing Regd. Doc. No. 3588. The photocopy of sale deed dt. 26/04/1968 bearing Regd. Doc. No. 3588 is enclosed herewith as **DOCUMENT NO. 1.**

4. Thereafter the said three owners preferred an application with the then Hon'ble Sub-Divisional Officer, Akola for conversion of said agricultural land bearing F.S. No. 18/2 admeasuring 2 acres into non-agricultural use. Accordingly, the learned Sub-Divisional Officer, Akola in Rev. case No. 10/2/68-69 vide order dt. 04/06/1969 is pleased to permit the conversion of said agricultural land bearing F.S. No. 18/2 into non-agricultural use. Accordingly, there were total 12 plots in demarcated in the said layout. For ready reference, the copy of Order passed by SDO, Akola in Rev. Case No. 10/2/68-69 is enclosed herewith as **DOCUMENT NO. 2.**

5. Thereafter on dt. 13/09/2005 vide Regd. Doc. No. 2612/2005 the three owners named above executed a Regd. Partition Deed amongst them and accordingly, Layout Plot no. 1 and 2 (i.e. the said land) had fallen to the share of Mr. Chandanlal Ruplal Jaiswal. Accordingly,

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name of Mr. Chandanlal Ruplal Jaiswal was mutated in the Record of right of the said plots as exclusive owner of the said land. For ready reference, the copy of Regd. Partition deed is enclosed herewith as DOCUMENT NO.

3. Accordingly, the name of Mr. Chandanlal Ruplal Jaiswal was duly mutated in the Record of Right of Plots No. 1 and 2 of F.S. No. 18/2 vide Ferfar No. 7528. For ready reference, the copy of Ferfar is enclosed herewith as DOCUMENT NO. 4.

6. Later at the time of digitalization of the 7/12 extracts, the name of Mr. Chandanlal Ruplal Jaiswal was inadvertently mutated as Mr. Chandanlal Ramlal Jaiswal. Hence, Mr. Chandanlal Ruplal Jaiswal preferred an application before Hon'ble Nayab Tahasildar, Akola and Learned Nayab Tahasildar Akola in Case No. RTS-64/Malkapur/29/2022-23 vide his order dt. 04/06/2022 is pleased to passed an order for rectification of the name of Mr. Chandanlal Ruplal Jaiswala and accordingly, the name of Mr. Chandanlal Ruplal Jaiswal was duly recorded in the record of right. For ready reference, the copy of order dt. 04/06/2022 passed by Hon'ble Nayab Tahasildar, Akola is enclosed herewith as DOCUMENT NO. 5.

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7. That on dt. 10/10/2022 the three individuals - 1) Shri. Santosh Narendrakumar Heda, 2) Shri. Ghanshyam Kishor Kothari and 3) Shri. Madhur Sunil Innani All R/o Akola formed a Limited Liability Partnership Firm under the name and style as "Marvel Trinity Real Estate LLP", which got its Incorporation Certificate from Ministry of Corporate Affairs, Central Registration Centre on dt. 10/10/2022 bearing LLP Identification No. ABC-6916. For ready reference the copy of Certificate of Incorporation of "Marvel Trinity Real Estate LLP" dt. 10/10/2022 is enclosed herewith as **DOCUMENT NO. 6.**
8. Thereafter, vide Regd. Sale Deed dt. 18/10/2022 bearing Regd. Doc. No. 3614/2022 1) Shri. Santosh Narendrakumar Heda, 2) Shri. Ghanshyam Kishor Kothari and 3) Shri. Madhur Sunil Innani All R/o Akola, Partners of Marvel Trinity Real Estate LLP purchased the said land i.e. Layout plot no. 1 and 2 of F.S. No. 18/2 described hereinabove from Mr. Chandanlal Ruplal Jaiswal through his attorney Mr. Ujwal Prabhakar Kutafale bearing Regd. Power of attorney dt. 17/11/2022 bearing Regd. Doc. No. 9747. For ready reference the copy

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of Regd. Sale Deed dt. 18/10/2022 bearing Regd. Doc. No. 3614/2022 is enclosed herewith as **DOCUMENT NO. 7.**

9. Later, Mr. Santoshkumar Narendrakumar Heda and Mr. Ghanshyam Kishor Kothari both partners of "Marvel Trinity Real Estate LLP" transferred from their undivided share in the said land, an undivided share of 3.33% and 3.34%, respectively, in favor of Mr. Madhur Sunil Innani i.e. the third partner of "Marvel Trinity Real Estate LLP" vide Regd. Sale Deed dt. 01/12/2022 bearing Regd. Doc. No. 3766/2022. Accordingly, the undivided share in the said land of Mr. Santoshkumar Narendrakumar Heda became 30%, share of Mr. Ghanshyam Kishor Kothari became 30% and Share of Mr. Madhur Sunil Innani became 40%. Further they brought the said land into said LLP as their capital. Accordingly, there names are duly mutated in the record of right of the said land. For ready reference the copy of Sale Deed dt. 01/12/2022 bearing Regd. Doc. No. 3766/2022 is enclosed herewith as **DOCUMENT NO. 8.** Further, for ready reference the copy of digitally signed Ferfar bearing no. 25100, 7/12 extracts and copy of notarized affidavit dt. 09/12/2022 to show that the said plots are brought into firm are enclosed herewith as **DOCUMENT NO. 9 TO 12.**

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10. That with intention to construct appropriate building upon the said land TDR is purchased vide two different Regd. Sale Deeds from Rajeshwar Builders & Developers bearing Regd. Doc. No. 1358/2023 dt. 13/03/2023 and 1387/2023 dt. 05/04/2023, wherein it is specifically mentioned that the said TDR is purchased for the proposed development upon Layout Plot No. 1 and 2 of F.S. No. 18/2 i.e. the said land. For ready reference, the copy of Sale Deeds bearing Regd. Doc. No. 1358/2023 dt. 13/03/2023 and 1387/2023 dt. 05/04/2023 are enclosed herewith as **DOCUMENT NO. 13 & 14.**

11. I have also been supplied with the copy of Sanction Letter of Akola Municipal Corporation dt. 28/04/2023, copy of Sanctioned map and Amalgamated map which are digitally signed and bears Building Permit No. 160664, Permit No. DDMCO/B/2023/APL/03629 and bears Proposal Code No. DDMCO-23-00981. The copy of Sanction letter and Sanctioned map and amalgamation map are commonly enclosed herewith as **DOCUMENT NO. 15**

12. I have made inspection of the Revenue Record in respect of above described immovable property and verified the

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Title therefrom in the name 1) Mr. Santosh Narendrakumar Heda, 2) Mr. Ghanshyam Kishor Kothari and 3) Mr. Madhur Sunil Innani, Partners of Marvel Trinity Real Estate LLP. I have also taken inspection of Index-II Register maintained by Sub-Registrar, Akola vide receipt dated 15/05/2023 bearing GRN No. MH002005223202324E for the period from 15/05/1993 till 15/05/2023. The copy of said Receipt is enclosed herewith as **DOCUMENT NO. 16**. Except the above mentioned changes and transaction in respect of the immovable property in question, I have found no other transaction and changes. The title of 1) Mr. Santosh Narendrakumar Heda, 2) Mr. Ghanshyam Kishor Kothari and 3) Mr. Madhur Sunil Innani, Partners of Marvel Trinity Real Estate LLP over above said land is clear, marketable and saleable.

Hence, this title verification and search report issued.



Adv. Saurabh S. Sarda