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Date: - 04/01/2022

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: - Title Clearance certificate with respect to Kh. No. 31/1, 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 Uganlawar 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. 31/1, total area admeasuring 2.02 HR (2.41 HR) is divided by north south wise & eastern portion, area admeasuring 1.62 HR, Land Revenue Rs. 4.17/- yearly with Occupant Class I rights at Mouza – Shankarpur, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur and the Khasara is bounded as under:-

On the East	-	Kh. No. 30
On the West	-	Land admeasuring 0.79 HR out of Kh. No. 31/1
On the North	-	Kh. No. 30
On the South	-	Kh. No. 33

2) The documents of allotment of plot.

Copy of registered Sale Deed bearing No. NGN-7-13451-2021, dt.20/12/2021 between Shri Vishnugopal Ganeshlal Shahu in favour of M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.

Copy of registered Sale Deed bearing No. NGN-7-13452-2021, dt.20/12/2021 between Mrs. Ramadevi Vishnugopal Shahu and M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.

3) 7/12 extract or property card issued by Patwari Shankarpur is in the process.

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 Uganlawar) is clear, marketable and without any encumbrances.



Owners of the land

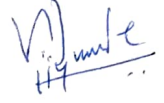
(1) M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar Kh. No. 31/1, total area admeasuring 2.02 HR (2.41 HR) is divided by north south wise & eastern portion, area admeasuring 1.62 HR

(2) Qualifying comments/remarks if any the mutation entry on the 7/12 revenue records is in the process.

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: 04/01/2022



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 is in the process.
- 2) Mutation Entry NIL
- 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: 04/01/2022



V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR