



R.S.INGALE
(M.A.,LL.B.)
Mo.9822082062

R/o:- Flat No. 204,2nd Floor, Morya Group, Bhagatsing Nagar Road Harsul,Aurangabad.Pin-431008

Date: 01/06/2023

To
MahaRERA

FORMAT-A
(Circular No. :-28/2021)
LEGAL TITLE REPORT

Sub :- Search and title report in respect of land admg. 39R + 21 R total admg. 60 R (6000 sq.mtr.) area out of Gut No. 372 admeasuring 00H 73R situated at Palashi Tq. & Dist. Aurangabad.(hereinafter referred as the said land).

I HAVE INVESTIGATED THE TITLE OF SAID LAND ON THE REQUEST

OF : M/s BALAJI INFRA Through its Partner's :-

- 01) Mr.Pandharinath Sonaji Gadekar,
- 02) Mr.Satish Tejrao Jadhav,
- 03) Mr.Santosh Panditrao Idhate,
- 04) Chandrakant Ambadas Karpe.

1. DETAILS/DESCRIPTION OF PROPERTIES:

(As mentioned in Registered Sale Deed)

All that piece and parcel of the Land admg. 39 R + 21 R total admg. 60 R (6000 sq.mtr.) area out of Gut No. 372 admeasuring 00H 73R situated at Palashi Tq. & Dist. Aurangabad; is bounded as under:

- NORTH** : Land of Sahebrao Wagh out of Gut No. 373.
- SOUTH** : Gaikwad's Plotting in Gut No.371.
- EAST** : Remaining Land of Mansing Lalu Rathod.
- WEST** : Land of Gaikwad out of Gut no.363 & Road.

2. DETAILS/DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:

1. Copy of 7/12 extract of Gut No.372 in the name of Mrs. Thaganabai Kashinath dated 1973 to 1984.

Certified



R.S.INGALE
(M.A.,LL.B.)
Mo.9822082062

R/o:- Flat No. 204, 2nd Floor, Morya Group, Bhagatsing Nagar Road Harsul, Aurangabad. Pin-431008

-2-

2. Copy of 7/12 extract of Gut No.372 in the name of Mr. Ganu Lalu Rathod dated 1990 to 2000 & 2001 to 2016. Certified
3. Copy of 7/12 extract of Gut No.372 in the name of Mr. Ganu Lalu Rathod dated 2016-17. Xerox
4. Copy of registered sale deed at serial No.5911/2019 dated 07/06/2019. Xerox
5. Copy of 7/12 extract of Gut No.372 in the name of Mr. Mamsing Lalu Rathod dated 2019-20. Certified
6. Copy of registered sale deed at serial No. 6117/2022 dated 17/10/2022. Certified
7. Copy of 7/12 extract of Gut No.372 in the name of M/s Balaji Infra through its Partner's Mr.Pandharinath Sonaji Gadekar & others dated 2022. Xerox
8. Copy of registered sale deed at serial No. 6118/2022 dated 17/10/2022. Certified
9. Copy of 7/12 extract of Gut No.372 in the name of Rutuja Developers Through its Partner's Mr.Raju Prabhu Kakde and Mrs.Rekha Raju Kakde dated 2022. Xerox
10. Copy of registered sale deed at serial No.583/2023 dated 30/01/2023. Certified
11. Copy of 7/12 extract of Gut No.372 in the name of M/s Balaji Infra through its Partner's Mr.Pandharinath Sonaji Gadekar & others dated 2022 for the land 60 R. Certified
12. Copy of Mutation entry Nos. 621 & 665. Certified

B. S. Ingale



R.S.INGALE
(M.A.,LL.B.)
Mo.9822082062

R/o:- Flat No. 204, 2nd Floor, Morya Group, Bhagatsing Nagar Road Harsul, Aurangabad. Pin-431008

-3-

13. Copy of Mutation entry Nos. 3103,3964,3982 & 4067. Certified
14. Copy of N.A. Order bearing No. 2023/JAMA-2/CR/210
Dated 19/04/2023 issued by Tahasildar Aurangabad. Certified
15. Copy of building plan & permit sr.no. proposal code
No. AMRDA-22-100148 permit No. AMRDA/B/ 2023
/APL/00217 dated 21/02/2023 issued by Aurangabad
Metropolitan Regional development Authority (AMRDA). Certified
16. Copy of deed of declaration at serial No. AGG1-
3680-2023 dated 08/05/2023. Certified

3. On perusal of the above mentioned document and all relevant document relating to title of the said property I am of the opinion that the title of said land is clear, marketable and without any encumbrances.

OWNERS OF LAND : M/s BALAJI INFRA Through its Partner's :-

- 01) Mr.Pandharinath Sonaji Gadekar,
02) Mr.Satish Tejrao Jadhav,
03) Mr.Santosh Panditrao Idhate,
04) Chandrakant Ambadas Karpe.

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

Encl : Annexure.

Date : 01/06/2023




01/06/2023
R.S.INGALE

Advocate

ADV. R.S. INGALE

Flat No.204, Morya Group, 2nd Floor,
Bhagatsing Nagar Road, Behind Disha Woods,
Near "T" Point, Harsul, Aurangabad-431008
Mob No. 9822082062





R.S.INGALE
(M.A.,LL.B.)
Mo.9822082062

R/o:- Flat No. 204,2nd Floor, Morya Group, Bhagatsing Nagar Road Harsul,Aurangabad.Pin-431008

FORMAT-A

(Circular No. :-28/2021)

FLOW OF THE TITEL OF SAID LAND:

That, from perusal of documents as above referred. I hereby opinion to the title of property as under it reveals from the record That, one Mrs. Thaganabai Kashinath was owner and & possessor of total land admg. 73 R in Gut no. 372, situated at Palashi Tq. & Dist. Aurangabad, she purchased said land from Mrs. Ambubai Bhanudas & Mrs.Gayabai Sahebrao for the consideration of Rs. 5,000/- by way of registered sale deed at serial No.586 dt.30.01.1979 and by way of mutation entry No. 621 certified on 23.12.2022, the name of Mrs. Thaganabai Kashinath was incorporated in 7/12 extract of Gut no. 372, situated at Palashi Tq. & Dist. Aurangabad.

That, after Mrs. Thaganabai Kashinath sold the total land admg. 73 R in Gut no. 372, situated at Palashi Tq. & Dist. Aurangabad to Mr. Ganu Lalu Rathod for the consideration of Rs. 9,000/- by a sale deed bearing registration No. 2060 dated 16.04.1979 and by way of mutation entry No. 665 certified on 23.12.2022, the name of Mr. Ganu Lalu Rathod was incorporated in 7/12 extract of Gut no. 372, situated at Palashi Tq. & Dist. Aurangabad for land 73 R.

On perusal of mutation entry No. 3103, it appears that, Mr. Mamsing Lalu Rathod has purchased total land adm. 73 R from Mr. Ganu Lalu Rathod for the consideration of Rs. 8,11,000/- by way of registered sale deed at serial No. AGG2-5911/2019 dtd. 07.06.2019 and by way of mutation entry No. 3103, the name of Mr. Mamsing Lalu Rathod has been incorporated in 7/12 extract of Gut No. 372, situated at Palashi Tq. & Dist. Aurangabad for land 73 R.

That the, M/s Balaji Infra through its Partner's 1) Mr.Pandharinath Sonaji Gadekar, 2) Mr.Satish Tejrao Jadhav,3) Mr.

-2-

Santosh Panditrao Idhate, 4) Chandrakant Ambadas Karpe has purchased land adm. 39 R out of Gut No. 372 from Mr. Mamsing Lalu Rathod with the consent of 1) Kevalsing Mansing Rathod, 2) Navnath Mansing Rathod, 3) Amol Mansing Rathod for the consideration of Rs. 82,00,000/- by way of registered sale deed at serial No. AGG-5-6117/2022 dtd. 17.10.2022 and by way of mutation entry No. 3964, the name of M/s Balaji Infra through its Partner's 1) Mr. Pandharinath Sonaji Gadekar, 2) Mr. Satish Tejrao Jadhav, 3) Mr. Santosh Panditrao Idhate, 4) Chandrakant Ambadas Karpe was incorporated in 7/12 extract of Gut No. 372, situated at Palashi Tq. & Dist. Aurangabad for land 39 R.

That after the, Rutuja Developers Through its Partner's 1) Mr. Raju Prabhu Kakde, 2) Mrs. Rekha Raju Kakde has also purchased land adm. 21 R out of Gut No. 372 from Mr. Mamsing Lalu Rathod with the consent of 1) Kevalsing Mansing Rathod, 2) Navnath Mansing Rathod, 3) Amol Mansing Rathod for the consideration of Rs. 49,50,000/- by way of registered sale deed at serial No. AGG-5-6118/2022 dtd. 17.10.2022 and by way of mutation entry No. 3982, the name of Rutuja Developers Through its Partner's 1) Mr. Raju Prabhu Kakde, 2) Mrs. Rekha Raju Kakde was incorporated in 7/12 extract of Gut No. 372, situated at Palashi Tq. & Dist. Aurangabad for land 21 R.

On perusal of mutation entry No. 4067, it appears that the, M/s Balaji Infra through its Partner's 1) Mr. Pandharinath Sonaji Gadekar, 2) Mr. Satish Tejrao Jadhav, 3) Mr. Santosh Panditrao Idhate, 4) Chandrakant Ambadas Karpe has purchased land adm. 21 R out of Gut No. 372 from Rutuja Developers Through its Partner's 1) Mr. Raju Prabhu Kakde, 2) Mrs. Rekha Raju Kakde for the consideration of Rs. 55,00,000/- by way of registered sale deed at serial No. AGG-2-583/2023 dtd. 30.01.2023 and by way of mutation entry No. 4067, the name of M/s Balaji Infra through its Partner's 1) Mr. Pandharinath Sonaji Gadekar, 2) Mr. Satish Tejrao





R.S.INGALE
(M.A.,LL.B.)
Mo.9822082062

R/o:- Flat No. 204,2nd Floor, Morya Group, Bhagatsing Nagar Road Harsul,Aurangabad.Pin-431008

-3-

Jadhav, 3) Mr.Santosh Panditrao Idhate,4) Chandrakant Ambadas Karpe was incorporated in 7/12 extract of Gut No. 372, situated at Palashi Tq. & Dist. Aurangabad for land admg. 39R + 21 R total total 60R.

On my online search it's show's that M/s Balaji Infra through its Partner's Mr.Santosh Panditrao Idhate has executed registered lease deed at serial No. AGG-1-3187/2023 dtd. 20/04/2023 for 99 years of 25 Sq.Mtrs. land out of 60 R land of Gut No. 372 situated at Palashi Tq. & Dist. Aurangabad in favor of Maharashtra State Electricity Company Limited Through Executive Engineer Shri Vishnu Ramkisan

That, on perusal of N.A. Order in respect of adm. 60 R Gut No. 372 situated at Palashi Tq. & Dist. Aurangabad Bearing No. 2023/JAMA-2/CR/210 Dated 19/04/2023 issued by Tahasildar Aurangabad, in the name of M/s Balaji Infra through its Partner's 1) Mr.Pandharinath Sonaji Gadekar, 2) Mr.Satish Tejrao Jadhav,3) Mr.Santosh Panditrao Idhate,4) Chandrakant Ambadas Karpe, It also reveals that, Aurangabad Metropolitan Regional development Authority (AMRDA) has issued sanction of building plan on 21/02/2023 vide building permit no.162480 proposal code No. AMRDA-22-100148 permit No. AMRDA/B/ 2023/APL/00217 with approved plans. It also appears that, said builder has constructed housing project of 66 row houses on adm. 60 R land of Gut No. 372 situated at Palashi Tq. & Dist. Aurangabad. This project is known as **"Shiva Park-2"**. It appears that, said builder has executed deed of declaration as required under section 2 of Maharashtra Apartment Ownership Act at serial No. AGG1-3680-2023 dated 08/05/2023 in the office of Sub-Registrar Office Aurangabad.

On perusal of the aforesaid document, revenue record I am of the opinion that , M/s Balaji Infra through its Partner's 1) Mr.Pandharinath Sonaji Gadekar, 2) Mr.Satish Tejrao Jadhav,3) Mr.Santosh Panditrao Idhate,4) Chandrakant Ambadas Karpe are the absolute owners and



R.S.INGALE
(M.A.,LL.B.)
Mo.9822082062

R/o:- Flat No. 204,2nd Floor, Morya Group, Bhagatsing Nagar Road Harsul,Aurangabad.Pin-431008

-4-

possessors of the said land admeasuring 60 R (6000SQ.MTR) area out of Gut No. 372, situated at Palashi Tq. & Dist. Aurangabad It title is perfect, clear, marketable and free from all encumbrances.

That, I have inspected the record of registry and Index-II of the Office of Sub-Registrar, Aurangabad for last 30 years from 1993 to 2023 made available to me through "online search" and have deposited the requisite charge towards search fees "online" vide receipt GRN MH002906065202324E dated 01/06/2023 which is annexed hereto.

Hence this search and title report.

Place: Aurangabad

Date: 01/06/2023




01/06/2023
R.S.INGALE
Advocate

ADV. R.S. INGALE
Flat No.204, Morya Group, 2nd Floor,
Bhagatsing Nagar Road, Behind Disha Woods,
Near "T" Point, Harsul, Aurangabad-431008
Mob No. 9822082062



CHALLAN
MTR Form Number-6



GRN	MH002906065202324E	BARCODE			Date	01/06/2023-09:41:17		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Rama Sudhakar Ingale			
Location PUNE										
Year 2023-2024 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Seven Hundred Fifty Rupees Only				
Total				750.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572023060162385		IK0CGSUTO4	
Cheque/DD No.					Bank Date	RBI Date	01/06/2023-09:24:42		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 : 91465431

Mobile No. : 9822082062

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 करता याच्या दस्तांसाठी लागू नाही.