R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil&DistrictWardha 442 001

Mob.No. 9922426168

Date: 16-10-2024

To,

MAHARERA,

Housefin Bhavan, Plot no. C-21,

E Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Title Clearance Certificate with Respect of property ie., situated at Mauza Chinchala, Tah & Dist- Wardha, comes under GP Chinchala, Field Survey no. 47/48/2/1 out of Bhukhand no. 1/3 + 1/4 + 1/5 having area 5087.86 Sq. mt. Constructed City Center Building thereon having 8 floors.

Presently Diverted for residential Purpose under the provision of section 44 (1) of the Maharashtra Land Revenue Code and Rules there under.

I have investigated the title of aforesaid mentioned property on the request of Gungara Balaji Venture through Partners Shri. Kishor Vishwanath Bhoot and others resident of Wardha Tah. And Dist. Wardha.

1. **Description of property:**
   That all those pieces and parcels of land situated being and laying at property ie., situated at Mauza Chinchala, Tah & Dist- Wardha, comes under GP Chinchala, Field Survey no. 47/48/2/1 out of Bhukhand no. 1/3 + 1/4 + 1/5 having area 5087.86 Sq. mt. Constructed City Center Building thereon having 8 floor,having shop no. 1 to 12 on ground floor , shop no. 1 to 12 on first floor , Flat no. 1to 6 on second floor, Flat

no. 1to 6 on Third floor, Flat no. 1to 6 on fourth floor, Flat no. 1to 6 on fifth floor, Flat no. 1to 6 on Sixth floor, Flat no. 1to 6 on Seventh floor and Flat no. 1to 5 on Eighth floor having total built up area 12455.08 sq. mt and total undivided share 100sq. mt .

East : 12 Mt Wide Layout Road

West : Bhukhand no. 1/2

North : Wardha Sewagram Road

South : Bhukhand no. 31 & 30 and Open Space

2. DOCUMENTS Allotments of Plot

Complete description of document should be given in the following manner:

Sr.No.	Name of Document	Date Of Documents	Original/Xerox
1.	Amalgamation Order	03/03/2023 Rev Case no. :-2/Kirkole-80/2023	**Original**
2.	Amalgamation Map	01/03/2023 Vide Tharao No. 428	**Original**
3.	Sanctioned Building Permission and Map	17/08/2023	**Digital Copy**
4.	NA Order	24/06/2016 NAP-34/Chinchala-15/2015-2016	**Photocopy**

3. 7 /12 extract issued by gram Panchayat Chinchala.
4. Search Report for 30 years from the year 1994 to 2024 vide search receipt no **GRN ---**

---------- Date: 17-10-2024

On perusal of the above mentioned documents and all other relevant documents relating to the title of said property I am opinion that the said property is owned by Gungara Balaji Venture through Partners Shri. Kishor Vishwanath Bhoot and others having clear and marketable title over said plot. That I have taken search of the relevant record of the Registrar office from inspection book 1, Index II and other relevant records made available to me for 30 years 1994-2024 and by inspecting daily books up to date by paying the requisite charges. That on the basis of available records and searches made by me and the documents placed before I can certify that the said property is owned by Gungara Balaji Venture through Partners Shri. Kishor Vishwanath Bhoot and others having clear and marketable title over said plots.

Owner of the land and diverted layout

Gungara Balaji Venture through Partners Shri. Kishor Vishwanath Bhoot and others all resident of Wardha.

The Report Reflecting the flow of Title of the owners of land on the said land enclosed here with an annexure

ENCL: Annexure

Date: 17-10-2024

R.R.Tiwari,Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,

Tahsil &District Wardha 442 001

Mob.No. 9922426168

ANNEXURE

1) 7/12 Extract / PR Card as on date of application for Registration.
2) Mutation Copy.
3) Search report for 30 years from 1994 to 2024 from SR Office Wardha

NARRATION ON FLOW OF TITLE:

a) From the documents submitted for perusal it appears that property situated at property ie., situated at Mauza Chinchala, Tah & Dist- Wardha, comes under GP Chinchala, Field Survey no. 47/48/2/1 is originally belonged to Mahila Seva Mandal Wardha. Mahila Seva Mandal Wardha is a Public trust. The said trust run various development activates like school etc. Mahila Seva Mandal Wardha applied to the office of jt Charity Commissioner Nagpur grant permission to sale area of 14 Acres of said field. jt Charity Commissioner Nagpur inviting various bid for public action and MS VARCO Realities Pvt.Ltd. submitted his quotation. jt Charity Commissioner Nagpur granted permission to purchased said land to MS VARCO Realities Pvt.Ltd. for consideration of an amount 2821,00,000/- by order dated 01-11-2014.

b) MS VARCO Realities Pvt.Ltd. purchased said land from Mahila Seva Mandal through Secretary Ramaben Ruia on 31-10-2015 vide doc no 5389/15. Gungara Balaji Venture through Partners Shri. Kishor Vishwanath Bhoot and others.

c) That the layout owner Gungara Balaji Venture through Partners Shri. Kishor Vishwanath Bhoot and others had applied before SDO Wardha with their application for conversion of Agriculture Land into Non Agriculture Land.

Accordingly to the SDO Wardha vide revenue case no. NAP-34/Chinchala-15/2015-2016 after due inquiry passed an order on 24/06/2016 and layout map is sanctioned by TP Wardha. Thereby granted permission for residential use of said field in favor of layout owner. Thereafter only the above owner laid down various plot therein by obtaining permission from competent authority as search the layout demarcated in said field is duly approved layout as per norms ad regulation of government for NA purpose. That after Shri. Kishor Vishwanath Bhoot and others took amalgamation order of Bhukhand no. 1/3, 1/4 and 1/5 form SDO Wardha on 03/03/2023 and Map is sanction by TP Wardha on 01/03/2023 and according to that amalgamation plot is amalgamated into one i.e. Bhukhand no. 1/3 + 1/4 + 1/5. After that Shri. Kishor Vishwanath Bhoot and others took permissions and decided to develop said amalgamated plot and for that they took construction permission and Map from SDO Wardha and Permission is granted on 17/08/2023 vide permit no. 190128. After that they constructed multistoried building with name and style City Center Wardha (Mixed) the said building consist 8 floors.

d) That I have taken search of the relevant record of the Registrar office from inspection book 1, Index II and other relevant records made available to me for 30 years 1993-2024 and by inspecting daily books up to date by paying the requisite charges. That on the basis of available records and searches made by me and the documents placed before I can certify that the said property is owned Gungara Balaji Venture through Partners Shri. Kishor Vishwanath Bhoot and others having clear and marketable title over said plot.

Sr. No.	Shop and flat number	Built up area in sq. meter	Undivided share in sq. meter
1.	**SHOP NO. 1**	**758.05**	**6.08**
2.	**SHOP NO. 2**	**211.99**	**1.7**
3.	**SHOP NO. 3**	**212.14**	**1.7**
4.	**SHOP NO. 4**	**162.7**	**1.31**
5.	**SHOP NO. 5**	**162.7**	**1.31**

6.	**SHOP NO. 6**	**212.5**	**1.71**
7.	**SHOP NO.7**	**212.81**	**1.71**
8.	**SHOP NO. 8**	**277.19**	**2.22**
9.	**SHOP NO. 9**	**64.28**	**0.52**
10.	**SHOP NO. 10**	**63.93**	**0.52**
11.	**SHOP NO. 11**	**64.61**	**0.52**
12.	**SHOP NO. 12 (on ground floor)**	**66.53**	**0.54**
13.	**SHOP NO. 1**	**888.36**	**7.13**
14.	**SHOP NO. 2**	**234.2**	**1.88**
15.	**SHOP NO. 3**	**234.01**	**1.88**
16.	**SHOP NO. 4**	**234.1**	**1.88**
17.	**SHOP NO. 5**	**234.13**	**1.88**
18.	**SHOP NO. 6**	**234.37**	**1.88**
19.	**SHOP NO.7**	**235.02**	**1.89**
20.	**SHOP NO. 8**	**299.4**	**2.4**
21.	**SHOP NO. 9**	**86.49**	**0.69**
22.	**SHOP NO. 10**	**86.14**	**0.69**
23.	**SHOP NO. 11**	**85.72**	**0.69**
24.	**SHOP NO. 12 (on First floor)**	**88.74**	**0.71**
25.	**FLAT NO.1**	**164.74**	**1.32**
26.	**FLAT NO.2**	**167.18**	**1.34**

26	**FLAT NO.3**	**181.77**	**1.46**
27	**FLAT NO.4**	**160.01**	**1.28**
28	**FLAT NO.5**	**162.11**	**1.3**
29	**FLAT NO.6(on second floor)**	**181.73**	**1.46**
30	**FLAT NO.1**	**164.74**	**1.32**
31	**FLAT NO.2**	**167.18**	**1.34**
32	**FLAT NO.3**	**181.77**	**1.46**
33	**FLAT NO.4**	**160.01**	**1.28**
34	**FLAT NO.5**	**162.11**	**1.3**
35	**FLAT NO.6 (on Third floor)**	**181.73**	**1.46**
36	**FLAT NO.1**	**164.74**	**1.32**
37	**FLAT NO.2**	**167.18**	**1.34**
38	**FLAT NO.3**	**181.77**	**1.46**
39	**FLAT NO.4**	**160.01**	**1.28**
40	**FLAT NO.5**	**162.11**	**1.3**
41	**FLAT NO.6 (on fourth floor)**	**181.73**	**1.46**
42	**FLAT NO.1**	**164.74**	**1.32**
43	**FLAT NO.2**	**167.18**	**1.34**
44	**FLAT NO.3**	**181.77**	**1.46**
45	**FLAT NO.4**	**160.01**	**1.28**
46	**FLAT NO.5**	**162.11**	**1.3**
47	**FLAT NO.6 (on fifth**	**181.73**	**1.46**

	floor)		
48	**FLAT NO.1**	**164.74**	**1.32**
49	**FLAT NO.2**	**167.18**	**1.34**
50	**FLAT NO.3**	**181.77**	**1.46**
51	**FLAT NO.4**	**160.01**	**1.28**
52	**FLAT NO.5**	**162.11**	**1.3**
53	**FLAT NO.6 (on sixth floor)**	**181.73**	**1.46**
54	**FLAT NO.1**	**164.74**	**1.32**
55	**FLAT NO.2**	**167.18**	**1.34**
56	**FLAT NO.3**	**181.77**	**1.46**
57	**FLAT NO.4**	**160.01**	**1.28**
58	**FLAT NO.5**	**162.11**	**1.3**
59	**FLAT NO.6 (on seventh floor)**	**181.73**	**1.46**
60	**FLAT NO.1**	**185.53**	**1.5**
61	**FLAT NO.2**	**187.97**	**1.52**
62	**FLAT NO.3**	**202.53**	**1.64**
63	**FLAT NO.4**	**180.8**	**1.46**
64	**FLAT NO.5 (on eighth floor)**	**182.9**	**1.48**
	TOTAL	**12455.08**	**100**

4. **Any Other Relevant Title**: No

5. **Litigation if Any**: No

Ms. Ruchi R. Tiwari

Ruchi R Tiwari

Digitally signed by Ruchi R Tiwari
Date: 2024.10.17 11:56:44 +05'30'