SAURABH S. SARDA *Adv.*

Mob. 94236-50505/90116-50505 E-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. /2022)

To,

MAHA RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Layout plot no. 86, Nazul Plot No. 2/8 out of Nazul Sheet No. 63C situated at Mouje Umri, Tq. & Dist. Akola out of F.S. No. 57 which is converted to Non-Agricultural use vide order passed by Hon'ble S.D.O. in Rev. Case No. 8/2/1970-71 dt. 02/11/1970 total admeasuring 1040.50 sq. mtrs. (hereinafter referred as the said plot)

1. I have investigated the title of the said plot on the request of SPH Associates through its partner Sushilkumar Ratanlalji Khowal (HUF) and Pawan Nandkishor Maheshwari (HUF) for the following property and by investigating the following documents i.e.:-
    1) Description of the property

        All that piece and parcel of the land situated at Mouje Umari, Tq. & Dist. Akola R.D. R.S.D. Akola situated within the limits of Akola Municipal Corporation opposite Dr. Bhamburkar Hospital bearing F.S. No. 57, which is converted to non-agricultural use vide order passed by Hon'ble S.D.O, Akola in Rev. Case No. 8/2/1970-71 on dt. 02/11/1970 in the area popularly

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known as **Tapdiya Nagar.** Out of this passed layout, layout plot no. 86, which is now given Nazul Sheet No. 63-C, Nazul Plot No. 2/8, Occupant Class-E-, total admeasuring 1040.50 sq. mtrs. (11200.00 sq. ft.), which plot is surrounded from –

East - Layout Plot No. 87
West - Ratanlal Plot to Ramdaspeth Road
North - Layout Road,
South - Service Lane

2) Regd. Relinquishment Deed bearing Doc. no. 2074/2022 dt. 29/04/2022
3) Copy of Order passed by Civil Court in MJC No. 2073/2021 dt. 27/01/2021
4) Registered Will dt. 29/03/1984 registered on dt. 11/01/2011 bearing Regd. Doc. No. 145/2011
5) Order passed by Hon'ble Civil Court in Sp.C.S. no. 43/2022 dt. 29/04/2022
6) Copy of Regd. Sale Ded dt. 20/06/2022 bearing Regd. Doc. No. 3296/2022.
7) Copy of Property Card of Nazul Sheet No. 63C Nazul Plot No. 2/8 admeasuring 1040 sq. mtrs.
8) Search report for 30 years from dt. 01/01/1994 till 01/01/2024

2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the

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opinion that the title of SPH Associates through its partner Sushilkumar Ratanlalji Khowal (HUF) and Pawan Nandkishor Maheshwari (HUF) is clear, marketable and without any encumbrances.

Owner of the land –

(1) SPH Associates through its partner Sushilkumar Ratanlalji Khowal (HUF) and Pawan Nandkishor Maheshwari (HUF)

(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: 03/01/2024

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FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

1) 7/ 12 extract / P.R. Card as on date of application for registration.

2) Mutation Entry No. 38

3) Search report for 30 years from 01/01/1994 Taken from Sub-Registrar office at Akola, Tq. & Dist. Akola

4) Any other relevant title.

5) Litigations if any.

Adv Sarda

Date: 03/01/2024

Adv. Saurabh S. Sarda
(Stamp)
Adv. S. S. Sarda
MAH/4435/2010

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Ref. No. 01 /2024 Date: 03/01/2024

FLOW OF TITLE

Having been engaged by SPH Associates through its partner Sushilkumar Ratanlalji Khowal (HUF) and Pawan Nandkishor Maheshwari (HUF) 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 –

All that piece and parcel of the land situated at Mouje Umari, Tq. & Dist. Akola R.D. R.S.D. Akola situated within the limits of Akola Municipal Corporation opposite Dr. Bhamburkar Hospital bearing F.S. No. 57, which is converted to non-agricultural use vide order passed by Hon'ble S.D.O, Akola in Rev. Case No. 8/2/1970-71 on dt. 02/11/1970 in the area popularly known as **Tapdiya Nagar.** Out of this passed layout, layout plot no. 86, which is now given Nazul Sheet No. 63-C, Nazul Plot No. 2/8, Occupant Class-E-, total admeasuring 1040.50 sq. mtrs. (11200.00 sq. ft.), which plot is surrounded from –

East - Layout Plot No. 87
West - Ratanlal Plot to Ramdaspeth Road
North- Layout Road,
South - Service Lane

(hereinafter referred to as 'Said Plot/said land')

Adv Sarda

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1. As per the documents & information supplied and made available to me i.e. Ferfars, Sale Deed, Property Card, sanctioned map, etc. and 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 by obtaining appropriate certified copies of documents, I found the following chain of transactions in respect of the above described immoveable property i.e., the said land –

2. That Shri. Raghunathdas Atmaram Chandak and Sau. Bhagirathibai Raghunathdas Chandak had jointly purchased the said plot vide Regd. Sale Deed dt. 20/12/1979 bearing Regd. Doc. No. 6982 and 6975. Accordingly, their names were duly mutated in the record of right.

3. That by way of oral partition, out of the said land, land admeasuring 519.40 sq. mtrs. situated towards northern side by East-West division had fallen to the share of Smt. Bhagirathibai Raghunathdas Chandak. That Smt. Bhagirathibai Chandak demised on dt. 05/04/1980 leaving behind 1) Mr. Kamalkishore Raghunathdas Chandak, 2) Dr. Ramesh Raghunathdas Chandak 3) Mrs. Saroj Harish Bhutada 4) Mrs. Chandadevi Shrivallabh Sikchi 5) Mr. Kunjbihari Raghunathdas Chandak and 6) Mr.

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Suresh Raghunathdas Chandak. That after her demise the said legal heirs had become the owner of Said Plot to the extent of 519.40 sq. mtrs.

4. Later Mr. Kamalkishor Raghunathdas Chandak demised on dt 01/09/1985 and after his death his legal heirs 1) Mrs. Prabhadevi Kamalkishor Chandak 2) Mr. Sunil Kamalkishore Chandak 3) Mr. Rajesh Kamalkishore Chandak, 4) Mrs. Anita Surendrakumar Baheti, 5) Mrs. Sunita Rajgopal Somani and 6) Mrs. Savita Shyamsundar Loya had become the part owner of the Said Plot to the extent of the share of Mr. Kamalkishor Raghunathdas Chandak.

5. Later out of all the legal heirs of Smt. Bhagirathi Raghunathdas Chandak - 1) Dr. Ramesh Raghunathdas Chandak 2) Mrs. Saroj Harish Bhutada 3) Mrs. Chandadevi Shrivallabh Sikchi 4) Mrs. Prabhadevi Kamalkishor Chandak 5) Mr. Sunil Kamalkishore Chandak 6) Mr. Rajesh Kamalkishore Chandak, 7) Mrs. Anita Surendrakumar Baheti, 8) Mrs. Sunita Rajgopal Somani and 9) Mrs. Savita Shyamsundar Loya executed a relinquishment deed in favor 1) Mr.Kunjbihari Raghunathdas Chandak, 2) Mr. Suresh Raghunathdas Chandak to the extent of the their share received by them as legal heirs of Smt. Bhagirathibai Chandak vide Regd. Document bearing no. 2074/2022 on dt. 29/04/2022. Accordingly, the portion of land admeasuring 519.40 sq. mtrs. which was owned by Smt. Bhagirathibai Chandak was

Adv Sarda

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exclusively owned and possessed by Mr. Kunjbihari Raghunathdas Chandak, 2) Mr. Suresh Raghunathdas Chandak. That the photostat copy of the Relinquishment deed dt. 29/04/2022 bearing Regd. Doc. No. 2074/2022 is annexed herewith as **ANNEXURE-I**. The copy order passed in MJC No. 2073/2021 wherein the above named person are declared by Civil Court at Legal Heir of Smt. Bhagirathibai Chandak vide order dt. 27/01/2021 is annexed herewith as **ANNEXURE-II**.

6. Similarly, out the said land, the land admeasuring 521.10 sq. mtrs. situated towards southern side by East-West Division was owned by Mr. Raghunatdas Atmaram Chandak, by way of oral partition. Later, Mr. Raghunath Aasaram Chandak executed the Will Deed on dt. 29/03/1984 which was registered on dt.11/01/2011 bearing Regd. Doc. No. 145/2011. Mr. Raghunath Aasaram Chandak demised on dt.03/11/1988. That as per the Will Deed of late Shri Raghunath Aasaram Chandak the land out of LP No. 86 admeasuring 521.10 sq. mtrs. (5609 sq. fts.) had fallen to the ownership and possession of Mr. Abay Rameshchandra Chandak. Accordingly, he became the exclusive owner and possessor of the said property to the extent of share owned by late Shri. Raghunatdas Chandak. Accordingly, his name is duly mutated in the record of right. The photostat copy of Will of Late Shri. Raghunatdas Chandak is annexed herewith as **ANNEXURE-III**. Further, in order to avoid any question as to the authenticity of said will, all the legal heir of Late Shri.

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Raghunatdasji Chandak had confirmed the said fact in compromise decree passed in Sp.C.S. No. 43/2022 passed on dt. 29/04/2022. The copy of order passed by Hon'ble Civil Court in Sp.C.S. No. 43/2022 (wrongly mentioned as 83/2022 in sale deed bearing Regd. Doc. No. 3296/2022) on dt. 29/04/2022 is annexed herewith as **ANNEXURE-IV**. Accordingly, Mr. Abhay Rameshchandra Chandak, Mr. Kunjbihari Raghunathdas Chandak and Mr. Suresh Raghunathdas Chandak became the exclusive owner and possessor of the total land admeasuring 1040.50 sq. mtrs.

7. Thereafter SPH Associates purchased the said land admeasuring 1040.50 sq. mtrs. of land vide Regd. Sale Deed dt. 20/06/2022 bearing Regd. Doc. No. 3296/2022. The copy of purchase deed of SPH Associates is annexed herewith as **ANNEXURE-V**. Accordingly, name of SPH Associates is also duly mutated in the record of right of the said land. The photostat copy of Property Card of Nazul Plot No. 2/8 out of Nazul Sheet No. 63C admeasuring 1040.50 sq. mtrs. is annexed herewith as **ANNEXURE-VI**.

8. 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 of Rs. 750/- Vide Challan No. MH013394850202324E, the original receipt is enclosed herewith as **ANNEXURE-VII**. 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 SPH Associates through its partner Sushilkumar Ratanlalji Khowal (HUF) and Pawan Nandkishor Maheshwari (HUF)is clear and marketable and without any encumbrance.

Hence this Title Verification and Search Report.

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