PRAVIN C.WANI
VIJAYA P.WANI (BARSE)
B.S.L.LL.B
Advocate

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FORMAT-A

(Circular No: 28/2021)

To,

MahaRERA

Aurangabad

LEGAL TITLE REPORT

I) **Sub:** Title clearance certificate with respect to the Land admeasuring 6000.00 Sq.Mtrs. **(Proposed Built Up Area Adm.6123.38 Sq.Mtrs. as per Building Permission No.CIDCO/TPO/CSNFA (BP-GH)/2024/314 Dt.06/02/2024)** in land bearing Gut No.138, situated at village Pisadevi, Tq.and Dist.Chhatrapati Sambhajinagar (Hereinafter referred as the said Plot)

I have investigated the title of the said land on the request of Name/s of the **Holders / Owners:** Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe and **Developer/Promoter: M/s.RUTUJA DEVELOPERS, *Through its Partners,*** Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar and following documents i.e.

1. **Description of the property:-** Land admeasuring 6000.00 Sq.Mtrs. **(Proposed Built Up Area Adm.6123.38 Sq.Mtrs. as per Building Permission No.CIDCO/TPO/CSNFA (BP-GH)/2024/314 Dt.06/02/2024)** in land bearing Gut No.138, situated at village Pisadevi, Tq.and Dist.Chhatrapati Sambhajinagar.

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2. **The Documents Of allotment of Plot:**

A. Copy of 7/12 extract of Gut No 138 of village Pisadevi, Tq. And Dist.Aurangabad (1973-2013)

B. Copy of Mutation entry No.27 Dt.10/08/1985.

C. Copy of Mutation Entry No.138 Dt.21/11/1994.

D. Copy of Mutation Entry No.799

E. Copy of Mortgage Deed Dt.22/03/2017 executed by Shivaji Ratan Pakhe in favour of State Bank Of India, Branch-Palashi, Aurangabad (Reg.No.866/2017). Which was registered in the Office of Sub-Registrar Aurangabad No.1. (Gut No.138 Adm. 01 Hector 26 Aar)

F. Copy of Mortgage Deed Dt.25/07/2017 executed by Raju Ratan Pakhe in favour of State Bank Of India, Branch-Palashi, Aurangabad (Reg.No.4578/2017). Which was registered in the Office of Sub-Registrar Aurangabad No.5. (Gut No.138 Adm. 01 Hector 27 Aar)

G. Copy of No Dues Certificate Dt.15/05/2024 issued by State Bank Of India, Branch-Palashi, Aurangabad.

H. Copy of Relinquishment Deed Dt.13/06/2022 executed by Shakuntala Ratan Pakhe, Savita Mohan Bonge @ Savita Ratan Pakhe, Janabai Vitthal Wadekar @ Janabai Ratan Pakhe, Mankarna Yashwant Bhesar @ Mankarna Ratan Pakhe, Yanubai Banshi Wadekar @ Yanubai Ratan Pakhe **being the First Party** Raju Ratan Pakhe, Shivaji Ratan Pakhe, Sandip Ratan Pakhe **being the Second Party**.(Reg.No.4475/2022). Which was registered in the Office of Sub-Registrar Aurangabad No.1. (Gut No.138 Adm. 03 Hector 80 Aar)

I. Copy of Gift Deed Dt.01/07/2022 executed between Raju Ratan Pakhe, Shivaji Ratan Pakhe, Sandip Ratan Pakhe **being the DONARS** and Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe **being the DONEE'S**.(Reg.No.4520/2022). Which was registered in the Office of Sub-Registrar Aurangabad No.3. (Gut No.138 Adm. 00 Hector 60 Aar)

J. Copy of Mutation entry No.3674 Dt.14/02/2023.

K. Copy of Mutation entry No.3744 Dt.14/02/2023.



L. Copy of N.A.Order No.JA.K.2023/JAMA-2/CR/349 Dt.23/08/2023 issued by Tahsildar Aurangabad.

M. Copy of Final Layout Permission for "Group Housing Scheme" in Gut No.138/part issued by CIDCO vide out ward no. CIDCO/TPO/CSNFA (FLP)/2023/249 Dt.22/11/2023.

N. Copy of Building Permission for "Group Housing Scheme" in Gut No.138/part issued by CIDCO vide out ward no. CIDCO/TPO/CSNFA (BP-GH)/2024/314 Dt.06/02/2024.

O. Copy of Building Plan Dt.06/02/2024

P. Copy of Development Agreement Dt.28/03/2024 executed between Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe **being the OWNERS** and **M/s.RUTUJA DEVELOPERS, *Through its Partners,*** Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar **being the DEVELOPERS** and consent given by Raju Ratan Pakhe, Shivaji Ratan Pakhe, Sandip Ratan Pakhe, Mayuri Raju Pakhe, Manoj Raju pakhe, Rohan Shivaji Pakhe, Sakshi Shivaji Pakhe, Pratham Sandip Pakhe (Reg.No.3390/2024). Which was registered in the Office of Sub-Registrar Aurangabad No.2. (Gut No.138 Adm. 00 Hector 60 Aar i.e. proposed built up area adm.6123.38 Sq.Mtrs)

Q. Copy of Irrevocable Power of Attorney Dt.28/03/2024 executed by Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe **being the EXECUTANTS** and Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar (Partners of M/s.RUTUJA DEVELOPERS) **being the ATTORNEY HOLDER** (Reg.No.3392/2024). Which was registered in the Office of Sub-Registrar Aurangabad No.2.



(Gut No.138 Adm. 00 Hector 60 Aar i.e. proposed built up area adm.6123.38 Sq.Mtrs)

R. Copy of Declaration Deed Dt.16/04/2024 executed between Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe **being the OWNERS** and **M/s.RUTUJA DEVELOPERS, *Through its Partners,*** Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar **being the DEVELOPERS** (Reg.No.3940/2024). Which was registered in the Office of Sub-Registrar Aurangabad No.2. **(RUTUJA RESIDENCY)**

S. Copy of 7/12 extract of Gut No 138 of village Pisadevi, Tq. And Dist.Chhatrapati Sambhajinagar Dt.11/05/2024.

T. **7/12 extract and mutation entry as per mention above.**

U. **Search Report for 30 years from 1994 to till 2024.**

II)- On perusal of the above mentioned documents and all other relevant documents relating to title of said property, I am of the opinion that the title of **Holders / Owners:** Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe and **Developer/Promoter: M/s.RUTUJA DEVELOPERS, *Through its Partners,*** Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar is clear, marketable and without any encumbrances.

Owners of the land:

Holders / Owners: Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe and **Developer/Promoter: M/s.RUTUJA DEVELOPERS, *Through its Partners,*** Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar is owner & Developer of Land admeasuring 6000.00 Sq.Mtrs. **(Proposed Built Up Area Adm.6123.38**

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Sq.Mtrs. as per Building Permission No.CIDCO/TPO/CSNFA (BP-GH)/2024/314 Dt.06/02/2024) in land bearing Gut No.138, situated at village Pisadevi, Tq.and Dist.Chhatrapati Sambhajinagar.

Qualifying comments/remarks if any: No

III)- The report reflecting the flow of the title of the **Name/s of the Holders / Owners:** Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe and **Developer/Promoter: M/s.RUTUJA DEVELOPERS,** ***Through its Partners,*** Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar on the said Plot is enclosed herewith as annexure.

Encl: Annexure

Date:12/05/2024

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ADVOCATE: PRAVIN C WANI

PRAVIN C.WANI
VIJAYA P.WANI (BARSE)
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FLOW OF THE TITLE ON THE SAID PLOT

It is seen from recital that, the land **Gut No.138** total admeasuring 15 Hector 64 Are of village **Pisadevi** Tq. And Dist.Aurangabad was owned by Baburao Tukaram Pakhe, Ratan Tukaram Pakhe , Rambhau Tukaram Pakhe and Laxman Tukaram Pakhe. The above said four brothers was partition on 10/08/1985 the above said land between them and their sons. In the said partition as per mention in below get share to them:

Sr. No	Name Of share holder	Area Adm	Gut No.
1	Ratan Tukaram	03 Acre 27 Gunthe	138
2	Raju Ratan	02 Acre	138
3	Shivaji Ratan	02 Acre	138
4	Sandip Ratan	02 Acre	138
	Total	09 Acre 27 Gunthe	

The above said land owners was mutated their name in the revenue record vide mutation entry bearing no.27 Dt.10/08/1985 on the basis of partition over the above said area.

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It is further seen from recital that, the above said land owners again repartition between them in the year 1994 in respect of the land **Gut No.138** total admeasuring 15 Hector 64 Are of village Pisadevi Tq. And Dist.Aurangabad. In the said re-partition as per mention share get to them:

Sr. No	Name Of share holder	Area Adm	Gut No.
1	Ratan Tukaram	00 Hector 80	138
2	Raju Ratan	01 Hector 00	138
3	Shivaji Ratan	01 Hector 00	138
4	Sandip Ratan	01 Hector 00	138
	Total	03 Hector 80	

The above said land owners was mutated their name in the revenue record vide mutation entry bearing no.138 Dt.21/11/1994 on the basis of re-partition over the above said area.

It is seen further from old 7/12 extract and mutation entry no.799, the above said land owner named Ratan Tukaram transfer his share i.e.00 hector 80 Are by way of partition in favour of sons named Raju, Shivaji and Sandip. In the said partition out of said land 80 Are land Raju get 27 Are, Shivaji get 26 Are and Sandip get 27 Are land. Therefore as per mention in below said owners are owner and possessor.

Sr. No	Name Of share holder	Area Adm	Gut No.
1	Raju Ratan	01 Hector 27	138
2	Shivaji Ratan	01 Hector 26	138
3	Sandip Ratan	01 Hector 27	138
	Total	03 Hector 80	

It is further seen vide Mortgage Deed Dt.22/03/2017 which is executed by Shivaji Ratan Pakhe in favour of State Bank Of India, Branch-Palashi, Aurangabad bearing Reg.No.866/2017. Which was registered in the Office of Sub-Registrar Aurangabad No.1. The said mortgage deed executed in respect of Gut No.138 Adm. 01 Hector 26 Aar of loan

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amount of Rs.9,50,000/. It is further seen vide mutation entry no.3744 Dt.14/02/2023, the said land owner repaid said loan amount, hence as per letter issued by concern bank the said charge is deleted from the said land.

It is also seen the Mortgage Deed Dt.25/07/2017 executed by Raju Ratan Pakhe in favour of State Bank Of India, Branch-Palashi, Aurangabad bearing Reg.No.4578/2017. Which was registered in the Office of Sub-Registrar Aurangabad No.5. In respect of Gut No.138 Adm. 01 Hector 27 Aar. The said loan amount was paid by said land owner, hence No Dues Certificate Dt.15/05/2024 issued by State Bank Of India, Branch-Palashi, Aurangabad in this regard.

It is seen from Relinquishment Deed Dt.13/06/2022 executed by Shakuntala Ratan Pakhe, Savita Mohan Bonge @ Savita Ratan Pakhe, Janabai Vitthal Wadekar @ Janabai Ratan Pakhe, Mankarna Yashwant Bhesar @ Mankarna Ratan Pakhe, Yanubai Banshi Wadekar @ Yanubai Ratan Pakhe **being the First Party** in favour of Raju Ratan Pakhe, Shivaji Ratan Pakhe, Sandip Ratan Pakhe **being the Second Party** bearing Reg.No.4475/2022. Which was registered in the Office of Sub-Registrar Aurangabad No.1. The said first party no.1 is mother and first party no.2 to 5 are sister of second party and they are relinquish their right and interest from Gut No.138 Adm. 03 Hector 80 Aar.

It is also seen vide Gift Deed Dt.01/07/2022 which is executed between Raju Ratan Pakhe, Shivaji Ratan Pakhe, Sandip Ratan Pakhe **being the DONARS** and Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe **being the DONEE'S** bearing Reg.No.4520/2022. Which was registered in the Office of Sub-Registrar Aurangabad No.3. Raju Ratan Pakhe, Shivaji Ratan Pakhe, Sandip Ratan Pakhe are gifted 20 Are land each i.e Adm. 00 Hector 60 Aar from their said share in favour of their wife named Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe from Gut No.138. On the basis of said Gift Deed

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the names of said Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe are recorded over said land vide Mutation entry No.3674 Dt.14/02/2023 as an owner and possessor.

It is further seen Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe are applied for Non-Agricultural purpose said land i.e.60 Are out of Gut No.138, Pisadevi, thereafter N.A.Order No.JA.K.2023/JAMA-2/CR/349 Dt.23/08/2023 issued by Tahsildar Aurangabad in respect of said land. Further the said land owners are also obtanied Final Layout Permission for "Group Housing Scheme" in Gut No.138/part and same is issued by CIDCO vide out ward no. CIDCO/TPO/CSNFA (FLP)/2023/249 Dt.22/11/2023.Thereafter Building Permission for "Group Housing Scheme" in Gut No.138/part issued by CIDCO vide out ward no. CIDCO/TPO/CSNFA (BP-GH)/2024/314 Dt.06/02/2024 and sanction Building Plan Dt.06/02/2024.

It is seen from recital of Development Agreement Dt.28/03/2024. Which is executed between Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe **being the OWNERS** and **M/s.RUTUJA DEVELOPERS, *Through its Partners,*** Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar **being the DEVELOPERS** and consent given by Raju Ratan Pakhe, Shivaji Ratan Pakhe, Sandip Ratan Pakhe, Mayuri Raju Pakhe, Manoj Raju pakhe, Rohan Shivaji Pakhe, Sakshi Shivaji Pakhe, Pratham Sandip Pakhe bearing Reg.No.3390/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.2. The said owners are executed Development Agreement in respect of Gut No.138 Adm. 00 Hector 60 Aar i.e. proposed built up area adm.6123.38 Sq.Mtrs in favour of said Developer as per terms and condition fixed between parties.



The Irrevocable Power of Attorney Dt.28/03/2024 executed by Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe **being the EXECUTANTS** and Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar (Partners of M/s.RUTUJA DEVELOPERS**) being the ATTORNEY HOLDER** bearing Reg.No.3392/2024). Which was registered in the Office of Sub-Registrar Aurangabad No.2 in respect of Gut No.138 Adm. 00 Hector 60 Aar i.e. proposed built up area adm.6123.38 Sq.Mtrs for Development.

It is also seen the Declaration Deed Dt.16/04/2024 executed between Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe **being the OWNERS** and **M/s.RUTUJA DEVELOPERS, *Through its Partners,*** Mr.Amit S/o Laxmanrao Bhosale, Mr.Sandip Daulatrao Borse, Mr.Subhash Baburao Palaskar, Mr.Dnyaneshwar Eknath Harne, Mr.Amol Fakirchand Kale, Mr.Kailash Kaduba Dabhade, Mr.Ravindra Ashok Pawar **being the DEVELOPERS** bearing Reg.No.3940/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.2. and given named outgoing proposed project **RUTUJA RESIDENCY**

It is seen from 7/12 extract of Gut No 138 of village Pisadevi, Tq. And Dist.Chhatrapati Sambhajinagar Dt.11/05/2024, the names of Mrs. Manisha Raju Pakhe, Mrs. Savita Shivaji Pakhe, Mrs.Jyoti Sandip Pakhe are seen over the said respective area as an owner and possessor.

Litigation if any- No

Date:12/05/2024

ADVOCATE: PRAVIN C WANI

Pravin Chandrabhan Wani ADVOCATE Aurangabad.

CHALLAN

MTR Form Number-6

GRN	MH000490878202425P	BARCODE		Date	11/04/2024-12:10:23	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1	Full Name	ADV PRAVIN C WANI
Location	CHHATRAPATI SAMBHAJINAGAR		
Year	2024-2025 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	SEARCH FEE 30 YRS LAND GUT NO 138 PISADEVI TQ AND DIST CHHATRAPATI SAMBHAJINAGAR
Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024041100909	3166259171029
Cheque/DD No.		Bank Date	RBI Date	11/04/2024-12:11:08	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9503875306

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 11-04-2024 12:15:15