

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

To,
Maha Rera
Nagpur.

LEGAL TITLE REPORT

Sub : Title clearance certificate in respect of property mentioned below :

All that piece and parcel of Agricultural land from **Kh. No. 45/4**,
admeasuring **1.21 Hectors, Mouza Shankarpur.**

I have investigated the title of the said plot on the request of **M/s. Tirupati Developers Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar**, having its office NKY Tower, Ajni Square, Wardha Road, Nagpur, and following documents i.e.
:-

1) Description of the property.

All that piece and parcel of Agricultural land from **Kh. No. 45/4**,
admeasuring **1.21 Hectors**, P. H. No. 42, **Mouza Shankarpur**,
Bhogwatdar Class-I Rights, Jama Rs.4.33 along with all
easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same
is bounded as under :-

To the North : Kh. No. 45/2,

To the South : Shiv Pandhan,

To the East : Kh. No. 44,

To the West : Kh. No. 45/3.

2) The documents of allotment of plot.

That the owner Shri Chandrakant Baburao Suramwar transferred the said land area admeasuring 0.81 HR land at Kh. No. 45/4 of Mouza Shankarpur in favour of M/s. Tirupati Developers Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar by way of Sale Deed which is duly registered in the office of Joint Sub-Registrar,

Nagpur-7, at Sr. No.NGN-7-7711-2021, dt.27/05/2021, thereby by virtue of the said registered Sale Deed M/s. Tirupati Developers Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar became the absolute owner of the said land area admeasuring 0.81 HR land at Kh. No. 45/4 of Mouza Shankarpur.

That the owner of remaining portion of the said land at Kh. No. 45/4, area admeasuring 0.40 HR of Mouza Shankarpur i.e. Maa Bambleshwari Co-Operative Housing Society Ltd. Nagpur, through its Secretary Shri Pravin Damodhar Mendhekar transferred the said land area admeasuring 0.40 HR land at Kh. No. 45/4 of Mouza Shankarpur to M/s. Tirupati Developers Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar and accordingly executed a registered Sale Deed bearing No. NGN-7-8136-2021, dt.08/06/2021.

3) 7/12 extract issued by Gram Adhikari, Nagpur Gramin mutation entry No.2021.

That the name of the present owners **M/s. Tirupati Developers Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar** is duly recorded in 7/12 extract in respect of Kh. No. 45/4 admeasuring 1.21 hectars of Mouza Shankarpur.

4) Search report for 30 years from 1992 to 2021.

That I have search by inspecting the index register for a period of 30 years from 1992 to 2021 in respect of said property in the office of Sub Registrar Nagpur Gramin-10 by depositing fees Rs. 750/- vide receipt/challan No. MH003010452202122E dated 01/07/2021.

2/- 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 Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uppanlawar** is clear, marketable and without any encumbrances.

Owners of the land

All that piece and parcel of Agricultural land from **Kh. No. 45/4**, admeasuring **1.21 Hectors, Mouza Shankarpur**.

Qualifying comments / remarks if any.

That e-search was conducted online site (website) of Department of Registration and Stamps, Govt. of Maharashtra in respect of the said property. The said e-search results showing all the details are enclosed with this report.

3/- The report reflecting the **flow of the title**. (Annexure No.1)

That originally the said land at **Kh. No. 45 (Old 94/1, 94/2, 94/3) total area admeasuring 6.92 Hectors of Mouza Shankarpur** P. H. No. 42, Tahsil Nagpur Gramin & District Nagpur was recorded in the name of Shri Ramkrushna Maroti Dandekar, Shri Devrao Maroti Dandekar & Shri Madhukar Maroti Dandekar, being their ancestral land and their names are recorded in the 7/12 revenue records.

Whereas, as per the Partition Deed the land at Kh. No. 45 (Old 94/1, 94/2, 94/3) total area admeasuring 6.92 Hectors of Mouza Shankarpur, the land at Kh. No. 45 (Old 94/1), admeasuring 2.30 HR of Mouza Shankarpur come to the share of Shri Ramkrushna Maroti Dandekar and is newly numbered as Kh. No. 45/1, Kh. No. 45 (Old 94/2), admeasuring 2.31 HR of Mouza Shankarpur come to the share of Shri Devrao Maroti Dandekar and is newly numbered as Kh. No. 45/2 and Kh. No. 45 (Old 94/3), admeasuring 2.31 HR of Mouza Shankarpur come to the share of Shri Madhukar Maroti Dandekar