

ROHIT PRALHAD MASURKAR
Advocate

Date: 08/01/2025

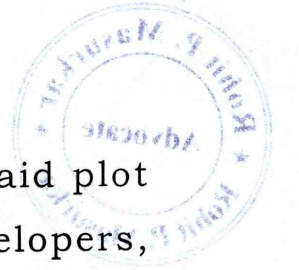
FORMAT - A
(Circular No.: - 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with Respect to land bearing Kh. No. 30 (Part), Total Area Admeasuring 1.58 HR. Is Divided by East West partition & Southern Portion, Area Admeasuring 0.93 HR at Mouza-Sukali (Gupchup).

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 Upganlawar the owner/promoter/developer/company) and following documents i.e.: -



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A. Description of the property:

All that is piece and parcel of agricultural land situated at Kh. No. 30 (Part), total area admeasuring 1.58 HR is divided by east west wise & southern portion, area admeasuring 0.93 HR at Mouza-Sukali (Gupchup) in Tahsil — Hingna and District — NAGPUR, which is popularly known as " **VRINDAVAN PARK -4**", & District Nagpur and the Khasara are bounded as under: bounded as under: -

ON THE EAST: KH. NO. 29

**ON THE WEST: KHADKA SHIV
PANDHAN**

**ON THE NORTH: REMAINING PORTION
OF KH. NO. 30.**

**ON THE SOUTH: KHADKA SHIV
PANDHAN**

B. The documents of allotment of plot: -

1. Copy of Sale deed between Smt. Shantabai Gajanan Nagode, Shri Madhukar Gajanan



ROHIT PRALHAD MASURKAR
Advocate

Nagode, Shri Ranjit Ramesh Rao Nagode, Shri Sandeep Ramesh Rao Nagode, Shri Jaideep Ramesh Rao Nagode, Sau. Roshani Prmaodrao Ghadge, Smt. Shobha Ramesh Rao Nagode, Shri Jitendra Ashok Nagode, Sau. Renuka Vijay Shinde, Sau. Pallavi Mahesh Shinde & Smt. Shobha Ashok Nagode and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar bearing No. HGN-4892-2022 dt. 10/08/2022.

2. Copy of NA order dated 20/12/2024 passed by the learned Tehsildar (Gramin) Hingna in R.M. NO. 11/N.A.P.-34/PRO-1/2024-2025 thereby granting the permission to M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Development of the land situated at Kh. No. 30 (Part), total area admeasuring 1.58 HR is divided by east west wise & southern portion, area admeasuring 0.93 HR at Mouza-Sukali



ROHIT PRALHAD MASURKAR
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(Gupchup) in Tahsil - Hingna and District -
NAGPUR.

3. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 04/12/2024.

4. 7/12 extract or property card issued by Patwari Sukali.

5. Copy of E-search.

C. Search report for 30 years from 1994 till 2024:

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



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M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar Kh. No. 30(Part), total area admeasuring 1.58 HR is divided by east west wise & southern portion, area admeasuring 0.93 HR at Mouza - Sukali (Gupchup), Tahsil — Hingna & District Nagpur(Gramin).

ON THE EAST: KH. NO. 29

**ON THE WEST: KHADKA SHIV
PANDHAN**

**ON THE NORTH: REMAINING
PORTION OF KH.
NO. 30.**

**ON THE SOUTH: KHADKA SHIV
PANDHAN**

The owners decided to develop the said land at Kh. No. 30 (Part), total area admeasuring 1.58 HR divided by east west partition & southern portion, area admeasuring 0.93 HR, Land Revenue Rs.6.50 yearly with



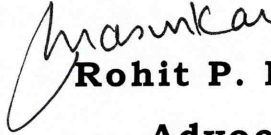
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Occupant Class I rights at Mouza - Sukali (Gupchup), P. H. No. 45, Tahsil - Hingna & District Nagpur by converting it into Non Agriculture land for Residential purpose and the property is miming under Nagpur Metropolitan Region Development Authority (NMRDA) and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA) vide its Letter No. /Nar/Bhan/Namprawinpra/9860 dt. 09/12/2024.

ii. Qualifying comments/remarks if any: NIL

The report reflecting the flow of the title of the owner **M/s. Tirupati Developers**, acting through its partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar on the said land is enclosed herewith as Annexure A.

Encl: Annexure A
Date: 08/01/2025


Rohit P. Masurkar
Advocate




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FORMAT-A
(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. Copy of Sale deed between Smt. Shantabai Gajanan Nagode, Shri Madhukar Gajanan Nagode, Shri Ranjit Ramesh Rao Nagode, Shri Sandeep Ramesh Rao Nagode, Shri Jaideep Ramesh Rao Nagode, Sau. Roshani Prmaodrao Ghadge, Smt. Shobha Ramesh Rao Nagode, Shri Jitendra Ashok Nagode, Sau. Renuka Vijay Shinde, Sau. Pallavi Mahesh Shinde & Smt. Shobha Ashok Nagode and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar by virtue of Sale Deed bearing No. HGN-4892-2022 dt. 10/08/2022.



2. Copy of NA order dated 20/12/2024 passed by the learned Tehsildar (Gramin) Hingna in R.M. NO. 11/N.A.P.-34/PRO-1/2024-2025 thereby granting the permission to M/S.

Rohit P. Masurkar
Advocate

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Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Development of the land situated at Kh. No. 30 (Part), total area admeasuring 1.58 HR is divided by east west partition & southern portion, area admeasuring 0.93 HR at Mouza-Sukali (Gupchup) in Tahsil - Hingna and District - Nagpur (Gramin).

3. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 04/12/2024.

4. 7/12 extract or property card issued by Patwari Sukali.

5. Litigations if any: NIL

Date: 08/01/2025



Rohit P. Masurkar
Advocate

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