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Date: - 24/03/2022

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: - Title Clearance certificate with respect to **Kh. No. 79/2/A, total area admeasuring 0.72 HR, Mouza – Sukali (Gupchup)**, P. H. No. 45, Tahsil – Hingna & 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. 79/2/A, total area admeasuring 0.72 HR**, Land Revenue Rs. 2.42 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 15, total plotable area of 3989.08 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "**SAMRUDDHI-1**", P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under:-

On the East	-	Kh. No. 77/1, 77/2 & Remaining Portion of Kh. No. 79
On the West	-	Sukali Shiv
On the North	-	Kh. No. 89/2
On the South	-	Ring Road

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

Original registered Sale Deed bearing No. HGN-1018-2022, dt.25/02/2022 between Sau. Kanchan Anil Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

Original Letter bearing No. का.अभि./नामप्रविप्रा/६६४३ dt.10/02/2022 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 10/02/2022.

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

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 (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. 78/2/A, total area admeasuring 0.72 HR of Mouza – Sukali (Gupchup).

(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 10/02/2022.

(3) 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: 24/03/2022

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 1993 to 2022 Taken from Sub-Registrar' office at **Nagpur (enclosed as Annexure A).**
4) Any other relevant title. As Above.
5) Litigations if any. NIL

Date: 24/03/2022

V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR