

Res.: 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

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FORMAT-A
(Circular No. 28/2021)

To
MahaRERA
6 & 7th Floor, Housfin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-4000 051

MahaRERA
Administrative Buidling No. 1,
Civil Lines, Nagpur-440 001.,

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 16-17, containing by admeasurements 2951.191 Sq. Mtrs. (i.e. 31829.148 Sq. Ft.) being a portion of the entire land bearing Khasra No. 35/5 of Mouza – GOREWADA, Patwari Halka No. 8-A TOGETHERWITH a Multistoreyed Buildings proposed to be constructed thereon and to be known and styled as “WING-A-SATPUDA and WING-B-SAHYADRI APARTMENTS”, bearing City Survey No. 37 and Sheet No. 32/32, situated at Grewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR (hereinafter referred as the said “plot”).

I have investigated the title of the said plot on the request of **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose (Name of owner/ promoter/ developer/company) and following documents i.e.

(1) Description of the property:

ALL THAT Piece and Parcel of land bearing Amalgamated **Plot No. 16-17**, containing by **admeasurements 2951.191 Sq. Mtrs.** (i.e. 31829.148 Sq. Ft.) being a portion of the entire land bearing Khasra No. 35/5 of **Mouza – GOREWADA**, Patwari Halka No. 8-A **TOGETHERWITH** a Multistoreyed Buildings proposed to be constructed thereon and to be


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known and styled as **"WING-A-SATPUDA and WING-B-SAHYADRI APARTMENTS"** **APARTMENTS**", bearing **City Survey No. 37** and Sheet No. 32/32, situated at Grewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR and the said Amalgamated Plot of land is bounded as under :- ON THE EAST – 9.00 MTRS. WIDE ROAD AND PLOT NO. 15; ON THE WEST – LAND OF KH NO. 37/2; ON THE NORTH – PLOT NO. 18 and ON THE SOUTH – LAND OF KH NO. 37/1.

(2) The Document of allotment of plot :- Sale Deed Dated 16.02.2013 for Khasra No. 35/5 executed by (1) Mr. Laxman Jairamji Raut, (2) Umraoji Jaiamji Raut, (3) Mr. Yogiaj Jaiamji Raut and (4) M. Kishor Jairamji Raut in favour of **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose, Registered Serial No. 1235/2013.

(3) 7/12 extract or Property Card of City Survey issued by Competent Authority Mutation Entry No. 5048 dated 20.10.2020 for Amalgamated Plot No. 16-17.

(4) Search report for 30 years from 1996 to 2025

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 (following owner) is clear, marketable and without any encumbrances.

Owners of the land

ALL THAT Piece and Parcel of land bearing Amalgamated **Plot No. 16-17**, containing by admeasurements **2951.191 Sq. Mtrs.** (i.e. 31829.148 Sq. Ft.) being a portion of the entire land bearing Khasra No. 35/5 of **Mouza – GOREWADA**, Patwari Halka No. 8-A **TOGETHERWITH** a Multistoreyed Buildings proposed to be constructed thereon and to be known and styled as **"WING-A "WING-A-SATPUDA and WING-B-SAHYADRI APARTMENTS"**, bearing **City Survey No. 37** and Sheet No. 32/32, situated at Grewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

M/s Maharana & Bose Associates acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose

(i) Qualifying comments / remarks if any:.... (No Comment)


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In accordance with the available search from the online portal the Title of **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose, on the said land is good, valid, marketable, clear and salable

3/- The report reflecting the flow of the title of the **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose, the Developer (Owner/Promoter/ developer/ company) on the said land is enclosed herewith as annexure.

Encl : Annexure

Nagpur.
Dated : 08.03.2025


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FORMAT- A

(Circular No. 28/2021)

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

1) Property Card of City Survey No. 37 issued by City Survey Office No. 3 as on date of application for registration

The name of **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose is recorded in the property Card City Survey No. 37 issued by City Survey Office No. 3, Nagpur in respect of the property comprising of ALL THAT Piece and Parcel of land bearing Amalgamated Plot No. 16-17, containing by admeasurements 2951.191 Sq. Mtrs. (i.e. 31829.148 Sq. Ft.) being a portion of the entire land bearing Khasra No. 35/5 of Mouza – GOREWADA, Patwari Halka No. 8-A, bearing City Survey No. 37 and Sheet No. 32/32, situated at Grewada, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 61 in Tahsil and District – NAGPUR.

2) Mutation Entry -

The Property Card of City Survey No. 37 dated 25.01.2025 issued by City Survey Office No. 3 reveal that vide Mutation Entry /Ferfar Entry No. 5048 dated 29.10.2020 for Amalgamated Plot No. 16-17, the name of **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose is recorded as owners of the said land.

3) Search report for 30 years from 1996 to 2025 taken from Sub Registrar Office at Nagpur.

THAT ALL THAT Piece and Parcel of land bearing Khasra No. 35/5, having an area of 1.97 Hectare R., held in the Bhogwatdar Class-II Rights of Mouza – GOREWADA, Patwari Halka No. 8-A, and including all other easementary rights appurtenant belonging thereto, bearing City Survey No. 37 and Sheet No. 32/32, situate at Gorewada, Nagpur, within the limits of the Nagpur Municipal Corporation in Tahsil and District – NAGPUR, Originally belonged to Mr. Jaiamji Raut as a recorded Owner thereof being his separate property and the same is mutated in his name in all relevant records.


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THAT the aforesaid Mr. Jairamji Raut left for heavenly abode on 03.12.199 and consequent upon his demise/death, his aforesaid property devolved upon his widow namely Smt. Sarubai Jaiaimji Raut, four Sons namely (1) Mr. Laxman Jairamji Raut, (2) Mr. Umraoji Jairamji Raut, (3) Mr. Yogiraj Jairamji Raut & (4) Mr. Kishor Jairamji Raut and only married daughter namely Mrs. Jyoti Subhasrao Mahalle jointly by way of intestate succession being the only heirs of the deceased.

THAT out of the aforesaid legal heirs namely Smt. Sarubai Jaiaimji Raut also left for heavenly abode on 30.01.2007 and consequent upon her demise/death, her undivided share in the aforesaid property devolved upon her four Sons namely (1) Mr. Laxman Jairamji Raut, (2) Mr. Umraoji Jairamji Raut, (3) Mr. Yogiraj Jairamji Raut & (4) Mr. Kishor Jairamji Raut and only married daughter namely Mrs. Jyoti Subhasrao Mahalle jointly by way of intestate succession being the only heirs of the deceased.

THAT the aforesaid Mrs. Jyoti Subhasrao Mahalle lateron relinquished/released all her rights, titles, share and interest in the aforesaid property in favour of remaining Co-owners namely (1) Mr. Laxman Jairamji Raut, (2) Mr. Umraoji Jairamji Raut, (3) Mr. Yogiraj Jairamji Raut & (4) Mr. Kishor Jairamji Raut, by executing a Relinquishment/Release Deed Dated 04.01.2011, which is duly registered in the Office of the Sub Registrar, Nagpur in Book No. 1 at Registered Sr. No. 2/2011 on 04.01.2011.

THAT the aforesaid (1) Mr. Laxman Jairamji Raut, (2) Mr. Umraoji Jairamji Raut, (3) Mr. Yogiraj Jairamji Raut & (4) Mr. Kishor Jairamji Raut jointly lateron transferred/sold their aforesaid property bearing Khasra No. 35/5, having an area of 1.97 Hectare R., by way of Sale to **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose, by a Sale Deed Dated 15.02.2013, which is duly registered in the Office of the Sub Registrar, Nagpur-6 in Book No. 1 at Registered Sr. No. 1235/2013 on 16.02.2013. As a result therefore the aforesaid **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein.

WHEREAS the said **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose lateron decided to develop the said land bearing Khasra No. 35/5 into a RESIDENTIAL LAYOUT by carving out various Plots of different sizes therein.


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THAT, out of the aforesaid layout, the Plot No. 16 is converted for Non-Agricultural (Residential) use by the Additional Tahsildar, Non Agricultural Tax Assessment, Nagpur vide its Order Dated 27.02.2019 passed in Revenue Case No. 2975/N.A.P.-34/2018-19 of Mouza – Gorewada.

THAT, in the like manner, the Plot No. 17 is converted for Non-Agricultural (Residential) use by the Additional Tahsildar, Non Agricultural Tax Assessment, Nagpur vide its Order Dated 27.06.2018 passed in Revenue Case No. 6943/N.A.P.-34/2017-18 of Mouza – Gorewada.

THAT, the aforesaid **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose later on applied to the Nagpur Municipal Corporation, Nagpur for amalgamation of the aforesaid Plot Nos. 16 and 17 into Single Unit. Considering its request the Nagpur Municipal Corporation, Nagpur lateron amalgamated the aforesaid Plot Nos. 16 and 17 into Single Unit. And accordingly an Amalgamation Letter to that effect is also issued by the Town Planner of Nagpur Municipal Corporation, Nagpur in favour of **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose vide its Amalgamation Letter No. म.न.पा./न.र.वि./एकत्रीकरण/33 Dated 28.07.2020. As per the said Amalgamation Letter Dated 28.07.2020, the Plot Numbers mentioned as 16-17, containing by admeasurements 2951.191 Sq. Mtrs.

THAT the aforesaid **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose lateron decided to develop the said Amalgamated Plot No. 16-17 into a RESIDENTIAL ESTATE by constructing a Multistoreyed Buildings thereon consisting of various self-contained separate Apartments therein.

THAT accordingly the said **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose has prepared a Plan of a Multistoreyed Buildings proposed to be constructed on the said Amalgamated Plot No. 16-17 and to be known and styled as “**WING-A-SATPUDA and WING-B-SAHYADRI APARTMENTS**” and the same is also duly sanctioned and approved by the Deputy Engineer, Town Planning Section, Nagpur Municipal Corporation, Nagpur, vide its Building Permit No. ADTP(Dharampeth Zone) AB-W-G-16,17/Tacking No. 202104091/164 Dated 30.04.2021.

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That for the purpose of verification of tile the following documents relating to said property are provided to us :-

- i) Sale Deed Dated 16.02.2013 for Khasra No. 35/5 executed by (1) Mr. Laxman Jairamji Raut, (2) Umraoji Jaiaamji Raut, (3) Mr. Yogiiaj Jaiaamji Raut and (4) M. Kishor Jairamji Raut in favour of **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose, Registered Serial No. 1235/2013.
- ii) Non-Agricultural (Residential) Order Dated 27.02.2019 for Plot No. 16.
- iii) Non-Agricultural (Residential) Order Dated 27.06.2018 for Plot No. 17.
- iv) Amalgamation Letter Dated 28.07.2020 for Plot Nos. 17 and 18.
- v) Building Sanctioned Map and Permit Dated 30.04.2021 for Amalgamated Plot No. 16-17.

THAT all the aforesaid documents produced before **M/s Maharana & Bose Associates** acting through its Partners (1) Mr. Vilas Sahebrao Deshmukh and (2) Mr. Rajendranath Manindranath Bose, the Owner/Developer to me for security and examination are photocopies, it is necessary to verify original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that he has not executed any unregistered Deed or document. Whereby his ownership rights are affected, diluted or third party interest is created.

THAT we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of City Survey No. 37 of Mouza – Gorewada in Tahsil and District Nagpur for the period of 30 (Thirty) Years (i.e. 1996 to 2025) vide GRN No. MH017339055202425E dated 06-03-2025.

THAT during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

(4) Any other relevant Title : N.A.

(5) Litigations if any : - N.A.

Nagpur.

Dated : 08.03.2025


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CHALLAN
MTR Form Number-6



GRN	MH017339055202425E	BARCODE			Date	06/03/2025-18:27:31		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 NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name		ADV ASHWIN PATIL						
Location NAGPUR												
Year 2024-2025 One Time				Flat/Block No.		54						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			375.00	Road/Street		SAWARKAR NAGAR						
				Area/Locality		NAGPUR						
				Town/City/District								
				PIN			4	4	0	0	1	5
				Remarks (If Any)								
				SEARCH FEE OF Plot No. 16-17 City Survey No. 37 Mouza GOREWADA								
				Tahsil and District NAGPUR								
				Amount In		Three Hundred Seventy Five Rupees Only						
Total			375.00	Words								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN		Ref. No.		00040572025030635388		IK0DDMYIX3		
Cheque/DD No.				Bank Date		RBI Date		06/03/2025-18:24:28		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 :
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 लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.
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