SOLUTION FOR STALLED REAL ESTATE PROJECT

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With the recent governmental initiatives aimed at revitalizing stalled real estate projects, stakeholders now have more robust mechanisms to navigate challenges effectively. The emphasis on transparency, streamlined processes, and community involvement not only protects individual interests but also bolsters the overall stability of the real estate sector. By leveraging these frameworks, allottees can take proactive steps in reclaiming their investments and ensuring project completion. The author of this article aimed to empower stakeholders with knowledge and practical steps to navigate the complexities of stalled real estate projects.

Introduction:

It is well settled that the Real Estate (Regulation and Development) Act, 2016 requires mandatory compliance from promoter towards real estate project registration and also specifies the revocation of registration if his activity found in contravention to the provisions of the same. If the situation so arise the question may come as to what will happened to the ongoing real estate project and individuals having interest in it.

Under the Real Estate (Regulation and Development) Act (RERA), stalled real estate projects are addressed through a structured process aimed at protecting the interests of homebuyers. When a project is stalled, RERA authorities can step in to assess the situation and take appropriate actions.

Section 8 of the act empowers the authority to take certain action after consultation of the concerned government for the purpose of protecting the the interest of other parties who through mortgage or other investments are interested in the real estate project by carrying out the remaining development works by competent authority or by the association of allottees or in any other

manner, as may be determined by the Authority.

The authority will also give notice to bank listed in encumbrance certificate and the other party having third party interest in the real estate project. Such parties includes Scheduled Banks, Housing Finance Companies, Insurance Companies,

Non-Banking Finance Companies operating as Asset Finance Companies, Investment Companies, Loan Companies, Investment Finance Companies, Infrastructure Debt Funds, Micro-finance Institutions, Foreign Direct Investors, Private Equity Funds and the Real Estate Investment Trust.

Usually, the RERA authorities will step in and direct the Association of Allottees (herein after AoA) to undertake the pending development work only if the project is nearing its completion stage. However if the project is still in its early stages, it may become very difficult for the AoA to take over and the authorities will be more likely to direct the promoters to provide a refund of their monies along with interest and compensation.

The MahaRERA vide order no. 8/2019 dated 28.03.2019 provides the detail procedure on how the action under section 7 and 8 of the act be proceeded with.

Procedure:

- Designated Resolution Panel be constituted which will consist of one member from the promoter's association and other member consumer forum. The member of the said panel would be selected out of the existing conciliation forum members having adequate professional experience in the real estate sector or is a chartered accountant, architect, engineer, lawyer.
- The association of allottee with the help of such panel members prepare a blueprint for completion of the project
- The blue print usually contain below details:
- Financial blueprint containing detailed current financial status of the real estate project such as cash in hand, liabilities, expected revenue etc, financial estimate to complete the project and roadmap of the same
- Construction blue print containing amount of construction work needed to complete the project, roadmap, selection of contractor etc.

- Overall detail blueprint of the completion of project
- Existing professional attached to the authority such as Architect, Engineer, chartered accoutant, they will also assist the panel in preparing blue print

A four months time is given for the preparation of blue print as above. Afterward it will submitted to the authority. Once approved the construction work will commenced according to the blue print, and association of allottees are required to monthly update the authority with regard to construction work.

Report of the Expert Committee on Rehabilitation of Legacy Stalled Real Estate Projects

The **Ministry of Housing and Urban Affairs (MoHUA)** constituted a committee chaired by **Shri Amitabh Kant** on **March 31, 2023**, to address issues related to legacy stalled real estate projects. The committee was tasked with exploring various solutions for the timely completion of these projects, which have significant economic implications. The Expert Committee conducted five meetings between **April and July 2023**. During these sessions, inputs were gathered from diverse stakeholders, including state authorities, regulators, real estate developers, homebuyers, and financial institutions. The recommendations were refined through discussions and deliberations, culminating in the final report.

Housing and construction are crucial for India's GDP, providing strong linkages to employment and economic activity. The **Indian Banks' Association (IBA)** reported that approximately **4.12 lakh stressed dwelling units**, valued at **₹4.08 lakh crores**, are affected by stalled projects, with **2.40 lakh** of these units located in the **NCR**. Resolving these issues could add around **three lakh units** to the housing market, supporting middle and lower-middle-class homebuyers and stimulating economic growth.

Role of RERA

The **Real Estate Regulatory Authority (RERA)** plays a critical role in regulating real estate projects. Section 37 of the RERA Act allows RERA to issue binding directions to

promoters, allottees, and real estate agents, ensuring compliance and protection of stakeholders' interests.

Causes of Project Stress

The committee identified the **lack of financial viability** as the primary reason for project stress, leading to cost overruns and delays. To enhance the **Internal Rate of Return (IRR)** on projects, the committee emphasized the need for improved funding strategies and suggested that the **Insolvency & Bankruptcy Code (IBC)** should be utilized only as a last resort.

Stakeholder Engagement

The committee recognized that all stakeholders—including developers, financiers, and land authorities—would need to accept **haircuts** on their investments to restore financial viability. This approach would require equitable distribution of the burden, ensuring that no single group disproportionately bears the costs.

Key Recommendations

The committee's recommendations are categorized as follows:

I. Mandatory Registrations of Projects with RERA

- All projects must be registered to ensure accountability.

II. Execution of Registration/Sub Lease Deeds for All Occupied Units

- Ensure legal documentation is in place for all units that are currently occupied.

III. Occupancy/Possession of All Substantially Completed Projects

- Facilitate occupancy certificates for projects nearing completion.

IV. Proposal for State Government's Rehabilitation Package

- Encourage state governments to create rehabilitation packages to assist in promoter-led resolutions.

V. Framework for RERA and Administrator Led Revival of Projects

- Establish a framework for reviving projects through RERA and appointed administrators.

VI. Financing of Stalled Projects

- Explore innovative financing options to support stalled projects, including public-private partnerships.

VII. Use of IBC as a Measure of Last Resort

- The IBC should only be invoked when all other resolution mechanisms have been exhausted.

The findings and recommendations of the Expert Committee aim to address the complexities surrounding stalled real estate projects in India. By implementing these strategies, the government seeks to protect consumer interests, revitalize the housing sector, and bolster overall economic growth. The Real estate stakeholders, including homebuyers and investors, should be proactive in understanding the latest rules and recommendations that affect their investments, especially regarding stalled projects. In this ever-evolving landscape, knowledge is not just power; it's the key to unlocking a brighter, more secure future in real estate.

Few websites for reference:

1. The Revenue Department https://rfd.maharashtra.gov.in/en
2. The Development Authority/ or the local Municipal Authority (in case of Mumbai district this may be obtained from Bombay Municipal Corporation https://portal.mcgm.gov.in/irj/portal/anonymous)
3. The Building Proposal Office https://autodcr.mcgm.gov.in/bpamsclient2/Login.aspx
4. Tree Authority Committee/ Water and Drain Department/ Sewage Department/ Electrical Department/ Traffic and Co-ordination department/ Chief Fire Officer under Municipal Corporation https://portal.mcgm.gov.in/irj/portal/anonymous
5. The Ministry of Environment, Forest and Climate Change / the State Environment Impact Assessment Authority (SEIAA)/ State level expert Appraisal Committeehttp://environmentclearance.nic.in/
6. The Archeological survey of Indiahttp://asiegov.gov.in/
7. The Pollution control board https://mpcb.gov.in/node
8. The Civil Aviation Departmenthttps://www.civilaviation.gov.in/
9. The Central Ground Water Authorityhttp://cgwa-noc.gov.in/LandingPage/index.htm
10. The Coastal Zone Management Authorityhttps://mczma.gov.in/

11. The Public Work Departmenthttps://pwd.maharashtra.gov.in/

12. https://rera.ap.gov.in/RERA/Views/Home.aspx
13. https://rera.ap.gov.in/
14. http://123.63.38.197/
15. https://rera.cgstate.gov.in/
16. https://rera.goa.gov.in/reraApp/home
17. https://gujrera.gujarat.gov.in/
18. www.harayanarera.gov.in
19. www.harayanarera.gov.in
20. http://www.hprera.in/WebSite/Home
21. https://jharera.jharkhand.gov.in/
22. https://rera.karnataka.gov.in/home?language=en
23. https://rera.kerala.gov.in/
24. http://www.reat.mp.gov.in/contact-us
25. https://maharera.mahaonline.gov.in/
26. http://udpamizoram.nic.in/RERA.html
27. https://rera.odisha.gov.in/
28. https://www.rera.punjab.gov.in/index.html
29. https://rera.rajasthan.gov.in/
30. https://rera.rajasthan.gov.in/Tribunal
31. https://www.rera.tn.gov.in/
32. http://rera.telangana.gov.in/
33. https://rera.tripura.gov.in/
34. http://www.uhuda.org.in/
35. https://www.up-rera.in/index.aspx
36. http://rera.chbonline.in/
37. https://rera.delhi.gov.in/
38. http://prera.py.gov.in/

Other

Ministry of Housing and UrbanAffairs	http://mohua.gov.in/
Atal Mission for Rejuvenation and Urban Transformation (AMRUT), Govt. of India	http://amrut.gov.in/content/
Building Materials and Technology Promotion Council (BMTPC)	https://www.bmtpc.org/
CPWD Sewa - Central Public Works Department (CPWD)	https://cpwdsewa.gov.in/
Central Government Employees Welfare Housing Organisation (CGEWHO)	https://www.cgewho.in/
Central Public Health and Environmental Engineering Organisation (CPHEEO)	http://cpheeo.gov.in/
Central	

Public Works Department (CPWD)	https://cpwd.gov.in/
Complaint Registration and Monitoring System, CPWD	https://cpwdsewa.gov.in/
Environment Protection in Government Colonies, Directorate of Estates	http://epgc.gov.in/
Geo Portal for Urban Mission, Ministry of Housing and Urban Affairs	http://geourbanmissions.gov.in/
Global Housing Technology Challenge - India (GHTC - India)	https://ghtc-india.gov.in/
Ministry of Micro, Small & Medium Enterprises	https://msme.gov.in/
Housing and Urban Development Corporation Limited (HUDCO)	https://www.hudco.org/
Land and Development Office, Ministry of	https://ldo.gov.in/

Urban Development	
National Capital Region Planning Board (NCRPB)	http://ncrpb.nic.in/
National Cooperative Housing Federation of India (NCHFI)	https://www.nchfindia.net/
National Institute of Urban Affairs (NIUA)	http://www.niua.org/
National Projects Construction Corporation Limited (NPCC)	http://npcc.gov.in/
National Real Estate Development Council	http://naredco.in/
National Building Organisation (NBO)	http://nbo.nic.in/
National Buildings Organisation (NBO), Building Related Information and Knowledge System	http://briks.gov.in/
National Rural	

Infrastructure Development Agency (NRIDA)	https://pmgsy.nic.in/
National, Urban, Livelihoods, Mission, NULM	http://nulm.gov.in/
North Eastern Region Urban Development Programme (NERUDP) Phase-I	https://nerudp.nic.in/
Pradhan Mantri Awas Yojana-Urban : CLSS Awas Portal (CLAP)	https://pmayuclap.gov.in/
State Institute for Urban Development (SIUD)	http://www.siudmysore.gov.in/
Swachh Bharat Mission - Urban	http://swachhbharaturban.gov.in/
Povertiy Eradication Mission (Kudumbashree)	https://www.kudumbashree.org/
Pradhan Mantri Awas Yojana (Urban) - Housing for	https://pmay-urban.gov.in/

All Pradhan Mantri Awas Yojana (Urban) - MIS Portal	http://pmaymis.gov.in/
Smart Cities Mission, Govt. of India	https://smartcities.gov.in/
Unified Traffic and Transportation Infrastructure Centre (UTTIPEC)	http://uttipec.nic.in/
Urban Development Directorate, Uttarakhand	https://udd.uk.gov.in/
Web Based Project Monitoring System - Central Public Works Department (CPWD)	https://cpwdpms.gov.in/
Commissioner and Director of Municipal Administration (C & DMA), Andhra Pradesh	https://cdma.ap.gov.in/
Amaravati Metropolitan Region Development Authority,	https://crda.ap.gov.in/APCRDAV2/views/Home.aspx

Andhra Pradesh Directorate of Town and Country Planning, Government of Andhra Pradesh	http://dtcp.ap.gov.in/dtcpweb/DtcpHome.html
National Academy of Constuction, Hyderabad, Andhra pradesh	http://nac.edu.in/
PHMED - Public Health and Municipal Engineering Department , Andhra pradesh	http://www.appublichealth.gov.in/home.do;jsessionid=C31F1DFFD0EBABBFD4849E4F27FBBE2B
Portal of Tribal Welfare Department, Andhra Pradesh	https://aptribes.gov.in/
Assam Urban Infrastructure Investment Program (AUIIP)	http://auiip.nic.in/
Directorate of Municipal Administration, Govt. of Assam	https://dma.assam.gov.in/
Bangalore Metropolitan Task Force (BMTF)	http://bmtf.gov.in/
Karnataka Urban	

Infrastructure Development and Finance Corporation (KUIDFC)	http://www.kuidfc.com/
Bathinda Development Authority (BDA), Bathinda, Punjab	http://bdabathinda.in/en
CIDCO New Towns - City and Industrial Development Corporation of Maharashtra Limited	http://cidconewtowns.gov.in/
Maharashtra Urban Infrastructure Fund (MUIF), Mumbai	http://www.muidcl.com/
Maharashtra Housing and Area Development Authority	https://www.mhada.gov.in/en
Nagar Vikas Vibag, Maharashtra	https://urban.maharashtra.gov.in/
Commissioner and Director of Municipal Administration (C&DMA), Telangana	http://cdma.telangana.gov.in/

Mission for Elimination of Poverty in Municipal Areas (MEPMA), Government of Telangana	https://tmepma.cgg.gov.in/home.do;jsessionid=F2F27458EE88DAB1E46748EB79586BCB
Public Health & Municipal Engineering Department (PHMED), Telangana	https://publichealth.telangana.gov.in/home.do;jsessionid=5C57287B6FBF0A3C674FB7DF9BEEF61F
Telangana Municipal Development Project (TGMDP)	http://mdp.telangana.gov.in/SocialSafeguards.html
Delhi Urban Art Commission (DUAC)	https://www.duac.org/
Hindustan Prefab Limited, New Delhi	http://hindprefab.in/Home.aspx
Department of Architecture, Haryana	https://architecturehry.gov.in/
Online Building Plan Approval System (HOBPAS), Government of Haryana	https://haryanabpas.gov.in/OBPASPORTAL/
Devbhoomi - Uttarakhand Land Records	https://bhulekh.uk.gov.in/public/public_ror/Public_ROR.jsp

Directorate Of Municipalities, Gujarat	https://communi.gujarat.gov.in/
Gujarat Social Infrastructure Development Society (GSIDS)	https://gujhd.gujarat.gov.in/
Open Government Data Portal of Surat Municipal Corporation	https://smartcities.data.gov.in/
Settlement Commissioner and Director of Land Records	https://www.landrecords.gujarat.gov.in/
Directorate of Boilers, Tamil Nadu	http://www.boilers.tn.gov.in/
Online Repository of Urban News - TNIUS, Coimbatore	http://www.tniusnews.org/cgi-sys/suspendedpage.cgi
Tamil Nadu Institute of Urban Studies	http://www.tnius.org/cgi-sys/suspendedpage.cgi
Tamil Nadu Institute of Urban Studies (TNIUS), Coimbatore	http://www.tniuscbe.org/cgi-sys/suspendedpage.cgi
Tamil Nadu Regulation of Rights and	

Responsibilities of Landlords and Tenants Act 2017	https://www.tenancy.tn.gov.in/
Tamil Nadu Urban Infrastructure Financial Services Ltd.	http://www.tnudf.com/
Directorate of Estates, Government of Madhya Pradesh	https://sampada.mp.gov.in/
Directorate of Town and Country Planning (MPTOWN PLAN), Government of Madhya Pradesh, Bhopal.	http://mptownplan.gov.in/
e-Nagar Palika, Government of Madhya Pradesh	https://www.mpenagarpalika.gov.in/irj/portal/anonymous
Directorate of Housing, Government of Meghalaya	http://meghousing.gov.in/
Meghalaya Urban Development Agency (MUDA)	http://mudashillong.gov.in/
State Investment and Project Management and	https://sipmiu.nic.in/

Implementation Unit, Shillong, Megalaya	
EMS Housing Scheme Monitoring System, Idukki, Kerala	http://emshousingkerala.gov.in/
Housing Commissionerate	http://www.hsgcomr.kerala.gov.in/
Town planning Department	http://townplanning.kerala.gov.in/
Government of India Stationery Office, Kolkata	http://giso.gov.in/
Haldia Development Authority	https://www.hda.gov.in/
Haldia Development Authority (HDA), West Bengal	https://www.hda.gov.in/
Kolkata Metropolitan Development Authority	http://www.kmdaonline.org/
New Town Kolkata Development Authority	https://www.nkdamar.org/Pages/index.aspx
Jaipur Development Authority	https://jda.urban.rajasthan.gov.in/content/raj/udh/jda---jaipur/en/home.html
Town Planning Department, Govt. of	http://ctp.rajasthan.gov.in/

Rajasthan Moradabad Development Authority, Uttar Pradesh	https://mdamoradabad.org/
Urban Transport Directorate, Uttar Pradesh	http://uputd.gov.in/
Uttar Pradesh Housing and Development Board	https://www.upavp.in/
Town and Country Planning Department, Uttar Pradesh	http://uptownplanning.gov.in/
e-Municipalities - eServices to citizens and Employees of Urban Local Bodies of Uttar Pradesh	http://e-nagarsewaup.gov.in/ulbapps/
Official Portal of Rural Housing Schemes of Odisha	https://rhodisha.gov.in/
Smart City Bhubaneswar, Odisha	http://www.smartcitybhubaneswar.gov.in/
Special Area Development Project for Kalahandi,	

Bolangir and Koraput Districts of Odisha.	http://kbk.nic.in/
odisha eMunicipality, Housing and Urban Development Department, Odisha	https://www.ulbodisha.gov.in/or/emun/home
Public Health Engineering Organisation (PHEO), Odisha	https://www.pheoodisha.gov.in/
Online Application for Individual Household Latrine (IHHL), Bihar	http://oasys.bih.nic.in/
Official website of Land Revenue and Settlement Department	https://landrevenue.mizoram.gov.in/
Regional Centre for Urban and Environmental Studies (RCUES), Osmania University, Hyderabad	http://rcueshyd.gov.in/
e-Awas : Accommodations Management and	

Allotment System of Chandigarh Administration	https://eawas.chd.gov.in/

EASE OF DOING INITIATIVES OF MAHARASHTRA

1. All land titles or deed records have been digitized at the Sub-Registrar's Office (SRO) http://igrmaharashtra.gov.in/

   A. **iSarita 2.0 IGR Application**
   https://appl1igr.maharashtra.gov.in/NGDRS_MH/Citizenentry/genernalinfoentry/70672950673628

   B. **Property valuation** (general information about all the space rates)
   http://igrmaharashtra.gov.in/eASR/frmMap.aspx

   C. **Land records maharashtra** https://mahabhumi.gov.in/mahabhumilink

   D. **Download facility for digital 7/12; 8A and property card** etc
   https://digitalsatbara.mahabhumi.gov.in/DSLR; digitized document downloaded at 15 rs.

   E. **PR Card application status**
   https://digitalsatbara.mahabhumi.gov.in//pc_status Application incoming number is to put

   F. **Integrated property registration portal**
   https://registeringproperty.mahabhumi.gov.in/

   G. **E mojani** check mojani application status
   https://emojni.mahabhumi.gov.in/emojni/mojani/pgLogin.aspx

   H. **Public data entry for property registration and mutation (update) land records https://pdeigr.maharashtra.gov.in/frmLogin facilities such as 1. Marriage registration 2. E registration 3. E filing 4 7/12 mutations 5 e property card**

   I. **Village digital notice boards**
   https://digitalsatbara.mahabhumi.gov.in/aaplichawdi

J. mutation dashboard

K. bhu nakasha https://bhunaksha.nic.in/bhunaksha/index.jsp **available for 12 states**

I. andhra pradesh

II. chattisgarh

III. kerala

IV. orissa

V. assam

VI. himachal pradesh

VII. lakshdweep

VIII. bihar

IX. jharkhand

X. rajasthan

XI. maharashtra

https://mahabhunakasha.mahabhumi.gov.in/bhunaksha/27/index.jsp

XII. uttarpradesh

2. To check the **encumbrances** http://igrmaharashtra.gov.in/

3. Service delivery standards have been introduced to provide maps within a specific time frame though an online portal https://aaplesarkar.maharashtra.gov.in/en/

4. **Disputes related to land** have been mandated to be adjudicated within 1 year as per amendment of Maharashtra Act No XI of 2016 http://eqjcourts.gov.in/startup/default.php

5. The **grievances related to land** can be reported through "Aaple Sarkar" portal https://aaplesarkar.maharashtra.gov.in/en/

6. **Land dispute information has been made available online through e-DISNIC software** https://services.ecourts.gov.in/ecourtindia_v6/

7. Registration Act has been amended with insertion of Section 89 A, according to which, every court shall send copies of order affecting any immovable property and every recovery officer shall send copies of order or interim order

attaching or releasing any immovable property to the concerned Sub-Registrar
https://bombayhighcourt.nic.in/libweb/acts/Stateact/2012acts/2012.10.pdf

8. Title search can be conducted online without requirement of any physical visit (for Paid search) https://esearchigr.maharashtra.gov.in/portal/esearchlogin.aspx

   L. **Central Registry of Securitisation Asset Reconstruction and Security Interest** (CERSAI) section 8 company located in new delhi https://cersai.org.in/CERSAI/home.prg created to check frauds in lending against equitable mortgages, in which people would take multiple loans on the same asset from different banks. Searches such as

     a. asset based search

     b. debtor based search

     c. AOR based search available with payment of 10 rs.

9. **Tax dues on property** can be checked online on MCGM's website https://ptaxportal.mcgm.gov.in/CitizenPortal/#/login

10. **eStepIn for online registration slot booking at SROs** launched http://igrmaharashtra.gov.in/

11. **eRegistration system launched for online registration of leave and license rent agreements** http://igrmaharashtra.gov.in/

12. **eSecure Bank Treasury Receipt (eSBTR) for payment of Stamp Duty)** http://igrmaharashtra.gov.in/ **Dept of registration and stamps duty online payment** https://gras.mahakosh.gov.in/echallan/igr/

13. eASR for online statement of rates launched in Aug 2014 http://igrmaharashtra.gov.in/

14. **E records** https://aapleabhilekh.mahabhumi.gov.in//erecords/ -

   M. Below records availbale

     I.   Old mutation (Tahsil Office)

     II.   Satbara (tahsil office)

     III.   8A (tahsil office)

     IV.   K.D.E. Patrak (Tahsil Office)

     V.   Ka. Da. E. Patrak-Hakk Nondni Register (Tahsil office)

VI.   Inam patrak (Tahsil office)

VII.   Bot khat (Tahsil Office)

VIII.   Sud register (Tahsil Office)

IX.   Khasra patrak (Tahsil Office)

X.   Khasra phalni patrak (Tahsil Office)

XI.   Jod takta A (Tahsil Office)

XII.   Kul register(Tahsil Office)

XIII.   Old phalni (Tahsil Office)

XIV.   Pere patrak (Tahsil Office)

XV.   Record of rights panji (1954-55) (Tahsil Office)

XVI.   Bandobasti misal (Tahsil Office)

XVII.   Wajab-ul arj (Tahsil Office)

XVIII. Nista patrak (Tahsil Office)

XIX.   Hakk nondinin register (Tahsil Office)

XX.   Tippan (deputy SLR officer)

XXI.   Gunakar book (Deputy SLR officer)

XXII.   Akarphod patrak (Deputy SLR officer)

XXIII. JKP (Deputy SLR Officer)

XXIV.   Akkarband (Vadivibhajan) (deputy SLR officer)

XXV.   Akkarband (Gut Consolidiation) (Deputy SLR Officer)

XXVI.   Akkarband (Acer Guntha) Deputy Slr Officer

XXVII. Yogna Patrak – consolidation scheme- durusti scheme- shudhi patrak (Deputy SLR officer)

XXVIII. Consolidiation jawab (Deputy SLR Officer)

XXIX.   Fiel book original (Deputy SLR Officer)

XXX.   Vaslevar book (Deputy SLR Officer)

XXXI.   Table pavti (Deputy SLR Officer)

XXXII. Consolidation scheme 9(1) and 9(2) maps (Deputy SLR Officer)

XXXIII. Kacch sud (Deputy SLR Officer)

XXXIV. Shetwar patrak (Deputy SLR Officer)

XXXV.   Revision book (Deputy SLR Officer)

XXXVI. Fodi tippan book (Deputy SLR Officer)

XXXVII. Pot hissa tippan book (Deputy SLR Officer)

XXXVIII. Wajib – ul arj (Deputy SLR Officer)

XXXIX. Resurvey akarband (Deputy SLR Officer)

XL. Resurvey gunakar book (Deputy SLR Officer)

XLI. Pot hissa patrak (Deputy SLR Officer)

XLII. Bandobast misal (Deputy SLR Officer)

XLIII. Bandobast akarband (Deputy SLR Officer)

XLIV. Nistar patrak (Deputy SLR Officer)

XLV. CSO Enquiry register (Deputy SLR Officer)

XLVI. CSO Property Card (Deputy SLR Officer)

XLVII. CSO Property register (Deputy SLR Officer)

XLVIII. CSO field book (Deputy SLR Officer)

XLIX. CSO city survey (Deputy SLR Officer)

L. CSO town planning scheme (Deputy SLR Officer)

LI. Enquiry Register (city survey office)

LII. Property card (city survey office)

LIII. Property register (city survey office)

LIV. Field book (city survey office)

LV. Vaslevar book (city survey office)

LVI. Town planning scheme (city survey office)

- **currently available for below districts:**

   a. akola

   b. amravati

   c. dhule

   d. gondiya

   e. Mumbai suburban

   f. Nandurbar

   g. Nashik

   h. Palghar

   i. Thane

j. Washim

Hoping you find this article informative and useful, to find out more of such information stay tuned to my next article.

Thank you!