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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. 25, total area admeasuring 3.12 HR is divided by east west wise & northern most portion, 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 Upanlawar 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. 25, total area admeasuring 3.12 HR is divided by east west wise & northern most portion, area admeasuring 1.62 HR, Land Revenue Rs. 5.13 yearly with Occupant Class I rights, comprising of Plot No. 1 to 79, total plotable area of 9590.68 Sq. Mtrs., Mouza – Shankarpur, situated in the layout which is popularly known as “SILVERPARK - 9”, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur and the Khasara is bounded as under:-

On the East	-	Government Pandhan
On the West	-	Kh. No. 24
On the North	-	Kh. No. 22 & 17
On the South	-	Kh. No. 25/Part/2

2) The documents of allotment of plot.

Copy of registered Sale Deed bearing No. NGN-7-10371-2021, dt.22/07/2021 between Shree Ganesh Buildhome Infrastructure Ltd. (Now change to Shree Ganesh Builders Ltd.) through its Director Shri Vijay Kimatrai Ramani in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upanlawar.

3) 7/12 extract or property card issued by Patwari Shankarpur, mutation entry vide Ferfar No. 2647, dt.05/10/2021 in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upanlawar.



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 Urganlawar) is clear, marketable and without any encumbrances.

Owners of the land

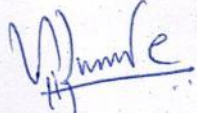
(1) M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar Kh. No. 25, area admeasuring 1.62 HR out of total area 3.12 HR.

(2) Qualifying comments/remarks if any the mutation entry on the 7/12 revenue records vide Ferfar No. 2647, dt.05/10/2021.

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

Encl.: Annexure A.

Date: 25/11/2021


V. S. Deshpande
Advocate

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(Circular No.: 28/2021)

V. S. Deshpande
Advocate
NAGPUR

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. 2647, dt.05/10/2021.**
- 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