



TIRUPATI DEVELOPERS

Properties with proper-ties

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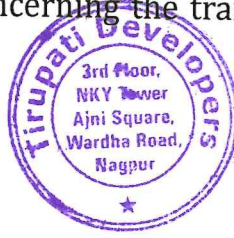
DECLARATION

I/We, Rahul ArunraoUpganlawar, Partner of Tirupati Developers, on behalf of M/s Tirupati Developers, hereby declare the following with respect to the project known as **"Vrindavan Park -9"** situated on ALL THAT Piece and Parcel of land comprising the Northern Portion of **Kh No 66/1** having an area of 1.00 Hector (10,000 SqMtr) out of which area admeasuring 9893.11SqMtr have been approved for "Residential " non-agricultural purpose and area admeasuring 5537.71 sqmtr have been used for the project mentioned above 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, 441110. (hereinafter referred as Project Land):

- **Layout Plan:** It is hereby clarified that the proposed residential layout plan for the aforementioned project was duly sanctioned by the relevant authorities in the name of the **M/s Tirupati Developers** (Acting Through its Partners, Shri Prashant ManoharraoBongirwar& Shri Rahul ArunraoUpganlawar). This sanctioned map formed the basis for the project's development and layout plans.
- **Sale Deed and Land Ownership Transfer:** The previous owner Shri Anand SadanandFulzelehas **executed a sale deed in Favor of M/s Tirupati Developers** (acting through its Partners, Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar) **dated 20/05/2024**, the land on which **"Vrindavan Park -9"** is situated. This transfer of land ownership was formalized through an Sale Deed/Conveyance Deed dated **20/05/2024**, bearing **Document Number HGN-4762/2024**.

All the above-mentioned documents legally transferred the ownership of the land from the previous owner to Tirupati Developers, thereby making Tirupati Developers the rightful owner of the land designated for the project **"Vrindavan Park -9"**.

This declaration is made to affirm the facts regarding the ownership and sanctioned plans of the project "**Vrindavan Park -9**" and to clarify any misconceptions or inquiries concerning the transition of ownership and project development responsibilities.



**FOR, TIRUPATI DEVELOPERS
(THROUGH PARTNER MR. RAHUL ARUNRAO UPGANLAWAR)
PROMOTER**

PLACE: NAGPUR

DATE: 17/04/2025