



CHALLAN
MTR Form Number-6



GRN	MH012874924202425U	BARCODE			Date	19/12/2024-16:25:57		Form ID				
Department Inspector General Of Registration				Payer Details								
Search Fee				TAX ID / TAN (If Any)								
Type of Payment Other Items				PAN No.(If Applicable)		ARLPM6741L						
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		Rohit P Masurkar						
Location NAGPUR												
Year 2024-2025 One Time				Flat/Block No.		148						
Account Head Details			Amount In Rs.	Premises/Building								
0030072201 SEARCH FEE			750.00	Road/Street		Gandhinagar						
				Area/Locality		Nagpur						
				Town/City/District								
				PIN			4	4	0	0	1	0
				Remarks (If Any)								
				Kh no 86/2 and 86/3 Mouza Dongargaon Area 1.62 HR PSK 73 Tehsil								
				Nagpur Rural District Nagpur								
				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.	00040572024121988378		CPAEOZORZ1				
Cheque/DD No.				Bank Date	RBI Date	19/12/2024-16:24:26		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 :

Mobile No. : 9860062226

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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

ROHIT PRALHAD MASURKAR
Advocate

Date: 19/12/2024

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect Agricultural land bearing Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totaling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR (hereinafter referred as the said land)



ROHIT PRALHAD MASURKAR
Advocate

Popularly Known as **"RAJAT
BHOOMI - 13"**.

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.: -

A. Description of the property.

All that piece and parcel of Agricultural land bearing Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR, which is popularly known as **"RAJAT BHOOMI - 13"**,



ROHIT PRALHAD MASURKAR
Advocate

& District Nagpur and the Khasara are bounded as under:

BOUNDARIES OF KH. NO. 86/2

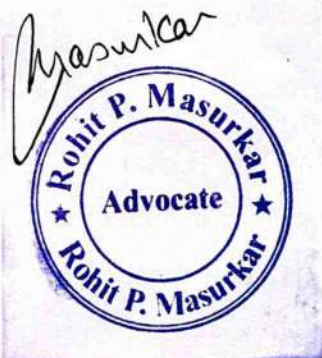
On the East	-	Kh. No. 86/1
On the West	-	Kh. No. 86/3
On the North	-	KH. No. 85, 87 & 88
On the South	-	KH. NO. 71.

BOUNDARIES OF KH. NO. 86/3

On the East	-	Kh. No. 86/2
On the West	-	Kh. No. 75
On the North	-	KH. No. 85 & 87
On the South	-	KH. NO. 71, 72 & 73.

**BOUNDARIES OF PROJECT KH. NO. 86/2 AND
86/3**

On the East	-	Kh. No. 86/1
On the West	-	Kh. No. 82/2
On the North	-	KH. No. 85/1 & 85/2
On the South	-	KH. NO. 72/1, 73 & 74.



B. The documents of allotment of plot.

1. Copy of registered Sale Deed bearing No. 7072 (P), dt. 30/11/1991 between Shri Devrao Lakshmanrao Sambre, Shri Dasbodh Lakshmanrao Sambre,

ROHIT PRALHAD MASURKAR
Advocate

Janardhan Lakshmanrao Sambre,
Ashok Lakshmanrao Sambre in favour
of Shri. Rajendra Tumdeo Hulke & Shri
Sanjay Tumdeo Hulke.

2. Copy of registered Sale Deed bearing
No. NGN-2545-2005, dt. 07/04/2005
between Shri. Rajendra Tumdeo Hulke
& Shri Sanjay Tumdeo Hulke in favour
of Shri. Rajesh Triloklal Jaiswal.

3. Copy of registered Sale deed dated
21/08/2006 duly registered at sub-
Registrar Nagpur Rural in book No.1 at
Serial No. 4187 on 22/08/2006
between Shri. Rajesh Triloklal Jaiswal
in favour of Shri. Bhopindersingh
Arneja.

4. Copy of registered Sale Deed bearing
No. NGN-6512-2017, dt. 14/07/2017
between Shri. Bhopindersingh Arneja in
favour M/S Tirupati Developers
through its Partners Shri Prashant S/o



ROHIT PRALHAD MASURKAR
Advocate

Manoharrao Bongirwar and Shri Rahul
S/o Arunrao Upgalanwar .

5. Copy of computerized 7/12 for Kh No.
86/2 mutated in the name of M/s
Tirupati Developers vide Ferfar No.
2672 dated 30/07/2018.

6. Copy of computerized 7/12 for Kh No.
86/3 mutated in the name of M/s
Tirupati Developers vide Ferfar No.
2672 dated 30/07/2018.

7. Copy of Ferfar Panji for Kh No. 86/2 &
86/3, area 0.81 HR respectively
mutated in the name of M/S Tirupati
Developers through its Partners Shri
Prashant S/o Manoharrao Bongirwar
and Shri Rahul S/o Arunrao
Upgalanwar.

8. Copy of NA order dated 13/12/2024
passed by the learned Tehsildar
(Gramin) Hingna in R.M. NO.
44/N.A.P.-34/2024-2025. thereby



ROHIT PRALHAD MASURKAR
Advocate

granting the permission to M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Development of the land situated at Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR.



9. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 05/12/2024.

ROHIT PRALHAD MASURKAR
Advocate

10. Copy of E-search.

**C) Search report for 30 Years from 1994
TO 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

M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar having Agricultural land bearing Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-

ROHIT PRALHAD MASURKAR
Advocate

I Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR.

BOUNDARIES OF KH. NO. 86/2

On the East	-	Kh. No. 86/1
On the West	-	Kh. No. 86/3
On the North	-	KH. No. 85, 87 & 88
On the South	-	KH. NO. 71.

BOUNDARIES OF KH. NO. 86/3

On the East	-	Kh. No. 86/2
On the West	-	Kh. No. 75
On the North	-	KH. No. 85 & 87
On the South	-	KH. NO. 71, 72 & 73.

The owner M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar have decided to develop the said land at Kh. No. 86/2 and 86/3, P.S.K. 73, Mouza- Dongargaon, Tahsil – Nagpur (Rural), Dist. Nagpur having an area of having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totaling of 1.62 Hectors, by converting it



ROHIT PRALHAD MASURKAR
Advocate

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 to Nagpur Metropolitan Region Development Authority (NMRDA) on due scrutiny of the said plan, the Nagpur Metropolitan Region Development Authority (NMRDA) vide letter NO. ____ dated ____ recommended the layout.

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: 19/12/2024

Rohit P. Masurkar

Rohit P. Masurkar
Advocate

Rohit P. Masurkar
Advocate

ROHIT PRALHAD MASURKAR
Advocate

FORMAT — A

FLOW OF THE TITLE OF THE SAID LAND

1. Copy of registered Sale Deed bearing No. 7072 (P), dt. 30/11/1991 between Shri Devrao Lakshmanrao Sambre, Shri Dasbodh Lakshmanrao Sambre, Janardhan Lakshmanrao Sambre, Ashok Lakshmanrao Sambre in favour of Shri. Rajendra Tumdeo Hulke & Shri Sanjay Tumdeo Hulke.

2. Copy of registered Sale Deed bearing No. NGN-2545-2005, dt. 07/04/2005 between Shri. Rajendra Tumdeo Hulke & Shri Sanjay Tumdeo Hulke in favour of Shri. Rajesh Triloklal Jaiswal.

3. Copy of registered Sale deed dated 21/08/2006 duly registered at sub-Registrar Nagpur Rural in book No.1 at Serial No. 4187 on 22/08/2006 between Shri. Rajesh Triloklal Jaiswal



ROHIT PRALHAD MASURKAR
Advocate

in favour of Shri. Bhopindersingh Arneja.

4. Copy of registered Sale Deed bearing No. NGN-6512-2017, dt. 14/07/2017 between Shri. Bhopindersingh Arneja in favour M/S Tirupati Developers through its Partners Shri Prashant S/o Manoharrao Bongirwar and Shri Rahul S/o Arunrao Upgalanwar.

5. Copy of computerized 7/12 for Kh No. 86/2 mutated in the name of M/s Tirupati Developers vide Ferfar No. 2672 dated 30/07/2018.

6. Copy of computerized 7/12 for Kh No. 86/3 mutated in the name of M/s Tirupati Developers vide Ferfar No. 2672 dated 30/07/2018.

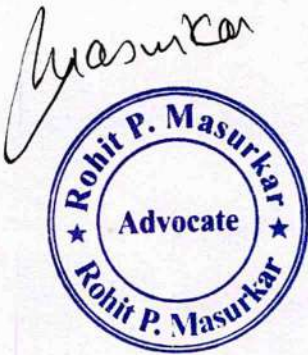
7. Copy of Ferfar Panji for Kh No. 86/2 & 86/3, area 0.81 HR respectively mutated in the name of M/S Tirupati Developers through its Partners Shri



ROHIT PRALHAD MASURKAR
Advocate

Prashant S/o Manoharrao Bongirwar
and Shri Rahul S/o Arunrao
Upgalanwar.

8. Copy of NA order dated 13/12/2024 passed by the learned Tehsildar (Gramin) Hingna in R.M. NO. 44/N.A.P.-34/2024-2025 thereby granting the permission to M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upgalanwar for Development of the land situated at Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at



ROHIT PRALHAD MASURKAR
Advocate

Village — Dongargaon, in Tahsil —
Nagpur (Rural) and District — NAGPUR.

9. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 05/12/2024.

10. Search report for 30 years from 1994 till 2024 taken from Sub-Registrar' office at Nagpur (Rural) (enclosed as Annexure A). The property situated at Agricultural land bearing Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil —



ROHIT PRALHAD MASURKAR
Advocate

Nagpur (Rural) and District — NAGPUR originally belonged to Shri Bhopindersingh Arneja and has executed an agreement to sale in the favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar jointly.



11. Litigations if any: NIL

Date: 19/12/2024

A handwritten signature in blue ink, appearing to read "Rohit P. Masurkar".

Rohit P. Masurkar
Advocate

Rohit P. Masurkar
Advocate

