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Date: - 09/02/2022**FORMAT - A
(Circular No.:- 28/2021)**

To,
Maha RERA

LEGAL TITLE REPORT

Sub: - Title Clearance certificate with respect to Kh. No. 24 Part, area admeasuring 1.13 HR out of total area 3.99 HR, 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 Urganlawar 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, total area admeasuring 3.99 HR is divided by east west wise & northern first portion, area admeasuring 1.13 HR**, Land Revenue Rs. 4.99/- yearly with Occupant Class I rights, comprising of **Plot No. 1 to 40, total plotable area of 7215.29 Sq. Mtrs., Mouza – Shankarpur, P. H. No. 42**, situated in the layout which is popularly known as **“SILVERPARK - 12”**, Tahsil – Nagpur Gramin & District Nagpur and the Khasara is bounded as under:-

On the east - Kh. No. 22
On the west - Pandhan Road
On the north - Kh. No. 23
On the south - Remaining Portion of Kh. No. 24

2) The documents of allotment of plot.

Original registered Agreement to Sale bearing No. NGN-7-54-2022, dt.04/01/2022 between Shri Ketan Dinesh Suchak, Sau. Shalini Dinesh Tayade, Shri Namdevrao Dinesh Tayade, Shri Dinesh Namdeorao Tayade, Shri Buddhiprakash Bajranglal Jain, Shri Devindersingh Kirpalsingh Chhatwal, Sau. Sanjana Pralhad Goyal & Shri Sameer Arun Gupta in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.

Original registered General Power of Attorney bearing No. NGN-7-55-2022, dt.04/01/2022 executed by Shri Ketan Dinesh Suchak, Sau. Shalini Dinesh Tayade, Shri Namdevrao Dinesh Tayade, Shri Dinesh Namdeorao Tayade, Shri Buddhiprakash Bajranglal Jain, Shri Devindersingh Kirpalsingh Chhatwal, Sau. Sanjana Pralhad Goyal & Shri Sameer Arun Gupta in



favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.

Original Letter bearing No. का.अभि./नामप्रविप्रा/६६०२ dt.03/02/2022 for recommendation of the Layout by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).

Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 03/02/2022.

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

4) Search report for 30 years from 1993 till 2022

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 (Shri Ketan Dinesh Suchak, Sau. Shalini Dinesh Tayade, Shri Namdevrao Dinesh Tayade, Shri Dinesh Namdeorao Tayade, Shri Buddhiprakash Bajranglal Jain, Shri Devindersingh Kirpalsingh Chhatwal, Sau. Sanjana Pralhad Goyal & Shri Sameer Arun Gupta, entered into a registered Agreement to Sale bearing No. NGN-7-54-2022, dt.04/01/2022 with M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar, thereby they created their interest in the said property. The owners have authorized M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar as their registered Power of Attorney Holder for the development and completion of RERA Formalities for the scheduled property) is clear, marketable and without any encumbrances.

Owners of the land

(1) Shri Ketan Dinesh Suchak, Sau. Shalini Dinesh Tayade, Shri Namdevrao Dinesh Tayade, Shri Dinesh Namdeorao Tayade, Shri Buddhiprakash Bajranglal Jain, Shri Devindersingh Kirpalsingh Chhatwal, Sau. Sanjana Pralhad Goyal & Shri Sameer Arun Gupta Kh. No. 24 Part, area admeasuring 1.13 HR out of total area 3.99 HR, Mouza – Shankarpur.

(2) The owners have submitted the scheduled property for its conversion into Non Agriculture land for Residential purpose and the property is coming under Nagpur Metropolitan Region Development Authority (NMRDA) and the Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) recommended the said Layout Plan for Demarcation Purpose only on 03/02/2022.

(3) Qualifying comments/remarks if any the mutation entry on the 7/12 revenue records is in the name of owners.

The report reflecting the flow of the title of the owner Shri Ketan Dinesh Suchak, Sau. Shalini Dinesh Tayade, Shri Namdevrao Dinesh Tayade, Shri Dinesh Namdeorao Tayade, Shri Buddhiprakash Bajranglal Jain, Shri Devindersingh Kirpalsingh Chhatwal, Sau. Sanjana Pralhad Goyal & Shri Sameer Arun Gupta through their POAH M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar on the said land is enclosed herewith as Annexure A.

Encl.: Annexure A.

Date: 09/02/2022



V. S. Deshpande
Advocate

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Advocate
NAGPUR

