

Siddharth N. Tayade
B.L.S., LL.B.
Advocate Bombay High Court



"Prabharanjan" Shivani (M.I.D.C.) Akola.

9403043496

Date- 20/5/2021

To,

Maharashtra Real Estate Regulatory Authority
Address: 6th and 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block, Bandra Kurla
Complex, Bandra (E) Mumbai 400051

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to Nazul Plot no. 9/5/2, 9/5/3 and 9/5/4 Nazul Sheet no. 71 situated at Mouje Malkapur Tq Dist Akola (hereinafter referred as the said plot "9/5/2, 9/5/3 and 9/5/4").

I have investigated the title of the said plot on the request of **Rajgruh Magas Vargiya Co-op Society Ltd, Akola**, and following documents i.e.:-

1) Description of the Property

a) Mouje Malkapur within the limits of Municipal Corporation Akola, code No. 1/63 Nazul Sheet No. 71, Plot no. 9/5/4 admeasuring 7402 Sq. Ft. out of this east-west division southern side plot admeasuring 3701 Sq. ft. (344 Sq. Mtrs.) admeasuring East-West southern side 135 ft. (41.14 Mtrs.), East-West Northern side 130 Ft. (7.62 Mtrs.) North-South Eastern side and Western side 25 Ft. (7.62 Mtrs.) bounded by:-

Towards East	:-	100 Ft. width Ghod Dod Road
Towards West	:-	Service Lane
Towards North	:-	Remaining plot of Madhukar Chandwadkar
Towards South	:-	Remaining land of side of Uttarsingh Nandansingh Andhereli

b) Mouje Malkapur within the limits of Municipal Corporation Akola, code No. 1/63 Nazul Sheet No. 71, Plot no. 9/5/4 East-West Division Northern side admeasuring 3701 Sq. Ft. (344 Sq. Mtrs.) East-West Southern side admeasuring 130 ft (39.62 Mtrs,) East-West Northern side 130 ft. (39.62 Mtrs.) North-South both side 30 ft. (9.14 Mtrs.) bounded by:-

Towards East	:-	Ghod Dod Road 100 Ft. width
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Towards West :- Service Lane
Towards North :- Plot no. 9/5/3
Towards South :- Remaining plot already sold to the society

c) Mouje Malkapur within the Municipal Corporation Limits of Akola, Nazul Sheet No. 71, Nazul Plot no. 9/5/2 and Plot no. 9/5/3 admeasuring 11962 Sq. Ft. (1111.66 Sq. Mts.). That in view of the judgment and decree passed by Jt. Civil Judge (S.D.) Akola, in Spl.C.S. No. 10/1984 decided on 26/02/1986 decided on 29/07/1991 out of the said appeal Second Appeal No. 526/1991 decided on 29/04/2003 by the Hon'ble High Court Nagpur Bench, Nagpur. In view of the judgment of the Hon'ble High Court the society deposited an amount of Rs. 42,848/- through C.C.R. No. 168 receipt No. 478359 dated 28/04/1986 both the plots admeasuring East-west Southern side 127 ft. (38.71 Mtrs.), Eastern side 110 ft (33.52 Mts.) North-South western side 116 ft. (35.36 Mtrs.), total area 11962 Sq. Ft. (1111.66 Sq Mtrs) bounded as under

Towards East :- Road,
Towards West :- Service Lane
Towards North :- Plot no. 9/5/1
Towards South :- Plot no. 9/5/4

- 2) The documents of allotment of plot,
- 3) Property card issued by Nazul Department Akola, dated 09.10.2003.
- 4) Search report for 30 years, from 01/01/1991 till 19/05/2021.

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 **Rajgruh Magas Vargiya Co-op Society Ltd, Akola**, is clear, marketable and without any encumbrance. (If any encumbrances please mention in separate sheet).

Owner of the land

- (1) **Rajgruh Magas Vargiya Co-op Society Ltd, Akola** Nazul Plot no. 9/5/4
- (2) **Rajgruh Magas Vargiya Co-op Society Ltd, Akola** Nazul Plot no. 9/5/2
- (3) **Rajgruh Magas Vargiya Co-op Society Ltd, Akola** Nazul Plot no. 9/5/3

(4) Qualifying comments/remark if any.....

3. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the said land is enclosed herewith as "**Annexure-A**".

- Encl: 1. Annexure-A flow of the title.
2. Annexure-B Encumbrances
3. Annexure-C fees receipt of 30 years.

Date: 19.05.2021

ADV. SIDDHARTH N. TAYADE





FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

ANNEXURE-A

- 1) Property card issued by Nazul Department Akola, dated 09.10.2003.
- 2) Mutation Entry No.
- 3) Search report for 30 years from 01/01/1991 to 19/05/2021 Taken from Sub-Registrar Office at Akola.
- 4) Litigations if any:- No litigation pending at present

I had perused the documents and found that originally Nazul Plot no. 9/5/4 was originally owned by Mr. Madhukar Pralhad Chandawadkar the total plot admeasuring 7402 Sq. Ft.

That Mr. Madhukar Pralhad Chandawadkar had transferred part of the plot no. 9/5/4 Southern side plot sub divided East-West admeasuring 3701 Sq. Ft. to proposed Rajgruh Magas Vargiya Co-op Society, Ltd, Akola by registered sale deed registered at Sr. No. 327/1981 dated 09.01.1981.

That Mr. Madhukar Pralhad Chandawadkar had transferred part of the plot no. 9/5/4 Northern side plot sub divided East-West admeasuring 3701 Sq. Ft. to proposed Rajgruh Magas Vargiya Co-op Society, Ltd, Akola by registered sale deed registered at Sr. No. 3783/1981 dated 10.04.1981.

Accordingly the proposed Rajgruh Magas Vargiya Co-op Society, Ltd, Akola became the owner of Nazul Plot no. 9/5/4.

That the proposed Rajgruh Magas Vargiya Co-op Society, Ltd, Akola through its Chief Promoter Mr. Damodar Koduji Ingle had registered their society "Housing Society" with Sub-Registrar Akola having registration no. AL/BR/HSG(T.O.)/303. The sub-registrar had issued the registration certificate to Rajgruh Magas Vargiya Co-op Society, Ltd, Akola on dated 17.07.1984.

So far as Nazul Plot no. 9/5/2 and 9/5/3 are concern they were originally owned by Mr. Bhanudas Shriram Chandawadkar. He had entered into an agreement of sale with proposed Rajgruh Magas Vargiya Co-op Society, Ltd, Akola. However Mr. Bhanudas Shriram Chandawadkar has not



executed the sale deed and Rajgruh Magas Vargiya Co-op Society, Ltd, Akola has filed the civil suit having Spl.C.S. No. 10/1984 for specific performance to execute the sale deed in favour of Rajgruh Magas Vargiya Co-op Society Ltd, Akola, which was decided on 26.02.1986. After that there was first appeal having first appeal no. 186/1986 decided on dated 29.07.1991 and taking appeal was preferred before the Hon'ble High Court Bench Nagpur having second appeal no. 526/1991 decided on 29.04.2003.

In between Mr. Bhanudas Shriram Chandawadkar died and his legal heirs by name Smt. Sunanda Bhanudas Chandawadkar, Ku. Hema Bhanudas Chandawadkar, Mangesh Bhanudas Chandawadkar, Vikram Bhanudas Chandawadkar, Manohar Shriram Chandawadkar and Ku. Geeta Shriram Chandawadkar were added as party to the proceeding.

That according to the order of Hon'ble High Court Bench Nagpur, and decree passed by the Hon'ble Court execution of decree was filed, the original plaintiff and the decree holder i.e. Rajgruh Magas Vargiya Co-op Society, Ltd, Akola as deposited of Rs. 42,848/- before the Hon'ble court by which the Hon'ble Court has directed the legal heirs of the deceased Bhanudas Shriram Chandawadkar to execute the sale deed in favour of Rajgruh Magas Vargiya Co-op Society, Ltd, Akola. However the legal heirs of the deceased didn't appear before the court, hence the Hon'ble C.J.S.D. Akola has directed Asst. Superintendent C.J.S.D. Akola Mr. Janardhan Narayan Kanade to execute the sale deed of the above said nazul Plot no. 9/5/2 and 9/5/3 in favour of Rajgruh Magas Vargiya Co-op Society, Ltd, Akola. Accordingly the sale deed was registered at Sr. No. 3381/2003 dated 12.11.2003. Accordingly Rajgruh Magas Vargiya Co-op Society, Ltd, Akola became the owner of the above said plots.

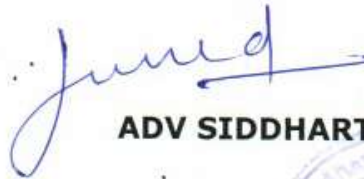
That Rajgruh Magas Vargiya Co-op Society, Ltd, Akola became the owner of plot no. 9/5/4, 9/5/2 and 9/5/3 out Nazul Sheet no. 71, they had obtained permission for the construction of residential building consist of ground + 4 floors for the purpose of residential and commercial use the Akola Municipal Corporation had sanctioned and approved the plan on dated 24.11.2020 and also issued commencement certificate dated 24.11.2020 in application no. 14/42/2016-2017.

That Rajgruh Magas Vargiya Co-op Society, Ltd, Akola through their President Mr. Damodar Koduji Ingle and Secretary Mr. Dynandeo Atmaram Chanknarayan had entered into an agreement of development with Mr. Sugat Dyneshwar Waghmare Prop Superb Construction to construct the said building and agreement of development of plots on 15.01.2021.

That Rajgruh Magas Vargiya Co-op Society, Ltd, Akola through their President Mr. Damodar Koduji Ingle and Secretary Mr. Dynandeo Atmaram Chanknarayan, being authorizes by the said Housing society consist of 15 members had executed general power of attorney in favour of Mr. Sugat Dyneshwar Waghmare Prop of Superb Construction to deal with the construction and the transferred of the flats and shops in accordance with the development agreement. The said general power of attorney was executed on dated 15.01.2001.

That Rajgruh Magas Vargiya Co-op Society, Ltd, Akola had executed deed of declaration for the construction of residential and commercial building on Nazul Plot no. 9/5/4, 9/5/2 and 9/5/3 in accordance with the permission granted by Akola Municipal Corporation Akola by commencement certificate, for the construction of 11 shops and 36 flats known as "Rajgruh Apartment", the said deed declaration was executed by Mr. Sugat Dyneshwar Waghmare Prop of Superb Construction being the power of attorney holder of Rajgruh Magas Vargiya Co-op Society, Ltd, Akola on dated 15.01.2021

Date: 19.05.2021



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ENCUMBRANCE OF THE PROPERTY
ANNEXURE-B

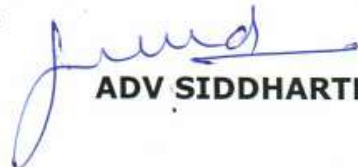
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The said deed of development of plots, general power of attorney and deed of declaration dated 15.01.2021 required to be registered with Sub-Registrar Office Akola, other than this there is no any other encumbrances.

Date: 19.05.2021


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