

Vaibhav P. Watane Advocate

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Date: 28.08.2021

To,
Maha RERA.

Annexure

A) That on the basis of documents supplied to me and upon verification of Index II register I find that agricultural land admeasuring 6 acres 23 gunthas, out of Field Survey No. 114/1, of mauje - Rahatgaon, was owned by Pahelajmal Risumal Zambani, who applied to the SDO Amravati for conversion of the said land into non-agricultural use vide order passed in rev. case no. NAP-34/Rahatgaon-77/1982-83, on 21.07.1984.

B) Thereafter, out of the said layout plot no. 32, total admeasuring 278.8 sq.mtrs. (3000 sq.ft.), was owned by Maroti Gomaji Marathe, who in turn sold the said plot no. 32, admeasuring 278.8 sq.mtrs., to Sau. Pramilabai Sahebrao Nagpure and Pralhad Shankarramji Paraye, vide sale deed dated 03.10.1985, regd. at sr. no. 80.

C) That, said Pralhad Shankarramji Paraye was expired and after his death his share in the above said plot no. 32, admeasuring 1500 sq.ft., bequeathed in the name of his legal heirs namely Smt. Prabhavati Pralhad Paraye, Sau. Rajni G. Kale, Amol Pralhad Paraye, Kishor Pralhad Paraye and Atul Pralhad Paraye.

D) Thereafter, said Smt. Prabhavati Pralhad Paraye, Sau. Rajni G. Kale, Amol Pralhad Paraye, Kishor Pralhad Paraye and Atul Pralhad Paraye, sold the plot no. 32, out of which portion admeasuring 1500 sq.ft., to Sau. Radhika Suresh Tiwari, vide sale deed dated 27.06.2007, regd. at sr. no. 1847.

Similarly, Sau. Pramilabai Sahebrao Nagpure also sold the plot no. 32, out of which portion admeasuring 1500 sq.ft., out of field survey no. 114/1 of mauje Rahatgaon to Sau. Radhika Suresh Tiwari, vide sale deed dated 03.11.2007, regd. at sr. no. 3030.

E) Thereafter, said Sau. Radhika Suresh Tiwari, sold the plot no. 32, admeasuring 278.8 sq.mtrs., out of field survey no. 114/1 of mauje Rahatgaon to Ku. Ratnamala Namdevrao Ingale, vide sale deed dated 03.01.2008, regd. at sr. no. 23.

F) Thereafter, said Ku. Ratnamala Namdevrao Ingale, sold the plot no. 32, admeasuring 278.8 sq.mtrs., out of field survey no. 114/1 of mauje Rahatgaon to Vineet Ashok Kedia, vide sale deed dated 10.09.2013, regd. at sr. no. 3894 and he mutated his name in record of rights.

G) Thereafter, said Vineet Ashok Kedia, obtained loan from Bank of Baroda, Br. Sai Nagar, Amravati.


Vaibhav P. Watane
ADVOCATE

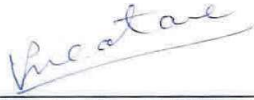
H) Thereafter, said Vineet Ashok Kedia, executed the development agreement with Kedia Builder through its partners Ashok Shyamlalji Kedia, Ankit Ashok Kedia and Vineet Ashok Kedia with intends to developed the said plot, on 27.08.2021, regd. at sr. no. 4782.

That, Vineet Ashok Kedia executed the special power of attorney to sale the flats constructed on the said plot no. 32, in favour of Kedia Builder through its partners Ashok Shyamlalji Kedia, Ankit Ashok Kedia and Vineet Ashok Kedia, on 27.08.2021, regd. at sr. no. 4783.

Hence, I am of opinion that Vineet Ashok Kedia, is the recorded owner of layout plot no. 32, admeasuring 278.8 sq.mtrs., out of field survey no. 114/1 of mauje Rahatgaon.

Search receipt no. MH005555298202122E, dated 28.08.2021.

Date – 28.08.2021


(Adv. Vaibhav P. Watane)

Vaibhav P. Watane
ADVOCATE



CHALLAN
MTR Form Number-6



GRN	MH00555298202122E	BARCODE			Date	28/08/2021-18:54:13	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Search Fee				
Type of Payment				Other Items				
Office Name				AMT1_HQR SUB REGISTRAR AMRAVATI 1				
Location				AMRAVATI				
Year				2021-2022 From 01/01/1992 To 28/08/2021				
Account Head Details				Amount In Rs.				
0030072201 SEARCH FEE				750.00				
Full Name				ADV VAIBHAV P WATANE				
Flat/Block No.				MAHESH COLONY				
Premises/Building				AMRAVATI				
Road/Street				AMRAVATI				
Area/Locality				AMRAVATI				
Town/City/District				AMRAVATI				
PIN				4 4 4 6 0 5				
Remarks (If Any)				MAUJE RAHATGAON FIELD SURVEY NO 114/1 PLOT NO 32 SEARCH FOR 30 YRS 1992 TO 2021				
Amount In				Seven Hundred Fifty Rupees Only				
Total				750.00				
Words								
Payment Details				BANK OF MAHARASHTRA				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN Ref. No. 02300042021082853192 212402358679				
Cheque/DD No.				Bank Date RBI Date 28/08/2021-18:55:41 Not Verified with RBI				
Name of Bank				Bank-Branch BANK OF MAHARASHTRA				
Name of Branch				Scroll No. , Date Not Verified with Scroll				

Department ID : Mobile No. : 9421024154
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.