DISCLAIMER

ALL THAT piece and parcel of land comprising of plot Nos. 108 to 117 (both inclusive) having total area of about 2013.49 Sq. Mts. out of survey No. 16 of Mouza – Palakwadi, Tahsil & District Wardha, is owned by 1. Akhtar Ali Akbar Ali (PAN – AAYPA2024N), 2(i). Taher Ali Imran Ali (PAN – AAGPE1141G), 2(ii). Rehana Imran Ali (PAN – AABPI7883A) and 3. Zahid Ali Akbar Ali (PAN – ABAPA6317R), having acquired by them in family partition, vide partition deed duly registered in the office of the Sub-Registrar, Wardha, bearing serial/registration No. 1326 dated 13/02/2013, accordingly, it has been mutated/recorded in the name of the present owners in 7/12 etc.

The land owners have entered in an agreement for development with M/s. Burhani Builders & Land Developers, Wardha, (PAN – AANFB0462C) through its partners, 1. Yusuf Zahidali Essaji (PAN – AAGPE9149N), 2. Shabbir Akhterali Essaji (PAN – AAJPE7962N), 3. Khadija Taher Essaji (PAN – AAUPE1804G), 4. Ismail Ebrahim Saifee (PAN – AAAPE9178M), authorizing it to develop 57.409% being southern side portion of the said land in to an estate by constructing a thereon multi-storied buildings consisting apartments, blocks, units, etc., and to sell the same in favour of prospective buyer/s, Development Agreement duly registered in the Sub – Registrar, Wardha, bearing serial/registration No. 2452/2014 dated 09/05/2014. In terms of that development agreement, in addition to settled consideration amount payable by the developer/builder to the land owners, three flats are to be retained by the land owners and remaining flats by the developer/builder with liberty to sell in favour of prospective buyers and receive the consideration amount.

In terms of said Agreement, the said owner has also executed an Irrevocable General Power Of Attorney in favour of **M/S. BURHANI BUILDERS & LAND DEVELOPERS, WARDHA,** through its partners, 1. Yusuf Zahidali Essaji, 2. Shabbir Akhterali Essaji, 3. Khadija Taher Essaji, 4. Ismail Ebrahim Saifee**,** authorizing him to deal with the said property including transfer of the share of developer/builder by way of sale or otherwise on the basis of undivided share in land with apartments in terms of that development agreement in favour of prospective buyer/s and to receive the consideration amount from the prospective buyer/s and to execute deed and document, vide Power of Attorney duly registered in the office of the Sub-Registrar, Wardha, bearing serial/registration No. 385/2014 dated 30/07/2014.

The developer/builder i.e. M/s. Burhani Builders & Land Developers, Wardha, is a partnership firm comprising of partners, 1. Yusuf Zahidali Essaji, 2. Shabbir Akhterali Essaji, 3. Khadija Taher Essaji, 4. Ismail Ebrahim Saifee, out of which any two partners are authorized to act on behalf of the firm and represent it.

The building plan of the entire land has been sanctioned and approved by Municipal Council, Wardha, vide Building plan/permit No. 233 dated 13/01/2014 for the entire area of 2013.49 Sq. Mts. As per sanctioned building plan there are three separate buildings/wings to be constructed. The developer/builder has right only relating to 57.409% for development and sale. The wing A and wing B is under entitlement of the developer/builder. The developer/builder has already completed the work of wing A and almost disposed off the same much before. The work of wing B is in progress.

The negotiations between the land owners and developer/builder relating to remaining land of the land owner are also in progress where the developer/builder intends to develop wing C after finalization of the deal with the land owners.