# SAURABH S. SARDA *Adv.*

Mob. 94236-50505/90116-50505E-mail :*adv.sssarda@gmail.com*
S.S. Towers, 1st Floor, ITI Lane, Opp. Students Gallery, Behind Sarda's Career Point, Necklace Road, Akola


FORMAT – A

(Circular No. /2023)

To,

MAHA RERA

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to land situated at mouza Umarkhed, R.D., R.S.D., Tq. & Dist. Akola, situated within the limits of Akola Municipal Corporation in the area popularly known as Murtizapur Road, total admeasuring 4624.01 sq. mtrs. (49,772.84) which land after amalgamation is now bearing Nazul Sheet No. 80, Nazul Plot No. 6/1, 7/1, 12 & 13, Layout Plot No. P2+5 (hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request of Marvel Trinity Real Estate LLP through its Partners – Mr. Santoshkumar Narendrakumar Heda, Mr. Ghanshyam Kishor Kothari and Mr. Madhur Sunil Innani and following documents i.e. :-

    1) Description of the property

A. All that piece and parcel of land situated at mouza Umarkhed, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation, in the area popularly known as Murtizapur Road, Akola which was bearing Field Survey no. 10 which was

**SAURABH S. SARDA** *Adv.*
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converted to N.A. use vide order passed in Rev. Case No. 20/56-57 on dt. 28/07/1958 bearing Nazul Sheet No. 80, Nazul Plot No. 6/1, 7/1, 12 & 13, Layout Plot No. 5 (Nagar Bhumapan (CTS) No. 6/1/7/1/1 as mentioned in computerized property card) admeasuring 3717.47 sq. mtrs. (40,000 sq. fts.), which land is surrounded from –

East - 9 mtrs. wide road upto 260 fts.
West - Shop of Highway Iron Depo
North- National Highway No. 6
South - Service Lane and thereafter House of Mr. Sharma

This property (Property no. A) is purchased vide regd. Sale Deed dt. 27/12/2022 bearing regd. Doc. No. 4097/2022.

B. All that piece and parcel of land situated at mouza Umarkhed, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation, in the area popularly known as Murtizapur Road, Akola bearing Field Survey no. 10 which is converted to N.A. use vide order passed by Hon'ble SDO, Akola in Rev. Case No. NAP-34/Umarkhed/123/1981-82 vide order dt. 30/07/1982 bearing Nazul Sheet No. 80, Nazul Plot No. 6/3, 6/4, 6/5, 6/6 & 6/7 (Nagar Bhumapan (CTS) No. 6/3) admeasuring 2366.99 sq. mtrs. (25478.28 sq. fts.) out of this land situated towards Eastern Side by North-South division admeasuring 441.84 sq. mtrs. (4756 sq. fts.) which is surrounded from –

East - Land of Marvel Trinity Real Estate LLP
West - Land of Shri. Khetan and Smt. Bhatt
North- National Highway No. 6
South - Service Lane of Toshniwal Layout

This property (Property No. B) is purchased vide regd. Sale Deed dt. 10/03/2023 bearing regd. Doc. No. 1006/2023.

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C. All that piece and parcel of land situated at mouza Umarkhed, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation, bearing Field Survey no. 10 which is converted to N.A. use vide order passed by Hon'ble SDO, Akola in Rev. Case No. 1/2/64-65 on dt. 20/11/1964, bearing Nazul Sheet No. 80, Nazul Plot No. 6/3, 6/4 and 6/5/2 (Nagar Bhumapan (CTS) No. 6/3/6/4/2 Layout Plot No. 4 admeasuring 464.70 sq. mtrs. (5002 sq. fts.) which is surrounded from –

East - Land owned by Marvel Trinity Real Estate LLP
West - Land of Shri. Ramakant Khetan
North - Land of Shri. Mahendra Khetan & others
South - Service Lane

This property (Property no. C) is purchased vide regd. Sale Deed dt. 13/03/2023 bearing regd. Doc. No. 1355/2023.

Property no. A, B and C total admeasuring 4624.01 sq. mtrs. (49,772.84) after amalgamation is now bearing Nazul Sheet No. 80, Nazul Plot No. 6/1, 7/1, 12 & 13, Layout Plot No. P2+5 which total land now is surrounded from –

East - 9 mtrs. wide road upto 260 fts. and thereafter land of Shri. Bachuka
West - Land of Shri. Mahendra Khetan and others and Shri. Ramakant Khetan
North - National Highway No. 6
South - Service Lane

a. Regd. Sale Deed bearing no. 1208/1960 dt. 24/11/1960
b. Regd. Sale Deed bearing no. 4097/2022 dt. 27/12/2022
c. Regd. Sale Deed bearing no. 3461/1971 dt. 20/09/1971

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d. Regd. Sale Deed bearing no. 1006/2023 dt. 10/03/2023

e. Regd. Sale Deed bearing no. 1355/2023 dt. 13/03/2023

f. Amalgamation approval order/commencement certificate bearing permit no. DDMCO/B/2023/APL/03847 dt. 08/06/2023

g. Property Card of Property A, B & C

h. Search report for 30 years from dt. 10/07/1993 till 10/07/2023

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 – Mr. Santoshkumar Narendrakumar Heda, Mr. Ghanshyam Kishor Kothari and Mr. Madhur Sunil Innani is clear and marketable and without any encumbrances.

Owner of the land –

(1) Marvel Trinity Real Estate LLP through its Partners – Mr. Santoshkumar Narendrakumar Heda, Mr. Ghanshyam Kishor Kothari and Mr. Madhur Sunil Innani

(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**.

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

Encl. **ANNEXURE-I**

Date: 10/07/2023

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FORMAT - A

(Circular No.:- /2023)

## FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) P.R. Card as on date of application for registration.

2) Mutation Entry.

3) Search report for 30 years from 07/07/1993 to 07/07/2023 Taken from Sub-Registrar office at Akola, Tq. & Dist. Akola

4) Any other relevant title.

5) Litigations, if any - NA

Date:

Adv. Saurabh S. Sarda
(Stamp)

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

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S.S. Towers, 1st Floor, ITI Lane, Opp. Students Gallery, Behind Sarda's Career Point, Necklace Road, Akola


Ref. No. 82/2023

Date:- 10/07/2023

## TO WHOMSOEVER IT MAY CONCERN
## TITLE VERIFICATION & SEARCH REPORT

Respected Sir/Madam,

Having been engaged by **Marvel Trinity Real Estate LLP** Through its Partners – **Mr. Santoshkumar Narendrakumar Heda** and others Office – Gaurakshan Road, Akola tq. & Dist. Akola for preparing the title verification and search report in respect of the immoveable property which is specifically described hereunder. I am issuing the present title verification & search report as per my findings and documents found by me and made available to me –

**DESCRIPTION OF PROPERTY –**

a. All that piece and parcel of land situated at mouza Umarkhed, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation, in the area popularly known as Murtizapur Road, Akola which was bearing Field Survey no. 10 which was converted to N.A. use vide order passed in Rev. Case No. 20/56-57 on dt. 28/07/1958 bearing Nazul Sheet No. 80, Nazul Plot No. 6/1, 7/1, 12 & 13, Layout Plot No. 5 (Nagar Bhumapan (CTS) No. 6/1/7/1/1 as mentioned in computerized property card) admeasuring

Adv Sarda

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3717.47 sq. mtrs. (40,000 sq. fts.), which land is surrounded from:

East - 9 mtrs. wide road upto 260 fts.
West - Shop of Highway Iron Depo
North- National Highway No. 6
South - Service Lane and thereafter House of Mr. Sharma
(hereinafter referred to as 'Property-A')

b. All that piece and parcel of land situated at mouza Umarkhed, Tq. & Dist. Akola, within the limits of Akola Municipal Corporation, in the area popularly known as Murtizapur Road, Akola bearing Field Survey no. 10 which is converted to N.A. use vide order passed by Hon'ble SDO, Akola in Rev. Case No. NAP-34/Umarkhed/123/1981-82 vide order dt. 30/07/1982 bearing Nazul Sheet No. 80, Nazul Plot No. 6/3, 6/4, 6/5, 6/6 & 6/7 (Nagar Bhumapan (CTS) No. 6/3) admeasuring 2366.99 sq. mtrs. (25478.28 sq. fts.) out of this land situated towards Eastern Side by North-South division admeasuring 441.84 sq. mtrs. (4756 sq. fts.) which is surrounded from –

East - Land of Marvel Trinity Real Estate LLP
West - Land of Shri. Khetan and Smt. Bhatt
North- National Highway No. 6
South - Service Lane of Toshniwal Layout
(hereinafter referred to as 'Property-B')

c. All that piece and parcel of land situated at mouza Umarkhed, Tq. & Dist. Akola, within the limits of Akola

Adv Sarda

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Municipal Corporation, bearing Field Survey no. 10 which is converted to N.A. use vide order passed by Hon'ble SDO, Akola in Rev. Case No. 1/2/64-65 on dt. 20/11/1964, bearing Nazul Sheet No. 80, Nazul Plot No. 6/3, 6/4 and 6/5/2 (Nagar Bhumapan (CTS) No. 6/3/6/4/2 Layout Plot No. 4 admeasuring 464.70 sq. mtrs. (5002 sq. fts.) which is surrounded from –

East - Land owned by Marvel Trinity Real Estate LLP
West - Land of Shri. Ramakant Khetan
North- Land of Shri. Mahendra Khetan & otrs.
South - Service Lane
(hereinafter referred to as 'Property-C')

Property no. A, B and c total admeasuring 4624.01 sq. mtrs. (49,772.84) after amalgamation is now bearing Nazul Sheet No. 80, Nazul Plot No. 6/1, 7/1, 12 & 13, Layout Plot No. P2+5 which total land now is surrounded from –

East - 9 mtrs. wide road upto 260 fts. and thereafter land of Shri. Bachuka
West - Land of Shri. Mahendra Khetan and others and Land of Shri. Ramakant Khetan
North- National Highway No. 6
South - Service Lane
(hereinafter referred to as 'Said Property')

Upon the said property/said land, a multi-storied building is proposed to be constructed, popularly to be known as "Yamuna Business Park"

Adv Sarda

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1. As per the documents & information supplied and made available to me i.e. Sale Deed, 7/12, Ferfar, etc. search taken in respect of the above described immoveable property and on the verification of Index-II Register in the office of Sub-Registrar, Akola & Revenue Record, the record in on-line portal of web site of Department of Registration and Stamp, Maharashtra and also appropriate of which certified copies are obtained, I found the following chain of transactions in respect of the above described immoveable property i.e., the said land –

2. History of Transaction of Property No. A –
   a) Originally the said property was owned by Shri. Kamalkishor Brijlalji Biyani. That Shri. Kamalkishor Brijlalji Biyani vide regd. Sale Deed dt. 24/11/1960 bearing regd. Doc. No. 1208/1960 sold the said property no. A to 1. Sau. Kamladevi Kanhaiyalal Shraogi, 2. Shri. Rameshchandra Kanhaiyalal Shraogi and 3. Shri. Subhaschandra Kanhaiyalal Shraogi. Accordingly their names were duly mutated in the record of right vide ferfar no. 9749. Copy of regd. Sale Deed dt. 24/11/1960 bearing regd. Doc. No. 1208/1960 is annexed herewith as **Document No. 1**.
   b) Thereafter Sau. Kamladevi Kanhaiyalal Shraogi demised on dt. 25/08/2010 leaving behind her three legal heirs viz. Shri. Rameshchandra Kanhaiyalal Shraogi, Shri. Subhaschandra Kanhaiyalal Shraogi and Smt. Sarla Shyamsundar Gupta. Accordingly their names were duly mutated in the record of

Adv. Sarda

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right of Property No. A and Shri. Rameshchandra Kanhaiyalal Shraogi became owner of 44.44% of the total land, Shri. Subhaschandra Kanhaiyalal Shraogi became owner of 44.44% of the total land and Smt. Sarla Shyamsundar Gupta became the owner of 11.12% of the total land of the Property No. A.

c) Thereafter Shri. Rameshchandra Kanhaiyalal Shraogi, Shri. Subhaschandra Kanhaiyalal Shraogi and Smt. Sarla Shyamsundar Gupta sold property A to Marvel Trinity Real Estate LLP vide regd. Sale Deed dt. 27/12/2022 bearing regd. Doc. No. 4097/2022. Accordingly the name of Marvel Trinity Real Estate LLP is duly mutated in the record of right of the Property No. A. Copy of regd. Sale Deed dt. 27/12/2022 bearing regd. Doc. No. 4097/2022 is annexed herewith as **Document No. 2**.

3. History of Transaction of Property No. B and C–

a) Originally the property bearing Nazul Sheet No. 80, Nazul Plot No. 6/3, 6/4, 6/5, 6/6 & 6/7 (Nagar Bhumapan (CTS) No. 6/3) out of F.S. No. 10 admeasuring 26670 sq. fts. (East-West 70 ft., North-South 381 ft.) was owned by Sau. Laxmibai Radhakisan Toshniwal. Sau. Laxmibai Radhakisan Toshniwal sold the said property admeasuring 26670 sq. fts. vide regd. Sale Deed dt. 22/06/1956 to Shri. Ganpatrai Fatehchand Agrawal (Khetan). Thereafter Shri. Ganpatrai Fatehchand Khetan out of said Property admeasuring 26670

Adv Sarda

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sq. fts. sold the Property No. C admeasuring 5002 sq. fts. (464.57 sq. mtrs.) to Sau. Nirmaladevi Krushnalal Bhatt vide regd. Sale Deed dt. 20/09/1971 bearing regd. Doc. No. 3461/1971. The copy of regd. Sale Deed dt. 20/09/1971 bearing regd. Doc. No. 3461/1971 is annexed herewith as **Document No. 3**.

b) Thereafter the remaining Property from Property bearing F.S. No. 10 standing in the name of Shri. Ganpatrai Fatehchand Khetan was brought into the common family pool and vide internal partition dt. 29/01/1989 the said property had fallen to the share of Sau. Geetadevi Ganpatrai Khetan.

c) Thereafter Sau. Geetadevi Ganpatrai Khetan demised on dt. 17/03/2021. That vide will dt. 31/10/2020 the property out of F.S. no. 10 which was received by Sau. Geetadevi Ganpatrai Khetan in partition was bequeathed by her to 1. Mr. Mahendra Ganpatrai Khetan, 2. Sanjay Ganpatrai Khetan, 3. Sandeep Ganpatrai Khetan. Accordingly their names were duly mutated in the record of right. Later out of the property bearing F.S. no. 10 received by 1. Mr. Mahendra Ganpatrai Khetan, 2. Sanjay Ganpatrai Khetan, 3. Sandeep Ganpatrai Khetan as per the Will of Sau. Geetadevi Ganpatrai Khetan, the Property No. B admeasuring 441.84 sq. mtrs. (4756 sq. fts.) is sold to Marvel Trinity Real Estate LLP vide regd. Sale Deed dt. 10/03/2023 bearing regd. Doc. No. 1006/2023. The copy of Sale Deed dt. 10/03/2023

Adv Sarda

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bearing regd. Doc. No. 1006/2023 is annexed herewith as **Document No. 4**.

d) Later vide regd. Sale Deed dt. 13/01/2023 bearing regd. Doc. No. 1355/2023 Mrs. Nirmaladevi Krushnalal Bhatt transferred property No. C which was purchased by her vide regd. Doc. No. 3641/1971 to Marvel Trinity Real Estate LLP. The copy of sale deed dt. 13/01/2023 bearing regd. Doc. No. 1355/2023 is annexed herewith as **Document No. 5**. Accordingly, name of Marvel Trinity Real Estate LLP is duly mutated in record of right of Property No. B & C.

4. That the said property no. A, B and C are thereafter amalgamated vide order passed by Akola Municipal Corporation on dt. 08/06/2023 bearing permit no. DDMCO/B/2023/APL/03847 and vide said order the Akola Municipal Corporation has also sanctioned the building construction permission and issued commencement certificate for construction of building upon the said land. Copy of approval order/commencement certificate dt. 08/06/2023 is enclosed herewith as **Document No. 6**. Accordingly, Marvel Trinity Real Estate LLP has became the absolute owner and possessor of the said property.

5. I have also taken search of INDEX-II Register from the office of Sub-Register, Akola and also from online portal in respect of entries by paying necessary fees Vide Challan No. MH004903482202324E, the original receipt is enclosed herewith as **Document No. 7**. I have gone through the document placed

Adv Sarda

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before me and the record available for inspection and verification. In my opinion the title of Marvel Trinity Real Estate LLP is clear and marketable and has no encumbrances.

Hence this Title Verification and Search Report.

Adv. Saurabh S. Sarda

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