SHREE

M.G.PIMPARKHEDE, Advocate.

'Sadaphooli'
Jatharpeth,
Akola

MAIL- adv.mpimparkhede@gmail.com **MOB 98222-31150**

Dated 26/07/2022

To,
The Maharashtra Real Estate
Regulatory Authority
6th and 7th floor Housefin Bhavan
Plot No C-21 E Block
Bandra Kurla Complex[E]
Mumbai 400051

LEGAL TITLE REPORT

Sub. :- Title clearance certificate with respect to Plot No 10/11/12/B out of Survey No 8/1/72 situated at Umarkhed, Akola Tq and Dist Akola (hereinafter referred as "the said plot").

I have investigated the title of the said plot on the request of (owner/promoter/ developer/company) **Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers Akola by carrying out search for last 30 years in the office of Sub Registrar Akola** and after perusing the following documents

M. G. P.
ADVOCATE
"Sodaphooli" Jatharpeth
AKOLA (M) 98222 31150

1] DESCRIPTION OF DOCUMENTS SCRUTINISED

Sr No	Nature of the Document	Date of the document	Registration No Serial No	Weather original or Xerox
01	N A Order	11/08/1978	--	Xerox copy
02	Sale deed	04/12/1978	6717	Xerox copy
03	Legal Heirship certificate	21/03/2014		Xerox copy
04	Sale deed	19/06/2015	1902	Xerox copy
05	Sale deed	15/01/2016	214	Xerox copy
06	Exchange deed	09/07/2020	1340	Original
07	Sale deed	04/12/1978	6718	Xerox copy
08	Sale deed	11/02/1993	534	Xerox copy
09	Partition deed	16/03/2010	952	Xerox coy
10	Sale deed	22/03/2010	1158	Xerox copy
11	Exchange deed	09/07/2020	1340	Original
12	Legal Heirship certificate	04/12/2020		Xerox copy
13	Exchange deed	08/10/2020	2557	Original
14	Sale deed	04/12/1978	6719	Xerox copy
15	Sale deed	29/12/2006	3601	Xerox copy
16	Exchange deed	01/04/2021	2039	Original
17	Sale deed	27/09/2013	4342	Original
18	Order of sub division and amalgamation	25/05/2021		Certified copy
19	Permission for construction and sanctioned map	24/11/2021		Certified copy
20	Deed of declaration	30/06/2022	2516	Original
21	7/12 extracts			Certified copy
22	Record of rights			Certified copy
23	Correction deed	21/07/2022	3947	Original

M. G. Pimparkhede
ADVOCATE
Sadaphule
AKOLA

2] **Description of immovable property-**

** The Plot No 10/11/12/B out of Survey No 8/1/72 situated at Umarkhed, Akola Tq and Dist Akola measuring 584 sq m bounded as

To the East	Plot No 10/11/12/A
To the West	Plot No 10/11/12/C
To the North	Road
To the South	Service lane

3] **The documents of allotment of plot**

i] **Plot No 10-**

** The registered deed of exchange dt 9th of July 2020 [Sr No 1340].

** The registered correction deed dt 21/07/2022 [Sr No 3947]

** 7/12 extract issued by revenue authority vide ferfar No 13524

ii] **Plot No 11**

** The registered deed of exchange dt 9th of July 2020 [Sr No 1340].

** The registered deed of exchange dt 8th of Oct 2020 [Sr No 2557].

** The registered sale deed dt 27th of September 2013 [Sr No 4342].

** 7/12 extract issued by revenue authority vide ferfar No 11139, 13525 and 13536

iii] **Plot No 12**

** The registered deed of exchange dt 1st of April 2021 [Sr No 2039].

** 7/12 extract issued by revenue authority vide ferfar No 13822

iv] The order for amalgamation and subdivision of the Plots No 10, No 11 and No 12 passed in Case No L-2/80/2020-21 decided on 25th of May 2021.

M. G. Pimparkhede
ADVOCATE
"Sodaphooli" Jathanath
AKOLA (M.S.)

v] The deed of declaration dt 30th of June 2022 [Sr No 2316]

4) Search Report for 30 years from 01/01/1993 till 08/09/2022.

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 (following owner/promoter/ developer/company) **Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers, Akola** is clear, marketable and without any encumbrances in connection with the Plot No 10/11/12/B out of Survey No 8/1/72 situated at Umarkhed, Akola Tq and Dist Akola measuring 584 sq m. bounded as

To the East	Plot No 10/11/12/A
To the West	Plot No 10/11/12/C
To the North	Road
To the South	Service lane

5] Qualifying comments/remarks if any **No.**

6] The report reflecting the flow of the title of the (owner/ promoter/ developer/company) **Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers, Akola** on the said land is enclosed herewith as **Annexure-1**

Annx As above

Date 26/07/2022

M G Pimparkhede, Adv Akola

REG NO MH 1292/1985

M. G. Pimparkhede
ADVOCATE
"Sodaphooli" Jatharpeth
AKOLA (M.S.)

SHREE

M.G.PIMPARKHEDE, Advocate.

'Sadaphooli'
Jatharpeth,
Akola

MAIL- adv.mpimparkhede@gmail.com **MOB 98222-31150**

Dated 26/07/2022

FORMAT- A

(Circular No.:- 28 / 2021)

FLOW OF THE TITLE OF THE SAID LAND.

A] This is to confirm that I have visited the **Registrar / Sub-registrar's Office, Akola** on 07/09/2022 and verified the details of the property standing in the name of **Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers, Akola**

B] I have taken inspection of Index-II Register maintained at S.R.O. Akola for last **30 Years** i.e. from **01/01/1993 to 07/09/2022** by paying necessary fees :-

C] From the perusal of revenue record, the following flow of title in favour of the present owner is revealed it is revealed-

A] The documents placed before me show that the plots where upon the apartment in question is standing were initially numbered as Plot No 10, No 11 and No 12 and the same were part and parcel of agricultural land No 8/1 and the same was belonging to Smt Kalawatibai Wamanrao Pimple. The owner of the property has applied for conversion of the agricultural land for nonagricultural use and the matter was registered as NAP-34/Umarkhed/31/1977-78 which came

M. G. Pimparkhede
ADVOCATE
"Sadaphooli"
AKOLA

to be allowed on the file of S D O Akola on 11/08/1978 and the layout was passed.

B] After passing of the layout, the proposed Pimple Nagar Housing Society through its promoter Shri Shanakrrao Deshmukh purchased the plots out of the layout including the Plot No 10, No 11 and No 12 on the strength of registered sale deed dt 16th of Nov 1978.

C] The flow of title in connection with the Plot No 10, No 11 and No 12 is as under

** **Plot No 10-**

1] The plot measuring 331.78 sq m was purchased by Shri Ramesh Bajare and Smt Manoramabai Kalore from proposed Pimple Nagar Housing Society on the strength of registered sale deed 4th of Dec 2018 [Sr No 6717].

2] The said purchasers Shri Ramesh Bajare and Smt Manoramabai Kalore have a partitioned the plot amongst themselves in the year 1986 and each one of them got the share in the plot measuring 165.89 sq m. The partition was oral and is reflecting in the government record.

3] Smt Manoramabai Kalore died on 11th of June 2008 leaving behind her the legal representatives by name Shri Arun Kalore, Shri Sanjay Kalore, Shri Sunil Kalore, Shri Atul Kalore, Shri Anil Kalore and Sau Chhaya Wankhede. The legal representatives have also obtained the legal heirship certificate from the Civil Court in the matter bearing M J C No 04/2014 which came to be allowed on 21st of March 2014. The

A. G. Pimparkhede
ADVOCATE
"Bodaphooli" Jatharpeth
AKOLA (M) 98222 31150

legal representatives have acquired ownership over the property on the strength of inheritance.

4] Shri Arun Kalore, Shri Sanjay Kalore, Shri Sunil Kalore, Shri Atul Kalore, Shri Anil Kalore and Sau Chhaya Wankhede have transferred the waste unsighted portion of the plot measuring 23.69 sq m to Shri Ramesh Bajare by executing a registered sale deed in his favour on 19th of June 2015 [Sr No 1902]. Thus, Shri Bajare acquired ownership over the portion of the plot measuring 189.69 sq m while the ownership of Kalore family over the plot was reduced to 132.20 sq m.

5] Shri Arun Kalore, Shri Sanjay Kalore, Shri Sunil Kalore, Shri Atul Kalore, Shri Anil Kalore and Sau Chhaya Wankhede have transferred the portion of the court belonging to them to Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers Akola. The transaction was of exchange and the Kalore family transferred the plot in lieu of one flat on the first floor in the proposed apartment. The registered deed of exchange was executed in between the parties on 9th of July 2020 [Sr No 1340].

6] That in the exchange deed in between the parties it was mentioned that Kalore family will hand over the possession of the plot after getting the ownership and possession over the flat. In fact the possession of the plot was already handed over by them to Shri Mali on the date of the exchange deed. The said fact was made clear by executing a registered correction deed in between the parties on 21/07/2022 [Sr No 3947]

ADVOCATE
AKOLA (M) 98222 31150

6] That, all the transactions referred to above are appearing in the government records in connection with the plot.

** **Plot No 11**

1] The plot is measuring 331.78 sq m and the same was purchased by Shri Anand Mhasane from proposed Pimple Nagar Housing Society on the strength of registered sale deed dated 4th of Dec 1978 [Sr No 6718].

2] Shri Anand Mhasane transferred the poster of the plot measuring 237 sq m on the Eastern side to Shri Narayan Wawage and Shri Laxman Gomase by executing a registered sale deed in their favour on 11th of Feb 1993 [Sr No 534].

3] The above stated purchasers Shri Narayan Wawage and Shri Laxman Gomase have partitioned the plot purchased by them by executing a registered deed of partition on dated 10th of March 2010 [Sr No 952]. The each of the co-owner acquired independent ownership over the portion of the plot measuring 118.50 sq m.

4] Shri Laxman Gomase transferred the portion of the plot measuring 118.50 sq m to Smt Sunita Kalore by executing a registered sale deed in her favour on dated 22nd of March 2010 [Sr No 1158].

5] Smt Sunita Kalore transferred the portion of the plot measuring 118.50 sq m to Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers Akola The transaction was of exchange and the Smt Sunita Kalore transferred the plot in lieu of one flat on the first floor in the

M. G. Pimparkhede
ADVOCATE
"Sodaphooli" Jathar
AKOLA (M

proposed apartment. The registered deed of exchange was executed in between the parties on 9th of July 2020 [Sr No 1340].

6] Shri Narayan Wawage died on 19th of July 2018 leaving behind him the legal representatives by name Smt Kamal Wawage, Shri Santosh Wawage, Shri Rahul Wawage, Shri Prasad Wawage. The legal representatives have also obtained the legal heirship certificate from the civil court in MJC No 174/2010 decided on 27th of Nov 2020. The legal representatives have acquired ownership over the property on the strength of inheritance.

7] Smt Kamal Wawage, Shri Santosh Wawage, Shri Rahul Wawage, Shri Prasad Wawage have transferred the plot to Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers Akola. The transaction was of exchange and the Wawage family transferred the plot in lieu of one flat on the first floor in the proposed apartment. The registered deed of exchange was executed in between the parties on exchange deed 8th of Oct 2020 [Sr No 2557].

8] Shri Anand Mhasane who was owner of the portion of the plot measuring 34.79 sq m transferred the same to Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers Akola by executing a registered sale deed in his favour on 27th of September 2013 [Sr No 4342].

9] That, all the transactions referred to above are appearing in the government records in connection with the plot.

M. G. Pimparkhede
ADVOCATE

** **Plot No 12**

1] The plot was measuring 331.78 sq m and the same was purchased by Smt Ratnaprabha Avchar from proposed Pimple Nagar Housing Society Akola on the strength of registered sale deed dated 4th of Dec 2018 [Sr No 6719]

2] Smt Avchar transferred the portion of the plot measuring 110.59 sq m to Shri Rajendra Awchar by executing a registered sale deed in his favour on 29th of Dec 2006 [Sr No 3601].

3] Shri Rajendra Avchar has transferred the portion of the plot measuring 110.59 to Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers Akola. The transaction was of exchange and the Shri Rajendra Avchar transferred the plot in lieu of one flat on the second floor in the proposed apartment. The registered deed of exchange was executed in between the parties on 1st of April 2021 [Sr No 2039].

4] That, all the transactions referred to above are appearing in the government records in connection with the plot.

D] Shri Mukund Mali, Shri Ramesh Bajare, Shri Rajendra Avchar for and on behalf of Smt Ratnaprabha Avchar moved an application before the competent authority for amalgamation and subdivision of the Plots No 10, No 11 and No 12. The matter was registered as Case No L-2/80/2020-21 and the same was decided on 25th of May 2021. According to the order passed by the competent authority, initially the plots were amalgamated and then were subdivided according to the all

M. G. Pimparkhede
ADVOCATE
"Sodaphooli" Jatharpeth,
AKOLA (M) 98222 31150

the transactions entered into by the concerned the parties about the plots. According to the said order Smt Ratnaprabha Avchar was declared as owner of the portion of the plot measuring 221 sq m and the same was numbered as Plot No (10+11+12)/A. Similarly, Shri Mukund Mali was declared as the owner of the portion of the plot measuring 584 sq m and the same was numbered as Plot No (10+11+12)/B. The third applicant Shri Ramesh Bajare was declared as owner of the portion of the plot measuring 189 sq m 221 sq m and the same was numbered as Plot No (10+11+12)/C. The revenue records in connection with all these three plots were changed accordingly

E] Shri Mukund Mali decided to carry out construction of an apartment over the plot and he applied for permission before the competent authority. The matter was registered as DDMOC/B/2021/APL/01360 and the permission was issued in his favour on dt 24th of Nov 2022. **In the said matter the permission, which is obtained is genuine.**

F] Shri Mukund Mali had also executed deed of declaration on 30th of June 2022 [Sr No 2316] and the all the details about the scheme are discussed in the said document.

G] Shri Mukund Mali is constructing a five storied building over the plot. The ground floor is reserved for parking. They are fifteen flats in the apartment. Shri Mukund Mali has promised to transfer one flat on the first floor to Kalore family, one on the same floor to Smt Sunita Kalore, and another on the first floor to Wawage family. He has also promised

M. G. Pimpalkhute
ADVOCATE
"Sodaphooli" Jatharpeth
AKOLA (M) 98222 31150

to transfer one flat from the second floor to Shri Rajendra Avchar. Thus now he is competent to transfer remaining 11 flats to the proposed purchasers

The Sale-Deed, 7/12 extract and Mutation Entry confirming the legal ownership and possession of Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers r/o Akola

H] I am of the opinion that, the property referred in the schedule i.e. **Plot** on Plot No 10/11/12/B out of Survey No 8/1/72 situated at Umarkhed, Akola Tq and Dist Akola is owned and possessed by **Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers r/o Akola**

I] In the result, I have taken relevant search and on the basis of search made by me, as well as, documents placed before me, after giving my best, applying my skill, as well as, using my whole experience on perusal of documents submitted by the owner of the property I am the opinion that, the property mentioned in the schedule **Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers r/o Akola** is having clear, valid and marketable title.

D. Encumbrance Certificate :

The Encumbrance Certificate is not issued in the State of Maharashtra. I have taken search at the office of **Sub-Registrar, Akola**. As per the revenue record, property is in ownership and possession of **Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers r/o Akola**

M. G. Pimparkhede
ADVOCATE
"Sodaphooli" Jatharpeth,
AKOLA (M) 98222 31150

That, the title of Shri Mukund Keshavrao Mali Prop M/S Kalpana Builders and Developers r/o Akola over said property is clear, marketable and free from all encumbrances.

Akola

Dt 26/07/2022

M G Pimparkhede, Adv

Regn.No. : Mah-1292/1985

M. G. Pimparkhede
ADVOCATE
"Sodaphooli" Jatharpeth,
AKOLA (M) 98222 31150