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Date: - 25/11/2021

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: - Title Clearance certificate with respect to **Kh. No. 24, Mouza – Shankarpur**, P. H. No. 42, 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 Upganlawar** the **owner/promoter/developer**/company) and following documents i.e. :-

1) **Description of the property**.

All that piece and parcel of agriculture land at **Kh. No. 24, area admeasuring 1.31 HR out of total area admeasuring 3.99 HR,** Land Revenue Rs. 5.78 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 64, total plotable area of 8486.19 Sq. Mtrs., Mouza – Shankarpur,** situated in the layout which is popularly known as "**SILVERPARK - 10**", P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur and the said part of Khasara is bounded as under:-

On the east	-	Adj. Kh. No. 25/1 Part
On the west	-	18.00 Mtrs. Wide Road
On the north	-	Adj. Kh. No. 24 Part
On the south	-	Adj. Kh. No. 24 Part

2) **The documents of allotment of plot.**

Copy of registered Sale Deed bearing No. NGN-7-7424-2021, dt.19/05/2021 between Syed Sadique Ali Zafar Ali in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

3) 7/12 extract or property card issued by Patwari Shankarpur, mutation entry vide Ferfar No. 2502, dt.21/07/2021 in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

VIJAY SADASHIV DESHPANDE
ADVOCATE
NAGPUR

4) **Search report for 30 years from 1992 till 2021**

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 Upganlawar) is clear, marketable and without any encumbrances.

Owners of the land

(1) M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar Kh. No. 24, area admeasuring 1.31 HR out of total area 3.99 HR.

(2) Qualifying comments/remarks if any the mutation entry on the 7/12 revenue records vide Ferfar No. 2502, dt.21/07/2021.

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 Upganlawar on the said land is enclosed herewith as Annexure A.

Encl.: Annexure A.
Date: 25/11/2021

V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR

FORMAT – A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) **7/12 extract** / P.R. Card as on date of application for registration.
2) Mutation Entry **Ferfar No. 2502, dt.21/07/2021.**
3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar' office at **Nagpur (enclosed as Annexure A).**
4) Any other relevant title. NIL
5) Litigations if any. NIL

Date: 25/11/2021

V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR