MAULI INFRA
THE BOND OF TRUST

Date: 01/08/2023

To,
The Officer,
Maharashtra Real Estate Regulatory Authority,
Housefin Bhavan, E Block,
Bandra East, Mumbai.

Subject: Clarification on Plot / Project Area in Legal Title Report.

Sir,

We Mauli Infra, had applied for MahaRERA registration of project Mauli Nagar 17 Sector A vide application number REA50500142678. Recently we have received a query stating 'In legal title report - Plot Area details do not match with the application.'

The Plot / Project Area for the proposed project as per ownership Document (7/1, CTS Extract) is 10,000 Sq Mtrs (1 Hectare) and as per measurement sheet is also 10,000 Sq Mtrs (1 Hectare) but as per site it is 9999.61 Sq Mtrs. All the details above are highlighted in rectangular box in the sanctioned plan and attached with this letter.

In Legal Title Report Advocate Sahil M Bhangde has recorded area of the plot as 1 Hectare which is equivalent to 10,000 Sq Mtrs. This is as per original 7/12 and CTS Extract which is also confirmed in sanctioned plan by the authorities and hence is correct and valid.

Following are the details of plot / project area mentioned in different parts.

Plot / project Area in Sanctioned Plan (As Per Ownership Document): 10,000 Sq Mtrs. (1 Hectare)
Plot / project Area in Sanctioned Plan (As Per Measurement Sheet): 10,000 Sq Mtrs. (1 Hectare)
Plot / project Area as per legal Title Report: 1 Hectare (10,000 Sq Mtrs)
Plot / project Area in Sanctioned Plan (As Per Site): 9,999.61 Sq Mtrs.
Plot / project Area Entered in Application: 9999.61 Sq Mtrs.

As per the above-mentioned data, the plot / project area in **legal title report** matches the plot / project area in sanctioned plan (**As per 7/12, CTS Extract & As Per Measurement Sheet**) while the plot / project area entered in the **application** matches with the plot / project area mentioned in sanctioned plan (**As Per Site**).

We kindly request you to please consider our case.

Thanks

Attached Herewith:

1. Sanctioned Plan with Highlighting of Plot Areas.
2. Screenshot of legal title report page no 01 with plot area.

MAULI INFRA

Promoter

09822488587
09960682260
mauliinfra06@gmail.com
www.mauliinfra.com
Prince Castle, Plot. No. 105, 2nd Floor, Gajanan Nagar,
Opp. Madhav Netralay, Wardha Road, Nagpur- 440015.

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR apportionment on plot
1	280.270	0.000	280.270	1.380	12.00	1.100	425.450	Semi-detached	0.00
2	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
3	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
4	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
5	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
6	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
7	190.000	0.000	190.000	1.380	12.00	1.100	288.420	Semi-detached	0.00
8	231.240	0.000	231.240	1.380	12.00	1.100	351.022	Semi-detached	0.00
9	200.070	0.000	200.070	1.380	0.0	1.100	303.706	Semi-detached	0.00
10	152.690	0.000	152.690	1.380	0.0	1.100	231.783	Semi-detached	0.00
11	158.420	0.000	158.420	1.380	0.0	1.100	240.482	Semi-detached	0.00
12	164.140	0.000	164.140	1.380	0.0	1.100	249.165	Semi-detached	0.00
13	169.860	0.000	169.860	1.380	0.0	1.100	257.847	Semi-detached	0.00
14	175.580	0.000	175.580	1.380	0.0	1.100	266.530	Semi-detached	0.00
15	181.300	0.000	181.300	1.380	0.0	1.100	275.213	Semi-detached	0.00
16	219.720	0.000	219.720	1.380	0.0	1.100	333.535	Semi-detached	0.00
17	249.670	0.000	249.670	1.380	12.00	1.100	378.999	Semi-detached	0.00
18	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
19	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
20	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
21	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
22	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
23	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
24	180.000	0.000	180.000	1.380	12.00	1.100	273.240	Semi-detached	0.00
25	214.820	0.000	214.820	1.380	12.00	1.100	326.097	Semi-detached	0.00
26	145.290	0.000	145.290	1.380	9.00	1.100	220.550	Semi-detached	0.00
27	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
28	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
29	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
30	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
31	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
32	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
33	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
34	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
35	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
36	119.000	0.000	119.000	1.380	9.00	1.100	180.642	Row-House	0.00
37	167.120	0.000	167.120	1.380	9.00	1.100	253.688	Semi-detached	0.00
38	220.250	0.000	220.250	1.380	9.00	1.100	334.340	Detached	0.00
39	199.200	0.000	199.200	1.380	9.00	1.100	302.386	Semi-detached	0.00
40	164.430	0.000	164.430	1.380	9.00	1.100	249.605	Semi-detached	0.00
41	150.330	0.000	150.330	1.380	9.00	1.100	228.201	Semi-detached	0.00
42	160.530	0.000	160.530	1.380	9.00	1.100	243.685	Semi-detached	0.00
Total:	7194.930		7194.93				10921.90		

Owner details

Owner Name	Postal Address	Contact Number
MAULI INFRA	H No.125,Misal Layout,Near Shiv Temple,Jaripatka,Jaripatka,Nagpur-440014,Maharashtra	9822488587
ASHWIN SIDDHARTH VAIRAGADE	201, PRINCE CASTLE, PLOT NO. 105, GAJANAN NAGAR, NAGPUR - 440015	9822488587
PRAVIN RATANLALJI JAIN	PLOT NO. 72, FLAT NO. 601, TRANQUIL APARTMENT, SATHE MARG, DHANTOLI, NAGPUR - 440012	
PRAVIN NATTHUJI RAHATE	FLAT NO. D-202, LAXMIVIHAR COMPLEX, WARDHA ROAD, NEAR HOTEL AIRPORT CENTRE POINT, SOMALWADA, KHAMLA, NAGPUR - 440025	

Amenity CALCULATION

Name	Area
TOTAL	0.00

RECREATIONAL CALCULATION

Name	Area
OPEN SPACE	1002.94
TOTAL	1002.94

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village	1.b)Parcel No.(S.No./H.No., C S No., F P No.,Sub Plot No,Gut No)	Type(1. Sanction Layout and Sanction Layout ,2.	1.f)Area in SqM as per	1.g)Area as per	1.h)Area as per POA	1.i)Area as per	1.j)Area in possession	1.k)Stringent Area in SqM
SHANKARPUR	KH NO 17/2/A ,		10000.00	10000.00	0.00	0.00	0.00	10000.00
Total Amalgamated Plot			10000.00	10000.00	0.00	0.00	0.00	10000.00

NOT FOR SALE

Project Details

Building Type - NMRDA-23-32331
Zone Type - Residential Zone - R-4 with payment of premium
Location - Non-Congested
Ward No - Layout Approval
Plot No. - Layout Tentative
Cts No./Servey No. - 17
Sheet No. - KH NO 17/2/A
Zone Number: Nagpur gramin
Ward Name : SHANKARPUR
Prorata Value : 1.38
Separation/CRZ Zone Area :



PROPOSED SITE
KH.NO. 17/2/A



Executive Engineer
Date: 03/05/2023

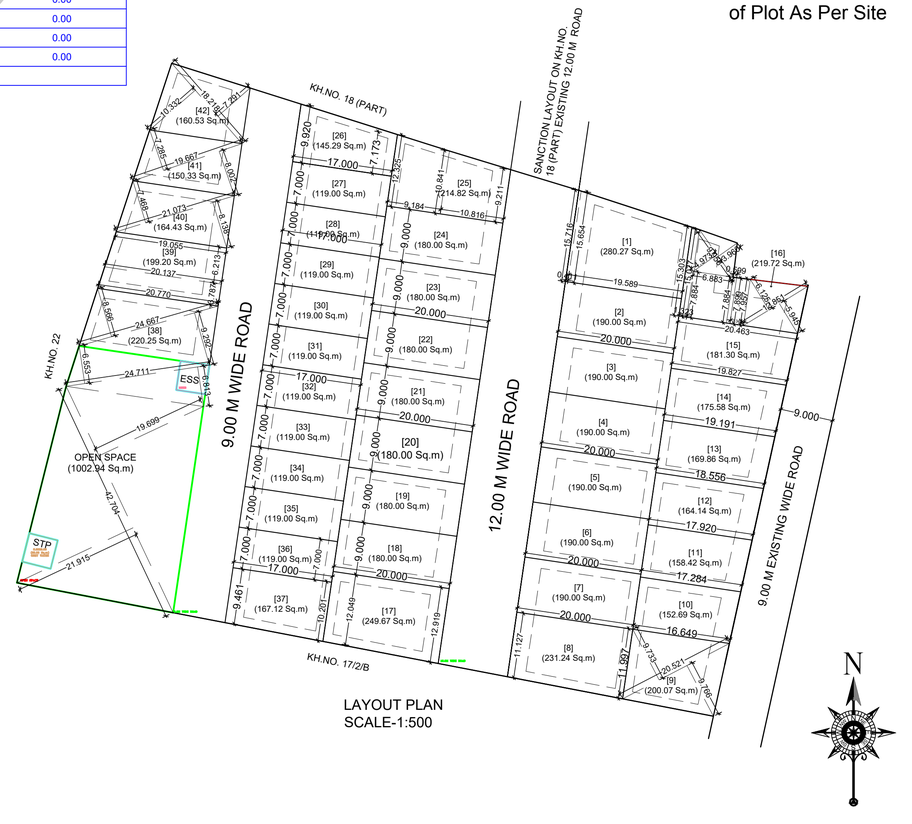
Sectional Engineer
Date: 26/04/2023

Plot / Project Area in Legal Title Report Matches With Area of Plot As Per Ownership Documents and Measurement Sheet.

Plot / Project Area in Application Matches With Area of Plot As Per Site

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	9999.61
	a) As per ownership document (7/12, CTS extract)	10000.00
	b) as per measurement sheet	10000.00
	(c) as per site	9999.61
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
	(b) Any D.P. Reservation area	0.00
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
(Total a+b+c+d)		0.00
3.	Balance area of plot (1-2)	9999.61
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	---
5.	Net Plot Area (3-4 (c))	9999.61
6.	Recreational Open space (if applicable)	
	(a) Required -	999.96
	(b) Proposed -	1002.94
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1751.74
8.	Service road and Highway widening	---
9.	Plotable area	7194.93
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.38



LAYOUT PLAN
SCALE-1:500

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

H No.125,Misal Layout,Near Shiv
Temple,Jaripatka,Jaripatka,Nagpur-440014,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
MOUZA- SHANKARPUR KH NO 17/2/A

Name Of Engineer : pawan raviprasad gupta

ADDRESS OF OFFICE
OFFICE -
SHOP NO. 115. SECOND FLOOR, SHRI RAM SHYAM TOWER STATION ROAD SADAR NAGPUR.440001

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN

SCALE - 1:100 | 13/04/23
JOB NO - NMRDA-23-32331 | CHECK BY -

SUBMISSION DRAWING

Sahil M. Bhangde
LL.M
ADVOCATE
Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033
☎ 0712-2245474
Mob : +91-9422148978, +91- 9405948406
E Mail : adv_sahilbhangde@yahoo.co.in

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **Mauli Infra acting through its Partners 1) Shri. Pravin S/o. Ratanlal Jain, 2) Shri. Ashwin S/o. Siddharth Vairagade, 3) Shri. Pravin Natthuji Rahate,** for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **KH. No. 17/2/A (Old Kh No. 17/2)** admeasuring about 1HR of Mouza-Shankarpur, bearing P.H. **No. 41, Khate No. 197** held in Occupancy class-I , situated within the limits of Grampanchayat Shankarpur in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under:

East	:	Kh. No. 16,
West	:	Remaining Land of Kh. No. 17/2,
North	:	Kh. No. 18/1Kh and Kh. No. 18/1A, B,
South	:	Kh. No. 17/1.

That I have taken search by inspecting the index Registers for a period of 30 years, i.e. 1994 to 2023 in the office of Sub-Registrar Nagpur (Rural). I have also perused document placed before me.