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FORMAT – A

(Circular No.:- 28/2021)

Date: 27/02/2023

To,  
**MAHA RERA**  
6 & 7th Floor, Housefin Bhavan,  
Plot No. C-21, E-Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai-400 051,

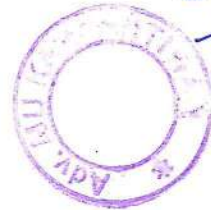
**MAHA RERA**  
Administrative Building No. 1,  
Civil Lines, Nagpur-440 001.

### LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Land admeasuring No 1.98 HR bearing KH No 30/1** situated At Mouza Gawasi Manapur Tahsil Nagpur Gramin District Nagpur .(hereinafter referred as the said Land “)

- 1) I have investigated the title of the said plot on the request of **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** on the basis of following documents i.e. :-

#### a) Description of the property



All that piece of land admeasuring 1.98 HR being a Western portion of entire Land Khasara/Survey No 30 (said Part is renumbered as KH No 30/1) of **Mouza Gawasi** Manapur , PSK No 42 , having Total area of 5.22 HR , Rental Rs 0.53 Yearly held in Occupancy Class -1 Rights Situated at Village **Gawasi** Manapur Tah Nagpur (Gramin) District Nagpur .

Boundaries of Land

East – Remaining Portion of Khasara No 30  
 West – Kh No 31/4  
 North – 12 Mtrs Wide Road  
 South – Kh No 28

**b) The documents of allotment of plot. –**

- i. Sale deed Dt 16/09/1985 Registration No 3584.
  - ii. Sale deed Dt 19/09/1988 Registration No 33
  - iii. Sale deed Dt 21/02/2018 Registration No 1054
  - iv. Sale Deed Dt 15/03/2022 Registration No 1918
- V 7/12 abstarct of land of Kh No 30/1 issued by Gram Adhikari Panjari Budruk dt 05/01/2023 Vide Mutation Entry No 770 .

**c) Search Report from 1994 .till 2023**

- 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 **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

**M/s Metrocity Projects a Registered Partnership Firm**, having its office at 11 A khare Town, Dharampeth, Nagpur is the owner of land bearing All that piece of Land admeasuring 1.98 HR out of Survey/Kh no 30 (30/1 as per 7/12 abstarct) of **Mouza Gawasi** Manapur .

Qualifying comments/remarks if any –The Title of owners **Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant**



**Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** on the said land is good, valid marketable, clear and salable.

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

Encl: Annexure

1. Receipt No. MH015939540202223E, Dt 27/02/2023

  
Advocate

(stamp)



**Annexure**  
**FORMAT – A**  
 (Circular No.:- 28/2021)

**“Sheet showing flow of title of the Intended mortgagor and his predecessors in interest from the Mother Deed to the Latest Title Deed”**

- 1) 7/12 Abstarct issued by Panjari Budruk dt 05/01/202 as on date of application for registration.

THAT the name of M/s **Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** is duly muated in 7/12 abstarct & Gram Panchayat Records in respect of All that piece of **Land** admeasuring 1.98 HR out of Survey/Kh no 30 (30/1 as per 7/12 abstarct) of **Mouza Gawasi Manapur** .

Tahsil Nagpur Gramin District Nagpur .

- 2) **Mutation Entry** .

As per 7/12 abstract issued by issued by Gram Adhikari Gram Adhikari Panjari Budruk Vide Mutation Entry No 770 the name of M/s **Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** .

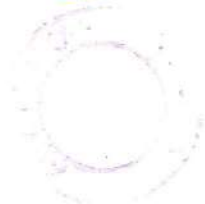
- 3) **Search report for 30 years from 1994 Taken from Sub-Registrar' office at Nagpur No 7** .

- 4) THAT All that piece & parcel of land admeasuring 5.22 HR bearing Khasra No. 30 , PSK No 42 of **of Mouza Gawasi Manapur Tahsil Nagpur Gramin District Nagpur** was originally belonged to Shri Anil Namdeo Pofre being recorded owner thereof

- 5) THAT Shri Anil Namdeo Pofre sold said land admeasuring 5.22 HR to Shri Nanubhai Kanjibhai Talaviya by a Sale Deed dt 16/09/1985 duly registered in the Office of Sub Registrar Nagpur City 1 at sr No 3584 .

- 6) THAT Shri Nanubhai Kanjibhai Talaviya subsequently sold said land to Shri Nikhil Prabhakar Mundle by a Sale deed dt 19/09/1988 duly registered in the Office of Sub Registrar Nagpur Gramin at SR No 33 .





- 7) THAT Shri Nikhil Prabhakar Mundle subsequently sold land of KH No 30 admeasuring 5.22 HR to 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal by a Sale deed dt 21/02/2018 duly registered in the Office of Sub Registrar Nagpur 7 at SR No 1054. .
- 8) THAT 1)Mrs Sangeeta Sushilkumar Agrawal & 2)Mrs Reena Kamalkumar Agrawal through POA Shri Rajendrakumar Shivkishan Agarwal in turn sold land admeasuring 1.98 HR being a Western portion of entire Land Khasara/Survey No 30 of **Mouza Gawasi** Manapur , PSK No 42 to present owners **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** by a Sale deed dt 15/03/2022 duly registered in the Office of Sub Registrar Nagpur 7 at SR No 1918 .
- 9) THAT , the name of present title holder **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** is duly mutated in 7/12 Abstarct & Gram Panchayat Records in respect of land of KH No 30 admeasuring 1.98 HR & said portion is renumbered as KH No 30/1 .
- 10) THAT after perusal of aforesaid documents & all other documents regarding property I am of the opinion that present title holder **M/s Metrocity Projects a Registered Partnership Firm through Partners 1) Shri Prashant Manoharrao Bongirwar & 2) Smt Vrushali Prashant Bongirwar** have absolute , clear , Marketable Title over the property .
- I have inspected, verified and scrutinized the documents in respect of the aforesaid property vide receipt No MH015939540202223E, Dt 27/02/2023, Dt 27/02/2023 attached with this report.
- 11) Any other relevant title. We observed that the said land is Freehold property.



- 12) Litigations if any. During our online search of records of Sub-Registrar' office at Nagpur Gramin, List Pendency pertaining to the said property is not found.

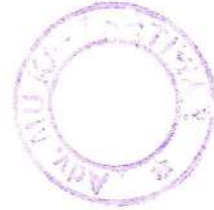
Date: 27/02/2023



Advocate.

Manali Mude

(Stamp)





CHALLAN  
MTR Form Number-6



|                       |                    |         |  |                                   |      |                                                                   |  |                                           |  |
|-----------------------|--------------------|---------|--|-----------------------------------|------|-------------------------------------------------------------------|--|-------------------------------------------|--|
| GRN                   | MH015939540202223E | BARCODE |  |                                   | Date | 27/02/2023-10:49:37                                               |  | Form ID                                   |  |
| Department            |                    |         |  | Inspector General Of Registration |      |                                                                   |  |                                           |  |
| Type of Payment       |                    |         |  | Search Fee                        |      |                                                                   |  |                                           |  |
| Type of Payment       |                    |         |  | Other Items                       |      |                                                                   |  |                                           |  |
| Office Name           |                    |         |  | NGP7_JT NAGPUR NO 7 SUB REGISTRAR |      | Full Name                                                         |  | Adv Mamta Kanpartiwar                     |  |
| Location              |                    |         |  | NAGPUR                            |      | Flat/Block No.                                                    |  |                                           |  |
| Year                  |                    |         |  | 2022-2023 One Time                |      | Premises/Building                                                 |  |                                           |  |
| Account Head Details  |                    |         |  | Amount In Rs.                     |      | Road/Street                                                       |  |                                           |  |
| 0030072201 SEARCH FEE |                    |         |  | 750.00                            |      | Area/Locality                                                     |  | NAGPUR                                    |  |
|                       |                    |         |  |                                   |      | Town/City/District                                                |  |                                           |  |
|                       |                    |         |  |                                   |      | PIN                                                               |  | 4 4 0 0 1 5                               |  |
|                       |                    |         |  |                                   |      | Remarks (If Any)                                                  |  |                                           |  |
|                       |                    |         |  |                                   |      | KH No 30/1 Area 1._98 HR Mz Gawasi Manapur Tah Nagpur Gramin Dist |  |                                           |  |
|                       |                    |         |  |                                   |      | Nagpur From 1994 To 2023 30 Yrs                                   |  |                                           |  |
|                       |                    |         |  |                                   |      | Amount In                                                         |  |                                           |  |
|                       |                    |         |  |                                   |      | Seven Hundred Fifty Rupees Only                                   |  |                                           |  |
| Total                 |                    |         |  | 750.00                            |      | Words                                                             |  |                                           |  |
| Payment Details       |                    |         |  | STATE BANK OF INDIA               |      | FOR USE IN RECEIVING BANK                                         |  |                                           |  |
| Cheque-DD Details     |                    |         |  | Bank CIN                          |      | Ref. No.                                                          |  | 00040572023022733336 IK0CCWLYE4           |  |
| Cheque/DD No.         |                    |         |  | Bank Date                         |      | RBI Date                                                          |  | 27/02/2023-10:24:50 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

Mobile No. : 9372610987

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.