



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

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

Date: 07/05/2024

**To**  
MahaRERA

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

**Sub :-** Title Search Report & Legal Scrutiny Report with respect of land admeasuring land 50 R (5000SQ.MTR) area out of Gat No.13 total area 08H.47R. (Potkharab 00.31) situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad). (hereinafter referred as the said land)

**I HAVE INVESTIGATED THE TITLE OF SAID LAND ON THE REQUEST OF LAND OWNERS & DEVELOPERS :**

**M/s. Madhura Land Developers**

A Registered Partnership Firm

bearing Registration No.AU000006679 dated 20/08/2018.

**Through its Partner's-**

- 01) Shri.Sandip Ashokrao Chavan,
- 02) Sau.Manisha Sandip Chavan,
- 03) Shri.Chandrakant Ambadas Karpe,
- 04) Shri.Pandharinath Sonaji Gadekar,
- 05) Shri.Balasaheb Pundalikrao Pathrikar,
- 06) Shri Satish Narayan Wetel,
- 07) Shri.Nityanand Khanderao Gaike,
- 08) Shri.Vaibhav Arun Jagdale,
- 09) Shri.Pratik Vithal Mothe.

**1. DETAILS/DESCRIPTION OF PROPERTIES:**

( As mentioned in Registered Sale Deed )

All that piece and parcel of the land admeasuring 50 R (5000SQ.MTR) area out of Gat No.13 total area 08H.47R. (Potkharab 00.31) situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad) is bounded as under:

  
**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



**NORTH** : Land of Ramdas Karale.  
**SOUTH** : Govt. Shiv Road.  
**EAST** : Land of Sayyad Feroz Ali Sayyad Pasha Ali  
in Gat no.14.  
**WEST** : Land of Minakshi Sudhakrrao Tandale.

**2.DETAILS/DESCRIPTION OF THE DOCUMENTS SCRUTINIZED:**

| Sr. No. | Date of Document | Name of Document                                                                                                                                                                       | Whether Original / Certified/ TrueCopy/ Photostat |
|---------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| 01.     | 1985-2001        | Copy of 7/12 Extract bearing Gat No. 13 at Ashrafpur, Tq. & Dist. Chhatrapati Sambhajinagar(Aurangabad) in the name of Ramdas Kachru Karale dated 1985 to 2001.                        | Certified                                         |
| 02.     | 28/07/1995       | Copy of Registered Sale Deed at serial No. 1517 dated 28.07.1995.                                                                                                                      | Certified                                         |
| 03.     | 2000-2010        | Copy of 7/12 Extract bearing Gat No. 13 at Ashrafpur, Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad) dated 2000 to 2010.                                                           | Certified                                         |
| 04.     | 18/01/2010       | Copy of Registered Sale Deed bearing no.270 dated 18.01.2010.                                                                                                                          | Certified                                         |
| 05.     | 2022             | Copy of 7/12 extract bearing Gat No. 13 at Ashrafpur, Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad) in the name of Sayyad Feroz Ali Sayyad Pasha Ali dated 2022 for the land 50R. | Photo Copy                                        |
| 06.     | -                | Copy of Land Survey Map of property bearing 50 R area out of Gat No. 13 situated at revenue village Ashrafpur Tq.&Dist. Chhatrapati Sambhajinagar                                      | Photo Copy                                        |



*Back*  
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|     |             |                                                                                                                                                                                                                                           |           |
|-----|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|     |             | (Aurangabad).                                                                                                                                                                                                                             |           |
| 07. | 20/10/2022  | Copy of Consent /Correction Deed bearing no. AGG5-6224/2022 dated 20/10/2022.                                                                                                                                                             | Certified |
| 08. | 20/02/2023  | Copy of N.A order issue by Tahsildar of Aurangabad vide letter No. JA.KRA.2023/JAMA-2/CR/188 on dated 20/02/2023 in respect of the land admg. 50R. (5000.00 sq. mtr.) in the name of Sayyad Feroz Ali Sayyad Pasha Ali.                   | Original  |
| 09. | 06/01/2023  | Copy of M/s Madhura Land Developers Retirement cum Admission Deed of Partnership dated 06/01/2023.                                                                                                                                        | Original  |
| 10. | 29/03/2023  | Copy of Registered Sale Deed bearing no. AGG-1-2432 dated 29/03/2023.                                                                                                                                                                     | Original  |
| 11. | 2022 - 2023 | Copy of 7/12 Extract bearing Gat No. 13 at Ashrafpur, Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad) in the name of M/s. Madhura Land Developers Through its Partner's 01) Shri.Sandip Ashokrao Chavan, and others dated 2022-23.     | Certified |
| 12. | 18/08/2023  | Copy of Final Layout along with Building Permission for "Group Housing Scheme" vide letter No. CIDCO/TPO/AFA(LP&BP-GH)2023/185 on date 18/08/2023 issued by Senior Planner (New Towns)-I/c, Aurangabad Fringe Area CIDCO, New Aurangabad. | Original  |
| 13. | 20/03/2024  | Copy of Irrevocable General Power of Attorney at serial No.AGG2-3077/2024 dated 20/03/2024.                                                                                                                                               | Original  |
| 14. | -           | Copy of Mutation Entry No. 190,331,870.                                                                                                                                                                                                   | Certified |



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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.

**LAND OWNERS & DEVELOPERS :-**

**M/s. Madhura Land Developers**

A Registered Partnership Firm

bearing Registration No.AU000006679 dated 20/08/2018.

**Through its Partner's-**

- 01) Shri.Sandip Ashokrao Chavan,
- 02) Sau.Manisha Sandip Chavan,
- 03) Shri.Chandrakant Ambadas Karpe,
- 04) Shri.Pandharinath Sonaji Gadekar,
- 05) Shri.Balasaheb Pundalikrao Pathrikar,
- 06) Shri Satish Narayan Wetel,
- 07) Shri.Nityanand Khanderao Gaike,
- 08) Shri.Vaibhav Arun Jagdale,
- 09) Shri.Pratik Vithal Mothe.

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

Encl : Annexure.

Date : 07/05/2024



*R.S. Ingle*

**R.S.INGALE**

**Advocate**

**ADV. R.S. INGALE**

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# 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 ;

01) That the above said property of the ancestral property of original owner of the said land namely Ramdas Kachru Karale only 03H.00R. land area out of Gat No. 13 total area 08H.47R. (Potkharab 00.31) situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajnagar (Aurangabad). His name appears into 7/12extract since 1985.

02) That the, Mr.Sayyad Chandpasha Sayyad Hasham has purchased land 50 R out of Gat No. 13 total area 08H.47R. (Potkharab 00.31) situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajnagar (Aurangabad) from Ramdas Kachru Karale for the consideration of Rs. 17,000/- by way of registered sale deed at serial No. 1517/1995 dtd. 28.07.1995 and by way of mutation entry No.190, the name of Sayyad Chandpasha Sayyad Hasham was incorporated in 7/12 extract of Gat No.13 of village Ashrafpur Tq. & Dist. Chhatrapati Sambhajnagar (Aurangabad) for the land adm.50 R.

03) That the, on perusal of mutation entry No. 331, it appears that, Sayyad Feroz Ali Sayyad Pasha Ali has purchased land adm. 50 R out of Gat No.13 total area 08H.47R. (Potkharab 00.31) situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajnagar (Aurangabad) from Sayyad Chandpasha Sayyad Hasham with consent of Sayyad Latif Sayyad Chandpasha for the consideration of Rs. 1,30,000/- by way of registered sale deed at serial No. 270/2010 dtd. 18/01/2010 and by way of mutation entry No.331, the name of Sayyad Feroz Ali Sayyad Pasha Ali has been incorporated in 7/12 extract of Gat No.13 of village Ashrafpur Tq. & Dist. Chhatrapati Sambhajnagar (Aurangabad) for the land adm.50 R.

04) That the, boundaries of adm.50R land out of Gat No.13 total area 08H.47R. (Potkharab 00.31) situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajnagar (Aurangabad) are different in Registered Sale Deed bearing no.1517 dated 28.07.1995 & Registered Sale Deed



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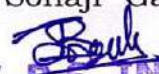
bearing no. 270 dated 18.01.2010 therefor executed Consent /Correction Deed bearing no. AGG-5-6224 dated 20/10/2022 between 01) Sayyad Chand Pasha Sayyad Hasham(died) Through it's Legal heir Son's namely Sayyad latif Sayyad Chand Pasha (died) Through it's Legal heir wife namely Sayyad Shaminabee Sayyad Latif,02) Sayyad latif Sayyad Chand Pasha (died) Through it's Legal heir daughter namely Ayesha Sayyad Latif,03) Sayyad latif Sayyad Chand Pasha (died) Through it's Legal heir son namely Musthaq Sayyad Latif,04) Sayyad latif Sayyad Chand Pasha (died) Through it's Legal heir son namely Sayyad Lyakat Ali Latif,no.2,3 and 4 through guardian of Sayyad Shaminabee Sayyad Latif and Sayyad Feroz Ali Sayyad Pasha Ali ,for the correction of misstated boundaries of the property land 50 R (5000SQ. MTR) area of Gat No. 13 admeasuring (Potkharab 00.31)Situating at revenue village Ashrafpur Tq.& Dist. Chhatrapati Sambhajanagar (Aurangabad) in Registered Sale Deed bearing no.270 dated 18.01.2010.



05) That the, Tahsildar of Aurangabad has issued N.A order on dated 20/02/2023 vide letter No. JA.KRA.2023/JAMA-2/CR/188 in respect of the land admg. 50R. (5000.00 sq. mtr.) in the name of Sayyad Feroz Ali Sayyad Pasha Ali.

06) On perusal of Retirement cum Admission Deed of Partnership dated 06/01/2023, It appears that, M/s Madhura Land Developers has executed Retirement cum Admission Deed of Partnership for new admission of the partner namely 01) Sau.Manisha Sandip Chavan, 02) Shri.Chandrakant Ambadas Karpe, 03) Shri. Pandharinath Sonaji Gadekar, 04) Shri.Vaibhav Arun Jagdale, 05) Pratik Vithal Mothe, and retirement of the partner namely 01) Shri. Gorakhnath Hemraj Bakale, 02)Babasaheb Ragunath Sable, 03) Shri. Shankar Dhansing Bamne and 04) Shri. Anil Daulatrao Borse in his previous partnership firm originally executed on 20/08/2018, vide registration no. AU000006679 and Admission Deed of Partnership executed on 10/10/2018.

07) On perusal of mutation entry No. 870, it appears that, M/s. Madhura Land Developers Through its Partner's 01) Shri. Sandip Ashokrao Chavan, 02) Sau.Manisha Sandip Chavan, 03) Shri. Chandrakant Ambadas Karpe,04) Shri. Pandharinath Sonaji Gadekar,

  
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 0222082062

05)Shri. Balasaheb Pundalikrao Pathrikar, 06)Shri Satish Narayan Wetel, 07)Nityanand Khanderao Gaike, 08) Shri.Vaibhav Arun Jagdale, 09)Shri. Pratik Vithal Mothe has purchased land adm. 50 R out of Gat No. 13 total area 08H.47R. (Potkharab 00.31)Situatd at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad) from Sayyad Feroz Ali Sayyad Pasha Ali with consent of Sayyad Pasha Ali Sayyad Sadeque the consideration of Rs. 1,50,00,000/- by way of registered sale deed at serial No.AGG-1/2432/2023 dtd. 29/03/2023 and by way of mutation entry No.870,the name of M/s. Madhura Land Developers Through its Partner's 01) Shri.Sandip Ashokrao Chavan, 02) Sau.Manish Sandip Chavan,03) Shri.Chandrakant Ambadas Karpe,04) Shri. Pandharinath Sonaji Gadekar,05)Shri. Balasaheb Pundalikrao Pathrikar,06)Shri Satish Narayan Wetel, 07)Nityanand Khanderao Gaike,08) Shri.Vaibhav Arun Jagdale,09) Shri.Pratik Vithal Mothe has been incorporated in 7/12 extract of Gat No.13 of village Ashrafpur Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad) for the land adm.50 R.

08) That, on perusal of record it appears that, Senior Planner (New Towns)-I/c, Aurangabad Fringe Area CIDCO, New Aurangabad has given Final Layout along with Building Permission for "Group Housing Scheme" vide letter No. CIDCO/TPO/AFA(LP&BP-GH)2023/185 on date 18/08/2023 as per the approved plans in the name of M/s. Madhura Land Developers Through its Partner's 01) Shri.Sandip Ashokrao Chavan ,02) Sau.Manisha Sandip Chavan,03) Shri.Chandrakant Ambadas Karpe, 04) Shri.Pandharinath Sonaji Gadekar, 05)Shri. Balasaheb Pundalikrao Pathrikar,06)Shri Satish Narayan Wetel,07)Nityanand Khanderao Gaike, 08) Shri.Vaibhav Arun Jagdale, 09) Shri.Pratik Vithal Mothe in respect of the land admg.50R.(5000.00 sq. mtr.) out of Gat No.13 situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad).It also appears that, said builder has constructed residential group housing building known as "**Madhura Sai Arch**" situated at land admg.50R. (5000.00sq.mtr.) area out of Gat No.13 situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad).

09) That, therefore M/s. Madhura Land Developers Through its Partner's 01) Shri.Sandip Ashokrao Chavan, 02) Sau.Manisha Sandip



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Chavan 03) Shri.Chandrakant Ambadas Karpe, 04) Shri. Pandharinath Sonaji Gadekar, 05)Shri. Balasaheb Pundalikrao Pathrikar, 06)Shri Satish Narayan Wetel, 07)Nityanand Khanderao Gaike, 08) Shri.Vaibhav Arun Jagdale, 09) Shri.Pratik Vithal Mothe has executed Irrevocable General Power of Attorney in favour of 01) Shri.Sandip Ashokrao Chavan , 02) Sau.Manish Sandip Chavan, 03) Shri.Chandrakant Ambadas Karpe, 04) Shri.Pandharinath Sonaji Gadekar,05)Shri. Balasaheb Pundalikrao Pathrikar, 06)Shri Satish Narayan Wetel, 07)Nityanand Khanderao Gaike, 08) Shri.Vaibhav Arun Jagdale,09) Shri.Pratik Vithal Mothe in respect of the land admg. 50R. (5000.00sq.mtr.) out of Gat No.13 situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad) at serial No.AGG2-3077/2024 dated 20/03/2024.

10) On perusal of the aforesaid document, revenue record I am of the opinion that, M/s. Madhura Land Developers Through its Partner's 01) Shri. Sandip Ashokrao Chavan, 02) Sau.Manisha Sandip Chavan,03) Shri.Chandrakant Ambadas Karpe,04) Shri. Pandharinath Sonaji Gadekar,05) Shri. Balasaheb Pundalikrao Pathrikar, 06) Shri Satish Narayan Wetel, 07)Nityanand Khanderao Gaike, 08) Shri.Vaibhav Arun Jagdale, 09) Shri. Pratik Vithal Mothe are the absolute owners and possessors of the said land 50 R (5000SQ.MTR) area out of Gat No. 13 total area 08H.47R. (Potkharab 00.31) situated at revenue village Ashrafpur Tq. & Dist. Chhatrapati Sambhajinagar (Aurangabad). It title is perfect, clear, marketable and free from all encumbrances.

That, I have inspected the record of registry & Index-II of the Office of Sub-Registrar, Chhatrapati Sambhajinagar (Aurangabad) for last 30 years from 1994 to 2024 made available to me through "online search" and have deposited the requisite charge towards search fees "online" vide receipt GRN MH001670414202425E dated 07/05/2024 which is annexed hereto.

Hence this search and title report.

Place: Chhatrapati Sambhaji Nagar (Aurangabad)

Date: 07/05/2024



*R.S. Ingale*

**R.S.INGALE**  
**Advocate**

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CHALLAN  
MTR Form Number-6



|                                                |                    |         |  |               |                           |                                 |                          |         |                       |
|------------------------------------------------|--------------------|---------|--|---------------|---------------------------|---------------------------------|--------------------------|---------|-----------------------|
| GRN                                            | MH001670414202425E | BARCODE |  |               | Date                      | 07/05/2024-12:05:14             |                          | 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 2024-2025 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.                        | 00040572024050780069     |         | IK0CTCIIR1            |
| Cheque/DD No.                                  |                    |         |  |               | Bank Date                 | RBI Date                        | 07/05/2024-12:24:06      |         | 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 : 979840563

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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.