PRAVIN C.WANI
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B.S.L.LL.B
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FORMAT-A
(Circular No: 28/2021)

To,

MahaRERA

Chhatrapati Sambhajinagar

LEGAL TITLE REPORT

I) **Sub:** Title clearance certificate with respect to the area admeasuring 13000.00 Sq.Mtrs. (Out of said total area 7000.00 Sq.Mtrs. is D.P. Reservation area, hence balance area of plot is 6000.00 SQ.Mtrs and Proposed Built Up Area admeasuring 6000.22 Sq.Mtrs as per Revised Building Permission of CIDCO bearing no.CIDCO/TPO/CSNFA (BP-GH)/2024/371) Dt.22/04/2024) out of Land Gut No.09/Part of 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 / Land Owners: **Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale** and Land **Developer-M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal** and following documents i.e.

1. **Description of the property:-** the area admeasuring 13000.00 Sq.Mtrs. (Out of said total area 7000.00 Sq.Mtrs. is D.P. Reservation area, hence balance area of plot is 6000.00 SQ.Mtrs and Proposed Built Up Area admeasuring 6000.22 Sq.Mtrs as per Revised Building Permission of CIDCO

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bearing no.CIDCO/TPO/CSNFA (BP-GH)/2024/371) Dt.22/04/2024**)** out of Land Gut No.09/Part of village Pisadevi, Tq. And Dist. Chhatrapati Sambhajinagar.

2. **<u>The Documents Of allotment of Plot:</u>**
   A. Copy of 7/12 extract of Gut No 09 of village Pisadevi, Tq. And Dist.Aurangabad.
   B. Copy of 7/12 extract of Gut No 10 of village Pisadevi, Tq. And Dist.Aurangabad.
   C. Copy of Sale Deed Dt.18/01/1999 executed between Smt.Dagdabai Shankar Kale being the VENDOR and Baban Raosaheb Kale, Santosh Raosaheb Kale, Kakasaheb Damu Kale, Sanjay Damu Kale, Pandharinath Damu Kale being the PURCHASERS.(Reg.No.236/1999). Which was registered in the Office of Sub-Registrar Aurangabad office no.3 (Gut No.09 Adm.01 Hector 32 Aar and others)
   D. Copy of Mutation Entry No.202 Dt.15/02/1999.
   E. Copy of Partition Deed Dt.18/01/1999 executed between Damu Vitthal Kale and Raosaheb Vitthal Kale.(Reg.No.235/1999). Which was registered in the Office of Sub-Registrar Aurangabad office no.3 (Gut No.09 Adm. 01 Hector 32 Aar and others)
   F. Copy of Mutation Entry No.203 Dt.15/02/1999.
   G. Copy of Partition Deed Dt.21/02/2011 executed between Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale and consent given by Shantabai Damu Kale.(Reg.No.1027/2011). Which was registered in the Office of Sub-Registrar Aurangabad office no.1 (Gut No.09 Adm. 00 Hector 66 Aar and others)
   H. Copy of Mutation Entry No. 926 Dt.30/03/2011.
   I. Copy of Sale Deed Dt.20/02/2017 executed between Sanjay Damu Kale being the VENDOR and Ankush Motilal Kale being the PURCHASER.(Reg.No.977/2017). Which was registered in the Office of Sub-Registrar Aurangabad No.5 (Gut No.09 Adm.00 Hector 02 Aar)
   J. Copy of Mutation Entry No.1774 Dt.25/06/2019.

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K. Copy of Declaration Deed Dt.12/07/2022 executed by Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale and consent given by Santosh Raosaheb Kale, Baban Raosaheb Kale (Reg.No.5358/2022). Which was registered in the Office of Sub-Registrar Aurangabad No.1. (for confirmation of Boundaries)

L. Copy of N.A.Order No.JA.K.2023/JAMA-2/PRA.KRA./377 Dt.12/12/2023 issued by Tahsil office Chhatrapati Sambhajinagar.

M. Copy of Revised Building Permission for Group Housing Scheme issued by CIDCO bearing No.CIDCO/TPO/CSNFA (BP-GH)/2024/371 Dt.22/04/2024.

N. Copy of Building Plan.

O. Copy of Deed of Partnership Dt.26/12/2023 executed between Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal and given name **M/S. Shree Ganesha Group.**

P. Copy of Development Agreement Dt.19/07/2024 executed by Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the OWNERS and M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal being the DEVELOPER (Reg.No.5596/2024). Which was registered in the Office of Sub-Registrar Aurangabad No.5.(Gut No.09 Proposed Built Up Area admeasuring 6000.22 Sq.Mtrs)

Q. Copy of Irrevocable General Power of Attorney Dt.19/07/2024 executed by Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the EXECUTANTS and Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal partners of M/S. Shree Ganesha Group being the ATTORNEY HOLDER (Reg.No.5599/2024). Which was registered in the Office of Sub-Registrar Aurangabad No.5. (Gut No.09 Proposed Built Up Area admeasuring 6000.22 Sq.Mtrs)

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R. Copy of Deed of Declaration Dt.19/07/2024 executed by Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the OWNERS and M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal being the DEVELOPER (Reg.No.5600/2024). Which was registered in the Office of Sub-Registrar Aurangabad No.5. (Shantai Residency).

S. Copy of Special Power of Attorney Dt.19/07/2024 executed by Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the EXECUTANTS and Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the ATTORNEY HOLDER (Reg.No.5601/2024). Which was registered in the Office of Sub-Registrar Aurangabad No.5. (for presentation of documents)

T. Copy of 7/12 extract of Gut No 09 of village Pisadevi, Tq. And Dist.Chhatrapati Sambhajinagr Dt.23/04/2024.

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

V. **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 Land Owner named **Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale** and Land **Developer-M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal** is clear, marketable and without any encumbrances.

Owners of the land:

Land Owner **Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale** and Land **Developer-M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal** is owner of the area admeasuring 13000.00 Sq.Mtrs. (Out of said total area 7000.00 Sq.Mtrs. is D.P. Reservation area, hence

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balance area of plot is 6000.00 SQ.Mtrs and Proposed Built Up Area admeasuring 6000.22 Sq.Mtrs as per Revised Building Permission of CIDCO bearing no.CIDCO/TPO/CSNFA (BP-GH)/2024/371) Dt.22/04/2024) out of Land Gut No.09/Part of 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 / Land Owners: Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale** and Land **Developer-M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal** on the said Plot is enclosed herewith as annexure.

Encl: Annexure

Date:22/07/2024

Pravin Chandrabhan Wani ADVOCATE Aurangabad.

P Wani 22/07/2024

ADVOCATE: PRAVIN C WANI

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

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Email:adv.pravinwani@gmail.com

FORMAT-A

(Circular No: 28/2021)

FLOW OF THE TITLE ON THE SAID PLOT

It is seen from old 7/12 extract of Gut No 09 of village Pisadevi, Tq. And Dist.Aurangabad, the said land is seen on the name of Dagdabai Shankar 0-8-0 Aane Share and Damu Vitthal 0-8-0 Aane share vide mutation entry no.129.

It is seen vide Sale Deed Dt.18/01/1999 executed between Smt.Dagdabai Shankar Kale being the VENDOR and sold Gut No.09 Adm.01 Hector 32 Aar and others of village Pisadevi to Baban Raosaheb Kale, Santosh Raosaheb Kale, Kakasaheb Damu Kale, Sanjay Damu Kale, Pandharinath Damu Kale being the PURCHASERS vide Reg.No.236/1999. Which was registered in the Office of Sub-Registrar Aurangabad office no.3. On the basis of said sale deed the names of said land purchasers are entered over the said land vide Mutation Entry No.202 Dt.15/02/1999 as an owner and possessor.

Further seen vide Partition Deed Dt.18/01/1999 executed between Damu Vitthal Kale and Raosaheb Vitthal Kale vide Reg.No.235/1999. Which was registered in the Office of Sub-Registrar Aurangabad office no.3 in respect of land Gut No.09 Adm. 01 Hector 32 Aar and others. In the said partition deed Damu Vitthal Kale got 66 Aar land share. On the basis of said partition deed the Mutation Entry No.203 Dt.15/02/1999 is sanction and said persons names are recorded in the revenue record.

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It is also seen vide Partition Deed Dt.21/02/2011 executed between Kakasaheb Damu Kale, Pandharinath Damu Kale and Sanjay Damu Kale vide Reg.No.1027/2011. Which was registered in the Office of Sub-Registrar Aurangabad office no.1 in respect of Gut No.09 Adm. 00 Hector 66 Aar and others. In the said partition Deed Kakasaheb Damu Kale, Pandharinath Damu Kale and Sanjay Damu Kale are get 22 Aar each land out of Gut No.09 and others. On the basis of said partition Deed the names of Kakasaheb Damu Kale, Pandharinath Damu Kale and Sanjay Damu Kale are recorded over the said land vide Mutation Entry No.926 Dt.30/03/2011.

It is seen from Sale Deed Dt.20/02/2017 executed between Sanjay Damu Kale being the VENDOR and Ankush Motilal Kale being the PURCHASER vide Reg.No.977/2017. Which was registered in the Office of Sub-Registrar Aurangabad No.5 in respect of Gut No.09 Adm.00 Hector 02 Aar land.On the basis of said sale deed the name of said land purchaser is entered vide Mutation Entry No.1774 Dt.25/06/2019 as an owner and possessor.

That, Declaration Deed Dt.12/07/2022 executed by Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale and consent given by Santosh Raosaheb Kale, Baban Raosaheb Kale vide Reg.No.5358/2022. Which was registered in the Office of Sub-Registrar Aurangabad No.1 for confirmation of Boundaries.

That, land owner named Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale are applied for N.A. permission before concern authority and thereafter N.A.Order No.JA.K.2023/JAMA-2/PRA.KRA./377 Dt.12/12/2023 issued by Tahsil Office Chhatrapati Sambhajinagar in respect of captioned land i.e.6000 Sq.Mtrs. Further the Revised Building Permission for Group Housing Scheme issued by CIDCO bearing No.CIDCO/TPO/CSNFA (BP-GH)/2024/371 Dt.22/04/2024 and sanction Building Plan in respect of captioned land. It is seen from said REVISED building permission Dt.22/04/2024, the concern authority allowed permissible built up area with ref.to basic FSI adm.6600.00 Sq.Mtrs and total proposed built up Area is 6000.22 Sq.Mtrs.

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The total land of area admeasuring 13000.00 Sq.Mtrs, Out of said total area 7000.00 Sq.Mtrs. is D.P. Reservation area, hence balance area of plot is 6000.00 SQ.Mtrs and Proposed Built Up Area admeasuring 6000.22 Sq.Mtrs as per Revised Building Permission of CIDCO bearing no.CIDCO/TPO/CSNFA (BP-GH)/2024/371) Dt.22/04/2024 out of Land Gut No.09/Part, of village Pisadevi, Tq. And Dist. Chhatrapati Sambhajinagar.

Copy of Deed of Partnership Dt.26/12/2023 executed between Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal and given name **M/S. Shree Ganesha Group.**

It is seen vide Development Agreement Dt.19/07/2024 executed by Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale being the OWNERS and M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal being the DEVELOPER bearing Reg.No.5596/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.5 in respect of (proposed built up Area admeasuring 6000.22 Sq.Mtrs) of Gut No.09 village Pisadevi, Tq and Dist.Chhatrapati Sambhajinagar given by owners to developer for development as per mention terms and condition.

That, Irrevocable General Power of Attorney Dt.19/07/2024 executed by Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale being the EXECUTANTS and Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal partners of M/S. Shree Ganesha Group being the ATTORNEY HOLDER bearing Reg.No.5599/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.5 for development work of Gut No.09, proposed built up Area admeasuring 6000.22 Sq.Mtrs

That, Deed of Declaration Dt.19/07/2024 executed by Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale being the OWNERS and M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal being the DEVELOPER vide Reg.No.5600/2024. Which was registered in the Office of Sub-

Shravin Chandrakant Wani ADVOCATE Aurangabad

Registrar Aurangabad No.5 and given name out going project SHANTAI RESIDENCY.

The Special Power of Attorney Dt.19/07/2024 executed by Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the EXECUTANTS and Kakasaheb Damu Kale, Pandhrinath Damu Kale, Sanjay Damu Kale being the ATTORNEY HOLDER bearing Reg.No.5601/2024. Which was registered in the Office of Sub-Registrar Aurangabad No.5. The said special power of attorney executed for presentation of documents any one of owner.

It is seen from 7/12 extract of Gut No 09 of village Pisadevi, Tq. And Dist.Chhatrapati Sambhajinagar Dt.23/04/2024 the name of present land owner are seen over the said respective area.

That, title of Land Owner named Pandhrinath Damu Kale, Kakasaheb Damu Kale, Sanjay Damu Kale being the OWNERS and M/S. Shree Ganesha Group through its Partner's: Vishnu Ramkrishna Kale, Ratan Janardhan Kale, Prabhakar Ramkrishna Kale, Rameshwar Janardhan Sasemahal being the DEVELOPER is clear, marketable and without any encumbrances in respect of area admeasuring 13000.00 Sq.Mtrs. (Out of said total area 7000.00 Sq.Mtrs. is D.P. Reservation area, hence balance area of plot is 6000.00 SQ.Mtrs and Proposed Built Up Area admeasuring 6000.22 Sq.Mtrs as per Revised Building Permission of CIDCO bearing no.CIDCO/TPO/CSNFA (BP-GH)/2024/371) Dt.22/04/2024) out of Land Gut No.09/Part of village Pisadevi, Tq. And Dist. Chhatrapati Sambhajinagar.

Litigation if any- No

Pwani 22/07/2024

Date:22/07/2024

Pravin Chandrabhan Wani ADVOCATE Aurangabad.

ADVOCATE: PRAVIN C WANI

CHALLAN

MTR Form Number-6

GRN	MH005525448202425P	BARCODE		Date	22/07/2024-10:01:58	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	CSN1 _HQR SUB REGI CH SAMBHAJINAGAR	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.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	SEARCH FEE 30 YRS GUT NO 9 PISADEVI TQ AND DIST CH SAMBHAJINAGAR
Total	750.00	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.	10000502024072200304	8422241581233
Cheque/DD No.		Bank Date	RBI Date	22/07/2024-10:02:23	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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Pravin Chandrabhan Wani ADVOCATE Aurangabad.

Print Date 22-07-2024 10:05:17