

VIJAY S. DESHPANDE

M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

OFFICE: -

Bhiwapurkar Chambers, 1st Floor,
Above L.G. Best Shoppe,
Opp. Yeshwant Stadium,
Dhantoli, Nagpur.

Cell No.: 9822641434
E-mail: vsdeshpande@rediffmail.com

Res:

63, Bajiprabhu Nagar,
Nagpur-440 033

Date: - 08/04/2022

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: - Title Clearance certificate with respect to Kh. No. 89/2, total area admeasuring 1.39 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 Urganlawar the owner/promoter/developer/company) and following documents i.e.: -

1) Description of the property.

All that piece and parcel of Non Agriculture land at **Kh. No. 89/2, total area admeasuring 1.39 HR**, Land Revenue Rs. 8.45 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 53, total plotable area of 7335.68 Sq. Mtrs., Mouza – Sukali (Gupchup)**, situated in the layout which is popularly known as “**SAMRUDDHI-2**”, P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under: -

On the East	-	Kh. No. 88
On the West	-	Sukali Shiv
On the North	-	Kh. No. 89/1
On the South	-	Kh. No. 79/1, 79/2 & 80

2) The documents of allotment of plot.

Original registered Sale Deed bearing No. HGN-1894-2022, dt.01/04/2022 between Shri Anil Gyanchand 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 Urganlawar.

Original Letter bearing No. का.अभि./नामप्रविप्रा/६६४२ dt.10/02/2022 for recommendation of the Layout by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).

