

ROHIT PRALHAD MASURKAR
Advocate

Date: - 17/10/2023

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect Kh. No. 113, total area admeasuring 1.72 HR (4.25 Acres), Land Revenue Rs. 4.53/- yearly with Occupant Class I rights at Mouza - Panjri (Farm), P. H. No. 42, Khate No. 46, Tahsil Nagpur Gramin & District Nagpur (hereinafter referred as the said land)

I have investigated the title of the said plot on the request of **(M/s. Tirupati Developers,** Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar the owner / promoter / developer / company) and following documents i.e.: -

A. Description of the property.

Address: "ANAND", 148, GANDHI NAGAR, NAGPUR – 440010

• Email: rohit.masurkar@adhrilaw.in Phone: (+91) 9860062226



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ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 113, total area admeasuring 1.72 HR (4.25 Acres), Land Revenue Rs. 4.53/- yearly with Occupant Class I rights at Mouza - Panjri (Farm), P. H. No. 42, Khate No. 46, Tahsil Nagpur Gramin & District Nagpur situated in the layout which is popularly known as "SILVER PARK - 15", and bounded as under: -

ON THE EAST - Waroda Shiv
ON THE WEST - KH No. 112
ON THE NORTH - Shankarpur Shiv
ON THE SOUTH - KH. NO.114

B. The documents of allotment of plot.

a) Copy of 7/12 for Kh. No. 113, area 1.72 HR mutated in the name of Shri Jayant S/o Madhavrao Khalatkar.

b) Copy of registered sale Deed bearing No. NGN-5108-2008, dt. 14/08/2008 between Shri Nama Kolba Ganurkar, Shri Bhujang Kolba Ganurkar, Shri



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Bharat Kolba Ganurkar & Shri Shamrao Kolba Ganurkar and Jayant Madhavrao Khalatkar vide Ferfar No.1266, dated 02/09/2008.

- c) Copy of Ferfar Panji for Kh. No. 113, area 1.72 HR mutated in the name of Shri Jayant S/o. Madavrao Khalatkar.
- d) Copy of Registered Sale Deed bearing No. HGN-8951-2023, dt. 29/08/2023 executed by Shri Jayant S/o. Madavrao Khalatkar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh. No. 113.
- e) Copy of Title Verification and Search Report of Kh. No. 113 conducted by Advocate Shri Rohit P. Masurkar for M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar, dt. 23/09/2023.



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- f) Copy of Computerized 7/12 for Kh. No. Kh. No. 113 mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar vide Ferfar No. 4804, dt. 28/9/2023.
- g) Copy of Order passed by Hon'ble Tahsildar Hingna for conversion of Agricultural land to Non-Agricultural Land dt. 8/10/2023 in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
- h) Copy of Proposed Residential Layout Plan on Kh. No. 113 dt. 20/9/2023.
- i) Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).
- j) Copy of E- search.



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C. Search report for 30 Years from 1993 TO 2023

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. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar) is clear, marketable and without any encumbrances.

i. Owners of the land

M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar Kh. No. 113, total area admeasuring 1.72 HR (4.25 Acres), Land Revenue Rs. 4.53/- yearly with Occupant Class I rights at Mouza - Panjri (Farm), P. H. No. 42, Khate No. 46, Tahsil Nagpur Gramin & District Nagpur.

The owner M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao



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Uppanlawar have decided to develop the said land at Kh. No. 113, total area admeasuring 1.72 HR (4.25 Acres), Land Revenue Rs. 4.53/- yearly with Occupant Class I rights at Mouza - Panjri (Farm), P. H. No. 42, Khate No. 46, Tahsil Nagpur Gramin & District Nagpur by converting it into Non Agriculture land for residential purpose and the said area is coming under the Metro Region of Nagpur Metropolitan Region Development Authority (NMRDA), and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA), on due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).

ii. Qualifying comments/remarks if any:

The mutation entry on the 7/12 revenue records has been processed vide Ferfar no. 4804 dt. 28/9/2023.

2. The report reflecting the flow of the title of the owner **M/s. Tirupati Developers**, Acting



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Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar on the said land is enclosed herewith as Annexure A.

Encl: Annexure A

Date: 17/10/2023


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FORMAT — A

FLOW OF THE TITLE OF THE SAID LAND

1. Copy of Registered Sale Deed bearing No. HGN-8951-2023 M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar became the absolute owner of the scheduled property and the same has been mutated in the 7/12 extract as on 28/9/2023 vide Ferfar No. 4804.
2. Mutation Entry vide Ferfar no. 4804 dt. 28/9/2023.
3. Search report for 30 years from 1993 till 2023 taken from Sub-Registrar' office at Nagpur (enclosed as Annexure A).
4. Any other relevant title: As mentioned below:



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Copy of Order passed by Hon'ble
Tahsildar for conversion of Agricultural
land to Non-Agricultural Land dt.
28/9/2023 in favour of M/s. Tirupati
Developers, Acting Through its Partners,
Shri Prashant Manoharrao Bongirwar &
Shri Rahul Arunrao Urganlawar.

5. Litigations if any: NIL

Encl: Annexure A
Date: 17/10/2023


Rohit P. Masurkar
Advocate

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