



CHALLAN
MTR Form Number-6



GRN MH000834760202526U	BARCODE	Date 17/04/2025-14:08:48	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)	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name Vaikharee Nilay Chauthaiwale	
Location PUNE			
Year 2025-2026 One Time		Flat/Block No.	
Account Head Details		Premises/Building	
Amount In Rs.			
0030072201 SEARCH FEE		600.00	
		Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total		600.00	
		Amount In Six Hundred Rupees Only	
		Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN Ref. No. 00040572025041761102 CPAFARILG7	
Cheque/DD No.		Bank Date RBI Date 17/04/2025-14:24:09 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 : 426284201

Mobile No. : 9975221817

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

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



VAIKHAREE CHAUTHAIWALE

Advocate

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Karve Nagar Wardha Road, Nagpur – 440025

Mobile: 9975221817

Email: vaikhari96@gmail.com

FORMAT - A

(Circular No.: - 28/2021)

To,

Maha RERA

Headquarter,

Mumbai(Maharashtra).

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect to the property comprising ALL THAT Piece and Parcel of Agricultural land having an area of 1.00 Hector comprising the Northern Portion of Kh. No. 66/1 of Mouza – Sukali (Gupchup), Rental Rs. 12.46 held in Bhogwatdar Class-1 Rights, together with all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easmentary rights appurtenant and belonging thereto, situate at Village- Sukali (Gupchup), P. H. No. 45 in Tahsil -Hingna and District- Nagpur (hereinafter referred as the said land)

(1) I have investigated the title of the said property on the request of i.e. **M/s. Tirupati Developers**, A Partnership firm, having its office at 3rd Floor N.K.Y Towers, Ajani Square, Wardha Road, Nagpur, Pin Code No. 440015, Acting Through its Partners, 1) **Shri Prashant Manoharrao Bongirwar**, Resident of 11-A, Khare Town, Near Dhanwantari Hospital, Dharampeth, Tahsil and District- Nagpur- 440010 2) **Shri Rahul**



Arunrao Upganlawar, Resident of Apartment No.304, Akshay Heights, Plot No. 202, Cement Road, Shivaji Nagar, Tahsil and District Nagpur - 440010 and following documents i.e.

(i) Description of the property.

ALL THAT Piece and Parcel of land comprising the Northern Portion of **Kh No 66/1** (erstwhile 74/2) having an area of 1.00 Hector (10,000 Sq Mtr) out of which area admeasuring 9893.11 (Sq Mtr) have been approved for "Residential " non-agricultural purpose and area admeasuring 5537.71 sq mtr have been used for the project "**Vrindavan Park – 9**" situated at **Mouza – Sukali (Gupchup)**, P. H. No. 45, having Rental Rs. 12.46 held in Bhogwatdar Class-1 Rights, Together with all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, in **Tahsil -Hingna and District- Nagpur** and bounded as under:

Boundaries:-

On The East –	Road
On The West –	Kh. Nos. 64 and 65
On The North -	Kh. No. 67
On The South-	Remaining Portion of Kh. No.66

(ii) The Document of Sale Deed /Ownership of Land:-

- (a) True Copy of Sale deed dated 15/04/1981 which is duly registered in the office of Sub Registrar, Hingna in Addl Book No 1, at Sr No 2098 on even date.



- (b) Copy of 7/12 Extract duly muted in the name of Shri. Anand Sadanand Fulzele vide ferfar No 32 on even date.
- (c) Copy of 7/12 Extract reflecting conversion of said land from Bhogwatdar Class 2 Rights to Bhogwatdar Class 1 Rights vide ferfar No 485 dated 19/06/2006 on even date
- (d) Copy of Patwari Map dated 05/10/2023 on even date.
- (e) Copy of Ferfar Patrak dated 05/10/2023 on even date.
- (f) Copy of Sale deed dated 20/05/2024 which is duly registered in the office of Sub Registrar, Hingna in Book No 1, at Sr No 4762 on even date.
- (g) Order of Hon'ble Sub- Divisional Officer approving correction of map boundaries/ limits dated 02/07/2024 on even date.
- (h) Copy of Aakarfod Patrak dated 11/10/2024 on even date.
- (i) Copy of Ferfar Patrak dated 30/10/2024 on even date.
- (j) Copy of Patwari Map dated 30/10/2024 on even date
- (k) Copy of Renumbering Form (Parcha) dated 31/10/2024 on even date.
- (l) Computerized copy of 7/12 extract dated 17/12/2024 vide ferfar entry 2058 on even date.
- (m) Copy of layout plan tentatively sanctioned by Nagpur Metropolitan Region Development Authority (NMRDA) bearing Permit No 3653564 and approval number NMRDA/LT/2025/APL/00497 dated 04/04/2025 on even date.
- (n) Copy of NA Order dated 11/04/2025 passed by the learned Tehsildar (Gramin) Hingna in R.M. NO. 51 /N.A.P.34/PRO-1/2024-2025 on even date.

(iv) Search Report(s) For 30 Years from 1995 to 2025.



2) On perusal of the above-mentioned documents and all other relevant documents relating to **title of** the said property, I believe 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** as per the available search from the online portal.

a) Owners of the said Plot of Land :- M/s. Tirupati Developers, (Acting (Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar), **is the owners of all those piece and parcel of land** comprising the Northern Portion of **Kh No 66/1** (erstwhile 74/2) having an area of 1.00 Hecter (10,000 Sq Mtr) out of which area admeasuring 9893.11 (Sq Mtr) have been approved for "Residential " nonagricultural purpose and area admeasuring 5537.71 sq mtr have been used for the project "**Vrindavan Park – 9**" situated **at Mouza – Sukali (Gupchup)**, P. H. No. 45, having Rental Rs. 12.46 held in Bhogwatdar Class-1 Rights, together with all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, **in Tahsil -Hingna and District- Nagpur.**

b) Qualifying comments/remarks if any -

In accordance with the available search from the online portal and based on the examination of the documents submitted, the correction of map boundaries/limits of the aforesaid land have been approved, by the Hon'ble Sub-Divisional Officer, Nagpur (Rural), vide their order dated 02/07/2024.



3) The report reflecting the flow of the title of the said **Owners 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.

Encl: Annexure.

Date: 17/04/2025



Vaikharee

VAIKHAREE CHAUTHAIWALE
ADVOCATE

FORMAT-A

(Circular No :- 28/2021)

ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND

Sr. No –

1)The **7/12 Extract** as on the date of application for Registration issued by the Revenue Department, Nagpur **in the name of M/s. Tirupati Developers**, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.

2)Mutation Entry No for Kh. No. 66/1 dated 30/10/2024 in the name of M/s. Tirupati Developers, (Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar) vide ferfar entry No 2058 on even date.

3)Search report for 30 Years from 1995 to 2025 taken from the online portal.

i. ALL THAT Agricultural land bearing Kh. No. 74/2 of Mouza - Sukali (Gupchup) having an area of 3.27 Hectors, Rental Rs. 15.25 held in Bhogwatdar Class-2 Rights, situate at Village - Sukali (Gupchup), P.S.K. 45 in Tahsil Hingna and District - Nagpur, originally belonged to Smt. Dhurpad Alias Sitabai Wd/o Late Shri. Kisan Fulzele, being her separate property.

ii.That, the said Smt. Dhurpati Alias Sitabai Wd/o Late Shri. Kisan Fulzele later-on transferred the said Kh. No, 74/2 by way of Sale to Shri. Anand Sadanand Fulzele, by a Sale Deed Dated



15/04/1981, which is duly Registered in the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 2098 on even date. As a result therefore the said Shri Anand Sadanand Fulzele has now become an exclusive, absolute and full Owner of the said Kh. No. 74/2 with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

iii. That, later-on the Government of Maharashtra conducted the re-survey and re-measurement of the said Kh. No. 74/2 of Mouza Sukali (Gupchup) and thereby **the said Kh. No. 74/2 is renumbered** as Kh. No. 43 having an area of 0.60 Hectors, Rental Rs. 2.79/- held in Bhogwatdar Class-2 Rights and **Kh. No. 66** having an area of 2.67 Hectors, Rental Rs. 12.46 held in Bhogwatdar Class 2 Rights.

iv. That, the said Kh. No. 66 of Mouza Sukali (Gupchup) is converted from Bhogwatdar Class-2 Rights to Bhogwatdar Class-1 Rights vide mutation Entry No. 485 all Dated 19/09/2006.

v. That, for cogent reasons and good causes, the said Shri Anand Sadanand Fulzele, has now decided to sell a Piece of land having an area of 1.00 Hector comprising the Northern Portion of Kh. No. 66 to any interested buyer and to utilize the sale proceeds thereof in his best interests and for the benefits of his family members.

vi. That, the Shri Anand Sadanand Fulzele being thus desirous of selling the said property and the Tirupati Developers, (Acting



Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar) expressed its desire and willingness to purchase the same for a fairly good price, and after detailed negotiations Shri Anand Sadanand Fulzele has agreed to sell the same and accordingly **executed a sale deed dated 20/05/2024 in favour of Tirupati Developers**, (Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar) which is duly registered in the office of Sub Registrar, Hingna in Book No 1, at **Sr No 4762 on even date**.

- vii. That, later on the previous owner, i.e Shri Anand Sadanand Fulzele filed an application in the office of the Hon'ble Sub-Divisional Officer for correction of map boundaries/limits and the Hon'ble Sub- Divisional Officer after following due procedure, passed an order in case number bearing number P.Mo.Yo./T.A/Du.Adesh/Mauza-Sakali/SV-23/SR-342/2023 dated 02/07/2024, thereby approved said correction of map boundaries/limits and the same has been updated in all revenue records on even date.
- viii. That, later-on **Tirupati Developers**, (Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar) muted their name in the revenue records vide ferfar entry **2058 dated 07/12/2024** on even date.
- ix. That, now as a result therefore **M/s. Tirupati Developers**, (Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar) **has become an exclusive, absolute and full owner** of all that piece and parcel of said land



comprising the Northern Portion of **Kh No 66/1** (erstwhile 74/2) having an area of 1.00 Hector (10,000 Sq Mtr) situated **at Mouza – Sukali (Gupchup)**, P. H. No. 45, having Rental Rs. 12.46 held in Bhogwatdar Class-1 Rights, together with all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, in **Tahsil -Hingna and District- Nagpur.**

- x. That I have verified all the relevant entries from the books and records kept and maintained in the Office of the Sub-Registrar, Nagpur and on the basis of verification of record and the documents placed before me, I have not come across any adverse entry regarding the said property and reached to the conclusion that the aforesaid property is **FREE from encumbrances, litigations of all kind whatsoever and the present Owners M/s. Tirupati Developers, (Acting Through its Partners, Shri Prashant Bongirwar & Shri Rahul Arunrao Upganlawar) holds a good, valid and marketable title thereto.** The necessary Search fees for the Period commencing from 1995 to 2025 (30 Years) is deposited in the Office of the Sub-Registrar, Nagpur vide Challan No MH000834760202526U and MH000839110202526U dated 17/04/2025 For **Kh No 66 Mouza – Sukali (Gupchup).**
- xi. That, the said property is **owned and possessed by M/s. Tirupati Developers, (Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar)** and naturally therefore any prospective buyer who desires to purchase the Pot on the above land after the Sanctioning from



the competent authority shall also acquire equally good, valid and marketable title thereto after verification of original title deed and on obtaining a proper and duly Registered Sale Deed from the present Owner.

4 Any other relevant Title -

- i. That, current owners i.e. **Tirupati Developers**, (Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar) decided to develop the said land by carving out individual plots therein and accordingly prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA) for its approval.
- ii. That, the said layout being Northern Portion of **Kh No 66/1** (erstwhile 74/2) are tentatively sanctioned by Nagpur Metropolitan Region Development Authority (NMRDA) vide its Permit No 3653564 and approval number NMRDA/LT/2025/APL/00497 dated 04/04/2025
- iii. That, the said land being Northern Portion of **Kh No 66/1** (erstwhile 74/2) has been converted into Non-Agricultural Land by Hon'ble Tahsildar Hingna in case bearing number R.M. NO. /N.A.P./PRO-1/2024-2025 vide its order dated 11/04/2025.

5 Litigations if any. - NIL.

PLACE: NAGPUR
DATE:17/04/2025



Vaikharee

VAIKHAREE CHAUTHAIWALE
ADVOCATE