



This order has been corrected pursuant to Speaking to Minutes of order dated 22.01.2026)

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
BENCH AT AURANGABAD**

WRIT PETITION NO. 11262 OF 2025

Vinod Dwarkadas Agrawal And Others

VERSUS

The State Of Maharashtra And Others

Mr. P. R. Katneshwarkar, Senior Advocate i/b Mr. S. H. Tripathi, Advocate
for petitioners

Mr. S. B. Munde, Advocate for respondent No. 4

Mr. V. M. Kagne, AGP for respondent-State

**CORAM : Smt. Vibha Kankanwadi &
Hiten S. Venegavkar, JJ.**

DATE : 16th January, 2026

ORDER (PER : Hiten S. Venegavkar, J.) :-

1. Present petition is for directions to respondents to acquire the petitioners' land Survey No. 315/7/B/2 situated at Jalgaon, reserved for 24 Mt. Development Plan Road and pay compensation in the form of Reservation Credit Certificate (for short "RCC") within stipulated time of six months. It is a case of the petitioners that the petitioners are the owner and possessor of land mentioned above. The State Government had sanctioned the Final Development Plan for Jalgaon (Additional Area) by notification dated 11.02.2002 which came into force on 07.04.2002. A further notification dated 10.08.2004 sanctioned the excluded part of the Final Development Plan which came into force on 01.10.2004. By way of

said development plan, a land of the petitioner is shown under the Reservation of a 24 Mt. Development Plan Road. It is the case of the petitioner that in spite of two decades have been passed sanctioning development plan has come into force. Respondents have failed to take effective steps towards the acquisition of said land. The petitioner therefore, has issued a purchase notice under Section 127 of the **Maharashtra Regional Town Planning Act**, on 27.08.2004, calling upon the planning authority to acquire the land. The notice also mentioned that the same has been issued on behalf of all the co-owners and the said notice was served on the authorities on 28.08.2024. In pursuance of the said notice, respondent No. 4 has issued communication dated 30.09.2024 stating that location of the land was not clear and further that the notice had not been issued by all the land owners and inquiring about the willingness to submit a consent letter from all the land owners. The said communication also offered compensation in the form of either Transferable Development Rights (for short "TDR") or Reservation Credit Certificate (for short "RCC"). The offer made by the respondent authorities was accepted by petitioner No. 1 on 14.05.2025. In pursuance to this, we have sought instructions from the learned Advocate representing respondent Nos. 4 and 5 as to within how much time, the said RCC certificate will be issued to the petitioners. Learned Advocate for respondent Nos. 4 and 5 submitted that the

process pertaining to the verification of the title of the land is in progress and after the verification is completed, the certificate will be issued.

2. Noting the aforesaid submissions, we direct respondent Nos. 4 and 5 to undertake the verification of the petitioners title within a period of four weeks from today and if the title is found in accordance with law, RCC certificate to be issued within a period of two months thereafter. With these directions, writ petition stands disposed of.

(Hiten S. Venegavkar, J.)

(Smt. Vibha Kankanwadi, J.)

B. S. Joshi