

**SHAILESH GHAGARKAR**  
**ADVOCATE**

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Res. : 9, M.B. Estate, Opp. Nisarga Lawn, Friends Colony, Katol Road, Nagpur - 440013.

**FORMAT -A**  
**( CIRCULAR No. 28 / 2021 )**

To,  
**Maha RERA**  
Mumbai / Nagpur .

**LEGAL TITLE REPORT -1**

Sub : Title clearance certificate with respect to Plot Nos. 18 & 19 situated at Khasra / Field Survey No. 35 /5, Mouza Gorewada, Tahsil & District Nagpur ( hereinafter referred as the said plots / property ).

I have investigated the title of the said plots on the request of M/s. Maharana & Bose Associates, Partnership Firm, Nagpur and following documents i.e. :-

**1) Description of the Property :**

ALL THAT piece and parcel of Malik Makbuja ( Freehold ) Land bearing Amalgamated Plot Nos. 18 AND 19 total admeasuring 2921.392 Sq. Mtr. & ( As per City Survey & as per Site 2920. 823 Sq. Mtr. ) out of entire Khasra No. 35 / 5 of Mouza : GOREWADA, Patwari Haika No. 8-A, City Survey No. 37, Sheet No. 32 bearing Municipal Corporation House No. 1436 / C / 18 +19 , Ward No. 61, Zone -10 , situated at Gorewada within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur and the said plots are bounded as under :

To the East : 9.00 Mtr wide Road ;  
To the West : Land bearing Khasra No. 37/2 ;  
To the North : Other Layout :  
To the South : Plot No. 17 .

The documents of allotment of plot / land.

- 2) Property card issued by City Survey Officer, Nagpur - 3 dated 09.09.2021, Mutation Entry No. 5049.
- 3) Search Report for 30 years from 1991 till 18.06.2021.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the (following owner / promoter / developer / company ) is clear, marketable and without any encumbrances. ( If any encumbrances please mentioned in separate sheet ).

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Owners of the Land :

- (1) M/s. Maharana & Bose Associates , Nagpur.
- (2) N.I.T. Regularised & Amalgamated Plot Nos. 18 & 19 Khasra No. 35 /5  
Mouza : Gorewada, City Survey No. 37, Sheet No. 32, Tahsil & District  
Nagpur .
- (3) Qualifying comments remarks if any ? As per Detail Title & Search Report.

3. The report reflecting the flow of the title of the ( owner / promoter / developer / company ) on the said land is enclosed herewith as Annexure.

Encl : Title Report / Annexure.



Shailesh Ghagarkar  
ADVOCATE

Date : 10.09.2021.

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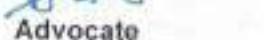
**SHAILESH GHAGARKAR**  
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Mob.: 9423682284

**FLOW OF THE TITLE OF THE SAID LAND**

**Sr. No.**

1. City Survey Property Card of Plot Nos. 18 &19, Khasra No. 35/5 mouza Gorewada, Nagpur as on date of application for registration .
2. Mutation Entries : As per City Survey Property Card / 7/12 Extracts.
3. Search report for 30 years : Taken from the year 1991 in the Offices of Sub-Registrar at Nagpur.
4. Any other relevant title : Detail Title & Search Report enclosed.
5. Litigations if any ? ----- N.A. -----

Date : 10.09.2021



Shailesh Ghagarkar  
Advocate

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Nagpur  
Dated : 31.08.2021.

**TITLE INVESTIGATION AND SEARCH REPORT**

Being engaged by M/s. MANARANA & BOSE ASSOCIATES ( Builders, Developers & Engineers ), a Registered Partnership Firm, having its Office at Commercial Block, M.B. Town -III Building, Zingabai Takli, Nagpur - 440030 for the title investigation and search of the property described in the SCHEDULE herein, I submit the report as under :

**SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of Malik Makbuja ( Freehold ) Land bearing Amalgamated Plot Nos. 18 AND 19 total admeasuring 2921.392 Sq. Mtr. & ( As per City Survey / as per Site 2920. 823 Sq. Mtr. ) out of entire Khasra No. 35 / 5 of Mouza : GOREWADA, Patwari Halka No. 8-A, City Survey No. 37, Sheet No. 32 bearing Municipal Corporation House No. 1436 / C / 18 +19 , Ward No. 61, Zone -10 , situated at Gorewada within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tahsil and District Nagpur and the said plots are bounded as under :

To the East :	9.00 Mtr wide Road ;
To the West :	Land bearing Khasra No. 37/2 ;
To the North :	Other Layout :
To the South :	Plot No. 17 ;

THAT, originally a piece and parcel of land bearing Khasra No. 35/5 total admeasuring 1.97 Hectares , of Mouza GOREWADA, Patwari Halka No.8-A, of Class - I Occupancy Rights , Land Revenue Rs. 6.00/- was belonged to one Shri Jairamji Chindhbaji Raut who expired intestate on 03.12.1999 leaving behind him, his wife Smt. Sarubai Jairamji Raut, one married daughter Mrs. Jyoti Subhashrao Mahalle and four sons namely Shri Laxman Jairamji Raut, Shri Umraoji Jairamji Raut , Shri Yogiraj Jairamji Raut and Shri Kishor Jairamji Raut as his only Class-I legal heirs and successors who inherited the said land bearing Khasra No. 35 / 5 by virtue of intestate succession.

The said entire land bearing Khasra No. 35 /5 of Mouza Gorewada, Nagpur is converted into Class-I Occupancy Rights by the S.D.O. Nagpur vide Order dated 04.03.2011 in Revenue Case No. 302 / LND-18 / 2010 -2011.



That, the above mentioned entire land bearing Khasra No. 35 / 5 of Mouza Gorewada , Nagpur was under reservation for Cattle Stable and Dairy Farm NW 129 as shown in the Development Plan of Nagpur City.

That, above named all the legal heirs and successors of Late Shri Jairamji Raut orally partitioned the said land by demarcating a private layout consisting of total 30 plots of land thereon. Accordingly by virtue of the said partition deed dated 19/05/2000 , Plot Nos. 1 to 5 total admeasuring 825.57 Sq. Mtr. fell into the share of Smt. Sarubai Jairamji Raut, Plot Nos. 6 to 10 and Plot No. 30 total admeasuring 2279.22 Sq. Mtr. went to the share of Shri Laxman Jairamji Raut , Plot Nos. 16 to 20 total admeasuring 6991.16 Sq. Mtr. fell into the share of Shri Umraoji Jairamji Raut, Plot Nos. 11 to 15 total admeasuring 784.40 Sq. Mtr. went to the share of Shri Yogiraj Jairamji Raut , Plot Nos. 21 to 25 total admeasuring 4658.45 Sq. Mtr. went to the share of Shri Kishor Jairamji Raut and Plot Nos. 26, 28, & 29 total admeasuring 1438.29 went to the share of Jyoti D/o. Jairamji Raut . ( Mrs. Jyoti W/o. Subhashrao Mahalle ).

That, above mentioned partition deed was reduced in writing by the parties thereto to enable them to apply for regularisation of their respective plots of land to the Nagpur Improvement Trust, Nagpur under Maharashtra Gunthewari Act. as per their mutual partition. However since the said entire property / land was under the reservation as per the Development Plan, the said plots could not be regularized by the Competent Authorityies .

That, above named Smt. Sarubai Wd/o. Jairamji Raut left for heavenly abode on 30.01.2007 and Mrs. Jyoti Subhashrao Mahalle relinquished her right, share and interest in the said property in favour of her brothers namely Shri Laxman Jairamji Raut, Shri Umraoji Jairamji Raut , Shri Yogiraj Jairamji Raut and Shri Kishor Jairamji Raut vide Release / Relinquishment Deed on 24.01.2011 which is duly Registered at Serial No. 487 / 2011 in the Office of Sub-Registrar, Nagpur – 2.

Thus, Shri Laxman Jairamji Raut, Shri Umraoji Jairamji Raut , Shri Yogiraj Jairamji Raut and Shri Kishor Jairamji Raut became absolute owners of said entire land ( plots ) out of Khasra No. 35/5 of Mouza Gorewada, Nagpur and their names were duly recorded over the same in all relevant records of the Government Department.

That, due to reservation over the said land, bearing Khasra No. 35/5 of Mouza Gorewada, Nagpur, insufficient knowledge, procedures and also the land owners was in need of money, the above named recorded land owners namely , Shri Laxman Jairamji Raut, Shri Umraoji Jairamji Raut , Shri Yogiraj Jairamji Raut and Shri Kishor Jairamji Raut decided to sell / transfer the said entire land admeasuring 1.97 Hectares and M/s. Maharana & Bose Associates, Nagpur were interested in purchasing the same and entered into an Agreement of Sale with the land owners which is duly Registered at Serial No. 1241 / 2011 in the Office of Sub-Registrar , Nagpur - 1 on 17.02.2011 on certain terms and conditions by paying required Stamp Duty and Registration Fees thereon.

3  
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That the said entire land bearing Khasra No. 35 /5 of Mouza Gorewada , Patwari Halka No. 8-A is Converted into Class-I Occupancy Rights by the Sub-Divisional Officer, Nagpur vide its Order dated 04.03.2011 passed in Revenue Case No. 302 / LND -18 /2010-2011.

That, after receipt of entire agreed consideration from M/s. Maharana & Bose Associates, Nagpur & in pursuance of the registered Agreement of Sale the land owners further executed and registered a proper Conveyance / Sale Deed dated 15.02.2013 in their favour at Serial No. 1235 / 2013 in the Office of Sub-Registrar, Nagpur -6 on 16.02.2013.

That, the Nagpur Improvement Trust , Nagpur vide its Order dated 21.08.2015 de-notified the said land bearing Khasra No. 35/5 of Mouza Gorewada , Nagpur from the reservation of Cattle Stable and Dairy Farm NW 129.

The above mentioned Partition Deed dated 19.05.2000 executed between Raut family is further impounded by the Collector of Stamps, Nagpur City , U/S. 33 of the Bombay Stamp Act, 1958 on 16.02.2016 and duly regularized vide Order dated 18.02.2016 passed in EVN Case No. 4600901 / 490 / 2015 by recovering Deficient Stamp Duty of Rs. 69,800/- & Penalty of Rs. 2,61,000/- thereon.

Accordingly the Sale Deed registered at Serial No. 1235 / 2013 in respect of said entire land bearing Khasra No. 35/ 5 admeasuring 1.97 Hectares in the favour of M/s. Maharana & Bose Associates, Nagpur is further amended by the then land owners being Vendors / Party No. 1, vide Deed of Amended dated 07.04.2016 which is duly Registered at Serial No. 2119 / 2016 in the Office of Sub-Registrar, Nagpur,-1 on even date.

THUS, M/s. Maharana & Bose Associates ( Builders, Developers & Engineers ) , Nagpur became absolute owners of the said entire land bearing Khasra No. 35/ 5 of Mouza Gorewada, Nagpur and its name is also recorded over the same in all relevant records of the Government Departments.

That, the Nagpur Improvement Trust, Nagpur while regularizing the said entire layout of 30 plots of Khasra No. 35/5 of Mouza Gorewada , regularised 29 Plots of land excluding Plot No. 27 which was acquired for internal layout road vide its Approved Layout Plan dated 22.09.2016.

That, M/s. Maharana & Bose Associates, Nagpur being absolute owners and possession of said land further applied for regularisation of all the plots in the said layout out of Khasra No. 35 / 5 of Mouza Gorewada, Nagpur under the Maharashtra Gunthewari Developments ( Regulation, Upgradation and Control ) Act, 2001 to the Nagpur Improvement Trust, Nagpur as the said land falls under residential zone of the Nagpur City.



The Nagpur Improvement Trust, Nagpur after receipt of the regularisation charges , Regularized the Plot No. 18 for an area of 1468.58 Sq. Mtr. vide Permit No. 5053 dated 03.01.2019 in Case No. 20071101211 , Layout No. 1900 / Gore. / 5 / 20 out of Khasra No. 35/5.

Similarly , the Nagpur Improvement Trust, Nagpur after receipt of the regularisation charges , Regularized the Plot No. 19 for an area of 1452.812 Sq. Mtr. vide Permit No. 6017 dated 30.01.2019 in Case No. 20071101242, Layout No. 1900 / Gore. / 5 / 20 out of Khasra No. 35/5 .

The Additional Tahsildar , Non- Agricultural Assessment No. 5, Nagpur City further converted the said Plot No. 18 for Non-Agricultural Residential purposes vide its Order dated 04.02.2019 in Revenue Case No. 2548 / N.A.P.34 / 2018-19 AND Order dated 27.02.2019 In respect of Plot No. 19 in Revenue Case No. 2974 / N.A.P.34 / 2018-19 and assessed the Non-Agricultural taxes over the same in the name of M/s. Maharana & Bose Associates, Nagpur,

That, M/s. Maharana & Bose Associates, Nagpur being Builders, Developers and Engineers further amalgamated the said Plot Nos. 18 & 19 total admeasuring 2921.392 Sq. Mtr. vide Amalgamation Letter dated 28.07.2020 of the Deputy Engineer, Town Planning Dept., Nagpur Municipal Corporation , Nagpur by paying required amalgamation charges thereon.

M/s. Maharana & Bose Associates, Nagpur lateron prepared a Building Plan for construction of Multistoried building of Residential Apartment over the said amalgamated Plot Nos. 18 & 19 total admeasuring 2921.392 Sq. Mtr. comprising of various Residential Apartments / Units / Flats etc. and got it sanctioned from the Nagpur Municipal Corporation vide Building Permit No. ADTP ( Dharampeth Zone ) AB-W-Go-18,19 / Tracking No. 202104152 / 165 dated 30.04.2021 and commenced the development and construction of a multistoried building apartment scheme over the said plot Nos. 18 &19 of project known and styled as "SATPUWA TOWERS", Wing - A & Wing -B in " M.B. TOWN - IV" with heritable and transferable rights therein.

The said "SATPUWA TOWERS", Wing - A & Wing -B of "M.B. TOWN- IV" Scheme is yet to be submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 by executing and registering a proper Deed of Declaration under the said Act.

The name of M/s. Maharana & Bose Associates is also recorded over all the 29 plots of land of Khasra No. 35/5 , Mouza Gorewada in the City Survey Records.

The Municipal taxes in respect of Plot Nos. 18 & 19 bearing Municipal Corporation House No. 1436 /C/18+19 , Ward No. 61 are paid by the recorded owners, M/s. Maharana & Bose Associates, Nagpur upto 31.03.2021.

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The title to the above mentioned property / plots of land in the name of M/S. Maharana & Bose Associates, Nagpur and a proposed development / construction of Multistoried building known as "SATPUWA TOWERS", Wing - A & Wing - B in M.B. Town -IV Scheme / Project is established. The chain of title is unbroken. All the deeds and documents were executed by paying required Stamp Duty & also registered as per prevailing laws. The title of M/S. Maharana & Bose Associates, Nagpur is good, valid and marketable.

I have also taken searches in the Office of Sub-Registrar of Assurances at Nagpur from the year 1991 and paid required search fees on line vide GRN - MH002422603202122E dated 18.06.2021. Copy of Challan is enclosed herewith. During the searches, I did not find any entry / ies adverse or affecting the title of above land / Plot Nos. 18 & 19 and proposed "SATPUWA TOWERS", Wing - A & Wing -B over the same in M.B. Town -IV Scheme / project and the recorded owners M/S. Maharana & Bose Associates, Nagpur as well as the individual residential Apartments / Units / Flats etc. in the said proposed building over the amalgamated plots of land, bearing Plot Nos. 18 & 19 out of Khasra No. 35/5 of Mouza Gorewada , P.H. No. 8-A , Nagpur and no entries adverse or any encumbrance , charge, mortgage, gift etc. was found .

Thus the said property is free from all encumbrance and the prospective buyers of residential apartments / flats / units etc. in said "SATPUWA TOWERS", Wing - A & Wing - B in M.B. TOWN - IV may get good, valid , clear and marketable title with heritable and transferable rights therein. And the said property and / or prospective individual owners of the apartments / flats / units etc. therein alongwith their respective proportionate undivided share and interest in the land may be mortgage with any financial institutions, banks, co-operative societies etc.

An Affidavit from the present owners i.e. M/S. Maharana & Bose Associates, Nagpur, through its Partners may be obtain, declaring and stating that :

- A. They have not created any charge, gift, mortgage or encumbrance in respect of said Plot Nos. 18 & 19 and individual Residential apartments / flats / units etc. in the proposed "SATPUWA TOWERS", Wing - A & Wing -B in "M.B.TOWN -IV" project / Scheme of Mouza Gorewada out of Khasra No. 35 / 5 , Tahsil & District Nagpur ;
- B. have not availed any finance / project loan etc. from any Financial Institutions , Banks, Societies, person or persons etc. over the said Plot Nos. 18 & 19 and proposed multistoried building thereon .



- C. have not received any notice or notices from any Government or Local Body or any prohibitory orders from any Court of Law regarding its ownership over the said Plot Nos. 18 & 19 and restraining them to develop and construct the multistoried building/ apartment Scheme over the same and enter into any agreement with prospective purchasers in the said scheme / project and ;
- D. they have good , valid , clear and marketable title over the said property and scheme / project to be carried out over it.

With this, I opine that the title to the aforesaid property is good, clear and marketable and it may be valid the mortgage by intending purchasers for loan after the Sale Deed is executed in their favour in respect of respective individual Residential Apartments / Flats / Units etc. in the "SATPUDA TOWERS", Wing – A & Wing –B and its undivided share in the amalgamated Plot Nos. 18 & 19 of M.B. Town – IV Scheme after registering the said project under the Real Estate ( Regulation and Development ) Act, 2016 . / MAHA RERA .

**List of Documents referred and perused by me :**

1. Copy of 7/12 Extract in the name of Shri Laxman Jairamji Raut, Shri Umraoji Jairamji Raut , Shri Yogiraj Jairamji Raut and Shri Kishor Jairamji Raut in respect of Khasra No. 35/5 of Mouza Gorewada, Nagpur.
2. Copy of Partition Deed dated 19.05.2000 duly Impounded by Collector of Stamps, Nagpur City between the Raut family in respect of land bearing Khasra No. 35/5 of Mouza Gorewada, Nagpur
3. Copy of registered Relinquishment Deed executed by Jyoti D/o. Jairamji Raut (Smt. Jyoti W/o. Subhashrao Mahalle ),
4. Copy of Order dated 04.03.2011 passed by S.D.O. , Nagpur in Revenue Case No. 302 / LND-18 / 2010- 2011 for conversion of land bearing Khasra No. 35/5 of Mouza Gorewada, Nagpur into Class-I Occupancy Rights,
5. Copy of Registered Sale Deed in the name of M/s. Maharana & Bose Associates, Nagpur in respect of land bearing Khasra No. 35/5 of Mouza Gorewada Nagpur executed by recorded land owners i.e. Raut brothers.
6. Copy of N.I.T. Order dated 21.08.2015 in respect of de-notification of land bearing Khasra No. 35/5 of Mouza Gorewada from Cattle Stable and Dairy Farm NW 129 reservation.
7. Copy of sanctioned layout plan dated 22.09.2016 issued by the N.I.T., Nagpur in respect of Khasra No. 35/5 of Gorewada, Nagpur.
8. Copy of NIT Regularisation Letters in respect of Plot Nos. 18 & 19.
9. Copy of N.A. Orders in respect of Plot Nos. 18 & 19.
10. Copy of City Survey Mutation in the name of M/s. Maharana & Bose Associates, Nagpur in respect of Plot Nos. 18 & 19 alongwith other plots of land in the said layout.

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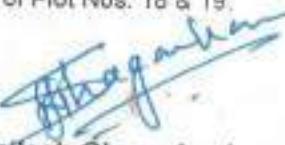
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- 11. Copy of Amalgamation Letter issued by N.M.C. , Nagpur in respect of Plot Nos. 18 & 19.
- 12. Copy of Building Permit and Sanctioned Building Plan in respect of Plot Nos. 18 & 19.
- 13. Copy of N.M.C. Tax Receipt paid upto March 2021 in respect of Plot Nos. 18 & 19.



( Shailesh Ghagarkar )  
Advocate.

Encl :

Copy of Search Fee Challan as above.



**CHALLAN**  
MTR Form Number-6

### Department 10

Mobile No. : 94336

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

