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**Date: - 11/07/2022**

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

To,
Maha RERA

## LEGAL TITLE REPORT

**Sub**: - Title Clearance certificate with respect to **Kh. No. 72, 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. 72, total area admeasuring 1.21 HR**, Land Revenue Rs. 5.00 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 54, total plotable area of 7057.09 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "**SAMRUDDHI-6**", P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under: -

| | | |
|---|---|---|
| On the East | - | Kh. No. 70 |
| On the West | - | Kh. No. 81, 82 & Pandhan |
| On the North | - | Kh. No. 83 |
| On the South | - | Kh. No. 71 |

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

Copy of registered Sale Deed bearing No. HGN-3601-2022, dt.14/06/2022 between Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

Copy of Demarcated Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 25/05/2022.

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.

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR

**Owners of the land**

(1) M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar Kh. No. 72, total area admeasuring 1.21 HR, Mouza – Sukali (Gupchup).

(2) The owner Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar have decided to develop the said land at Kh. No. 72, area admeasuring 1.21 HR of Mouza – Sukali (Gupchup) by converting it into Non Agriculture land for residential purpose and the said area is coming under the Metro Region of Nagpur Metropolitan Region Development Authority (NMRDA), and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA), on due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA), vide its Letter No. का.अभि./नामप्रविप्रा/६९८९ dt.25/05/2022 recommended the layout.

(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: 11/07/2022**

**V. S. Deshpande**
**Advocate**

V. S. Deshpan
Advoc
NAGP

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**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: 11/07/2022**

**V. S. Deshpande**
**Advocate**

V. S. Deshpand
Advoc
NAG