



CHALLAN
MTR Form Number-6



GRN	MH000782631202627U	BARCODE	Date 15/04/2026-10:33:36		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID / TAN (If Any)		
			PAN No.(If Applicable)		
Office Name	CSD_JT DIST REGSTR CH SAMBHAJINA		Full Name	Adv Ganesh P Pathade	
Location	CHHATRAPATI SAMBHAJINAGAR		Flat/Block No.		
Year	2026-2027 From 15/04/1996 To 14/04/2026		Premises/Building		
Account Head Details	Amount In Rs.	Remarks (If Any)			
0030072201 SEARCH FEE	750.00	Plot No.1, 3150.79Sq. Mt. Gut No.51, Golwadi, Tq. Dist. Chhatrapati Sambhajinagar			
		Sambhajinagar			
		Amount In Seven Hundred Fifty Rupees Only			
		Words			
Total	750.00				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00040572026041590552	CPAGPFHQG0	
Cheque/DD No.	Bank Date	RBI Date	15/04/2026-10:24:36	Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Department ID : XXXXXX8043
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.





GANESH PUNDLIKRAO PATHADE
(B.Com., LL.B.)
ADVOCATE

CL-1/2/6, 12th Scheme, Shivajinagr, CIDCO, Chhatrapati Sambhajinagar-431 009

Mob. : 9423448043

Date: 15.04.2026

FORMAT - A

(Circular No.:- 28 of 2021)

To
Maha RERA

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect Plot No.1, Admg. 3150.79Sq. in Gut No.51, at Golwadi, Tq. and Dist. Chhatrapati Sambhajinagar.

I have investigated the title of the said Plot on the request of Mrs. Laxmibai Shankarrao Ghadge, and following documents i.e' :-

- 1) Description of the property. Immovable Property i.e. Plot No.1, Admg. 3150.79Sq. Mt. at Gut No.51, Golwadi, Tq. and Dist. Chhatrapati Sambhajinagar., bounded as follows :-

East	:	12Mt. Wide Road.
West	:	Plot No.2,
South	:	Gut No.52, and
North	:	CIDCO layout and Plot No.2.

- 2) The documents of allotment of plot. Copy of Registered Sale Deed No-2572/1981, dated 04.05.1981.
- 3) 7/12 extract Dated, 25.11.2025, Mutation Entry No.153 and 764.
- 4) Search report for 30 years from.15.04.1996 to 14.04.2026.

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 is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- (1) Mrs. Laxmibai Shankarrao Ghadge, in the capacity of Owner.
- (2) Qualifying comments/remarks if any - No Any.

The report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure.

Encl : Annexure
Date: 15.04.2026



Pathade
Ganesh Pundlikrao Pathade
Advocate

Adv. Ganesh Pundlikrao Pathade
(B.Com., LL.B.)
CL-1/2/6, 12th Scheme, Shivajinagr,
CIDCO, Chh. Sambhajinagar(M.S.)-431009
Mob.: 9423448043





GANESH PUNDLIKRAO PATHADE
(B.Com., LL.B.)
ADVOCATE

CL-1/2/6, 12th Scheme, Shivajinagr, CIDCO, Chhatrapati Sambhajinagar-431 009
Mob. : 9423448043

Date: 15.04.2026

Annexure

FLOW OF THE TITLE OF THE SAID LAND.

SEARCH AND TITLE REPORT (30 YEARS) IN RESPECT OF LAND BEARING GUT NO.51, TO THE EXTENT OF Plot No.1, Admg.3150.79.Sq. Mt. LAND SITUATED AT GOLWADI, TQ. AND DIST. CHHATRAPATI SAMBHAJINAGAR.

- 1] **Name and address of the title holder** : Mrs. Laxmibai Shankarrao Ghadege,
R/o. Banewadi, Railway Station Raod,
Chhatrapati Sambhajinagar.
- 2] **Details of the documents scrutinized** :
1. 7/12 Extract Gut No.51;
 2. Mutation Entry No.153764.
 3. Copy of Registered Sale Deed No.2572/1981 dated 04.05.1981.
 4. N.A. Sanad bearing outward No.२०१८/अभा-२/परि.व/सिआर-२४, dated 12.04.2018.
 5. Layout Permission No. CIDCO/ATPO/BP/AUR(WLJ)/2018(LP)/04, dated 05.07.2018
 6. Building Permission No. CIDCO/ATPO/BP/WLJ/2018(BP)/142, dated 31.12.2018.
 7. Declaration Deed No.AGG5-4480/2019, dated 27.08.2019.
 8. GPA No.AGG5-4481/2019, dated 27.08.2019.
 9. Correction Deed No.AGG5-7560/2021, dated 06.10.2021.
 10. Cancellation Deed No.AGG5-8451/2021, dated 15.11.2021.
 11. GPA No.AGG5-8452/2021, dated 15.11.2022.



12.Revised Construction Permission No.
CIDCO/ATPO/BP/WLJ/2023/228,
dated 09.11.2023.

13.Correction deed No.AGG5-672/2025,
dated 24.01.2024

**3] Details of the Land/
property under search**

: Immovable Property i.e. Land bearing Gut
No.51, total admeasuring 1H 82R,
Potkharab 5 R., situated at Golwadi, Tq.
and Dist. Chhatrapati Sambhajnagar, to
the extent of Plot No.1, Admg.3150.79Sq.
Mt. bounded as follows :-

East : 12Mt. Wide Road.

West : Plot No.2,

South : Gut No.52, and

North : CIDCO layout and Plot No.2.

(Herein above mentioned as
Property under search)

**4] Brief history of Property
and how the owner has
derived the title**

:

It is observed that initially since prior to 1981 names of Mr. Maroti S/o.
Laxman Mhaske, was appeared in the 7/12 extract of Gut No.51, to the extent of
90R, at Golwadi, Tq. and Dist. Chhatrapati Sambhajnagar (Erstwhile Aurangabad).

That, on 04.05.1981, Mr. Maroti S/o. Laxman Mhaske, has sold his land
Admg.90R, at Gut No.51, Golwadi, Tq. and Dist. Chhatrapati Sambhajnagar, to
Mrs. Laxmibai W/o. Shankarrao Ghadge, by a Registered Sale-deed bearing
No.2572/1981. Name of Purchaser was mutated in the 7/12 extracts of Gut No.51,
Golwadi, Tq. and Dist. Chhatrapati Sambhajnagar, vide Mutation Entry No.153.
Since the date of purchase Mrs. Laxmibai W/o. Shankarrao Ghadge is the Owner
and enjoying the peaceful Possession of the said 90R land.

It is further observed from the Record that, Land acquisition Officer, has
acquired the land from the Gut No.49 to 57, at Golwadi, Tq. and Dist. Chhatrapati
Sambhajnagar, for CIDCO Mahanagar Waluj. In the said acquisition 22R Land of



Mrs. Laxmibai W/o. Shankarrao Ghadge, was also acquired, and Mutation Entry No.764, was sanctioned to that effect.

That on 16.01.2018, Tentative Layout Permission for 6900.00Sq. Mt. at Gut No.51, Golwadi, Tq. and Dist. Chhatrapati Sambhajnagar, was granted U/Sec.44 of the Maharashtra Regional and Town Planning Act, 1966, U/Sec.45 of the Maharashtra Regional and Town Planning Act, 1966, vide No.CIDCO/ATPO/BP/AUR(WLJ)/2018(TLP)/31, on 16.01.2018, by Additional Town Planning Officer(I/C), CIDCO Waluj Mahanagar, Aurangabad.

It is also observed that the Upper Tahasildar, Aurangabad, had issued a Sanad on 12.04.2018, bearing outward No.३०१८/अम-२/वि.४/वि.आ-२४, U/Sec.42A of Maharashtra Land Revenue Code, in respect of 6900.00Sq. Mt. land at Gut No. 51, Golwadi, Tq. and Dist. Chhatrapati Sambhajnagar, in the name of Mrs. Laxmibai W/o. Shankarrao Ghadge, for Residential use of the said land as per the terms and conditions mentioned in the said Sanad.

That on 27.04.2022, M/s. Pruthviraj Builders and Deelopers, has applied to the CIDCO, for Final Layout Permission. Same was granted U/Sec.45 of the Maharashtra Regional and Town Planning Act, 1966, vide No.CIDCO/ATPO/BP/AUR(WLJ)/2018(LP)/04, on 05.07.2018, by Additional Town Planning Officer(I/C), CIDCO Waluj Mahanagar, Aurangabad.

Thereafter, Mrs. Laxmibai W/o. Shankarrao Ghadege, further applied to the City and Industrial Development Corporation of Maharashtra Ltd., for obtaining Permission of construction of Building on Plot No.1. Same was granted as per Sec.45 of Maharashtra Regional and Town Planning Act, 1966 vide bearing No. CIDCO/ATPO/BP/WLJ/2018(BP)/142, on 31.12.2018.

Mrs. Laxmibai Shankarrao Ghadege, registered the said Project with the Maharashtra Real Estate Regulatory Authority, vide Registration No.P51500020577. Project name Shubharambh.

That, on 27.08.2019, the Owners of the Property i.e. Mrs. Laxmibai Shankarrao Ghadege, executed a Registered Deed of Declaration U/Sec.2(A) of Maharashtra Apartment Ownership Act, bearing Day Book No.AGG5-4480/2019,



and there by entire project of is nomenclature as "Shubharambh Residency (Wing-A to Wing-D)".

That, Mrs. Laxmibai Shankarrao Ghadge, executed the Irrevocable General Power of Attorney bearing No.AGG5-4481/2019, on 27.08.2019, in respect of the Project known as Shubharambh Residency (Wing-A to Wing-D) on Plot No.1, at Gut No.51, Golwadi, Tq. and Dist. Chhatrapati Sambhajinagar, for presentation of documents before the Sub Registrar for their Registration or other work, in favour of her son namely Mr. Sharad Shankar Ghadge and Mr. Manoj Shankar Ghadge.

That on 06.10.2021, registered Correction Deed / Revised Deed of Declaration bearing No.AGG5-7560/2021, was executed by Mrs. Laxmibai Shankarrao Ghadge Through her GPA holder Mr. Manoj Shankar Ghadge and Mr. Sharad Shankar Ghadge. As per the said Correction Deed, Plot area mentioned in the Schedule of Declaration Deed bearing No.AGG5-4480/2019, was corrected as 3150.79Sq.Mt. Instead of 5280.85Sq. Mt.

That, on 15.11.2021, Mr. Shankar Ghadge and Mr. Manoj Shankar Ghadge, surrenders rights conferred by the Deed bearing No.AGG5-4481/2019, in respect of the Project known as Shubharambh Residency (Wing-A to Wing-B) at Plot No.1, Gut No.51, Golwadi, Tq. and Dist. Chhatrapati Sambhajinagar, in favour of the Property owner Mrs. Laxmibai Shankarrao Ghadge, and executed a Cancellation Deed bearing No.AGG5-8451/2021, to that effect.

Thereafter, Mrs. Laxmibai Shankarrao Ghadge, executed the Irrevocable General Power of Attorney bearing No.AGG5-8452/2021, on 15.11.2021, in respect of the Project known as Shubharambh Residency (Wing-A to Wing-D) on Plot No.1, at Gut No.51, Golwadi, Tq. and Dist. Chhatrapati Sambhajinagar, for presentation of documents before the Sub Registrar for their Registration or other work, in favour of her son namely Mr. Manoj Shankar Ghadge.

That on 09.11.2023, Mrs. Laxmibai Shankarrao Ghadge, Applied to the CIDCO of Maharashtra Ltd. for Revised Permission of construction of Building on Plot No.1. I/c. Additional Town Planning Officer (New Town), CIDCO Ltd., Chhatrapati Sambhajinagar, had issued Revised Building Permission / Commencement Certificate bearing No.CIDCO/ATPO/BP/WLJ/2023/228, on



09.11.2023. As per the said revised Building Permission Built up area of the project is increased and one number of Building is also added in the Project.

That after the Revised Building permission it is require to amend the Declaration Deed, and therefore, Mrs. Laxmibai Shakarrao Ghadge Through her GPA holder Mr. Manoj Shankar Ghadge executed a Revised Deed of Declaration bearing No.AGG5-672/2025, on 24.01.2024, and area statement of the Wing-D is changed and Wing-e is added in the Main Declaration Deed.

It appears from the record that, Mrs. Laxmibai Shankarrao Ghadge is present Owner and Possessor of Plot No.1, Admg. 3150.79Sq. Mt. land in Gut No.51, at Golwadi, Tq. and Dist. Chhatrapati Sambhajinagar. No other transaction is traced out during the Search.

In this way, Mrs. Laxmibai Shankarrao Ghadge has got rights of Ownership and Possession in respect of property under search. I have not found any adverse entry and encumbrance over the said Property under Search.

It appears from the record that Mrs. Laxmibai Shankarrao Ghadge has submitted the inventories of the sold and booked units to the Office of the Maha RERA.

5] Search and Investigation :

In pursuance of the above mentioned property I commenced my search of property records and Index-II register available to me at Sub Registrar, Aurangabad office for the period of last **30 years** i.e. from **15.04.1996 to 14.04.2026** in respect of property under search. The necessary search fees of Rs.750/- is paid in the office of AGD_JD DIST REGISTRAR AURANGABAD vide E-challan No. MH000782631202627U dated 15.04.2026. I found that the property under search is having clear and marketable title. As per the search taken by me and documents made available to me it can be said that Mrs. Laxmibai Shankarrao Ghadge, is having absolute ownership and is in possession of the property under search.



CERTIFICATE

This is to certify that, I scrutinized the copies of 7/12 extracts, copies of Mutation entries, copy of sale deed etc. and xerox copies of all other relevant documents minutely and In my opinion the title referred to above are perfect evidence of title for ownership and possession.

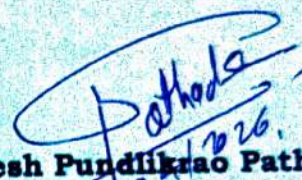
I further certify that, there are no prior mortgage/ mortgages/ charges what so ever as could be seen for the period of year 1996 to 2026 pertaining to the property under search.

In my opinion, Mrs. Laxmibai Shankarrao Ghadge, is having a valid, clear, legal and marketable title over the property under search. I have did not found any adverse entry and encumbrances over said property under search.

6] Litigations if any. - No any pending litigations.

Date: 15.04.2026




Ganesh Pundlikrao Pathade
15/04/2026
Advocate

Adv. Ganesh Pundlikrao Pathade
(B.Com., LL.B.)
CL-1/2/6, 12th Scheme, Shivajinagar,
CIDCO, Chh. Sambhajinagar (M.S.)-431009
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