ROHIT PRALHAD MASURKAR
Advocate

FORMAT – A
(Circular No.: - 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

SUB: **TITLE CLEARANCE CERTIFICATE WITH RESPECT TO KH. NO. 29/2, TOTAL AREA ADMEASURING 1.76 HR** IS DIVIDED BY EAST WEST WISE & SOUTHERN PORTION, AREA ADMEASURING 0.88 HR, LAND REVENUE RS.7.00 YEARLY WITH OCCUPANT CLASS I RIGHTS **AT MOUZA - SUKALI (GUPCHUP),** which is popularly known as **"VRINDAVAN PARK-5",** P. H. NO. 45, **TAHSIL - HINGNA & DISTRICT NAGPUR.**

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.: -

Description of the property: -

All that is piece and parcel of agricultural land at **Kh. No. 29/2, total area admeasuring 1.76 HR** is divided by east west wise & southern portion, area admeasuring 0.88 HR, Land Revenue Rs.7.00 yearly with Occupant Class I rights

Rohit P. Masurkar ★ Advocate ★ Rohit P. Masurkar

Address: "ANAND", 148, GANDHI NAGAR, NAGPUR – 440010
• Email: rohit.masurkar@adhritalaw.in Phone: (+91) 9860062226

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at **Mouza - Sukali (Gupchup),** which is popularly known as **"VRINDAVAN PARK-5",** P. H. No. 45, **Tahsil - Hingna & District Nagpur** bounded as under: -

On the east:	**Kh. No. 28**
On the west:	**Kh. No. 30**
On the north:	**Remaining Portion of Kh. No. 29 & Kh. No. 27.**
On the south:	**Khadka Shiv Pandhan**

The documents of allotment of plot.

1) Copy of registered Sale Deed bearing No. HGN-4857-2022, dt.08/08/2022 between Smt. Kamalabai Fagoji Bodhankar and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

2) Copy of Demarcated Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 03/08/2022.

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

Search report for 30 years from 1992 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

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Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar) is Clear, marketable and without any encumbrances.

Owners of the land

M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar Kh. No. 29, total area admeasuring 1.76 HR is divided by east west wise & southern portion, area admeasuring 0.88 HR, Land Revenue Rs.7.00 yearly with Occupant Class I rights at Mouza - Sukali (Gupchup), P. H. No. 45, Tahsil - Hingna & District Nagpur.

The owner Smt. Kamalabai Fagoji Bodhankar said land at Kh. No. 29, total area admeasuring 1.76 HR is divided by east west wise & southern portion, area admeasuring 0.88 HR, Land Revenue Rs.7.00 yearly with Occupant Class I rights at Mouza - Sukali (Gupchup), P. H. No. 45, Tahsil-Hingna & District Nagpur by converting it into Non Agriculture land for Residential purpose and the property is miming under 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) vide its Letter No. Nar/Bhan/Namprawinpra/18675 dt. 03/08/2022 recommended the Layout Plan for Demarcation Purpose.

Qualifying comments/remarks if any the mutation entry on the 7/12 revenue records is in the process.

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Advocate
Rohit P. Masurkar

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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: 24/5/2023

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FORMAT-A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

1. Copy of registered Sale Deed bearing No. HGN-4857-2022 dt. 08/08/2022.

2. 7/12 extract/P.R. Card as on date of application registration is in the process.

3. Mutation Entry NIL.

4. Search Report for 30 years from 1992 to 2022 taken from Sub-registrar office at Nagpur (enclosed as Annexure A).

5. Any other relevant title as above.

6. Litigations if any: NIL

Date: 24/5/2023

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CHALLAN
MTR Form Number-6

GRN	MH010791242202223P	BARCODE		Date	17/11/2022-20:01:31	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HGN_HINGNA SUB REGISTRAR	Full Name	ADVOCATE ROHIT MASURKAR
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	148
		Premises/Building	
		Road/Street	GANDHI NAGAR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	at Kh. No. 29 P. H. No. 45 admeasuring 1.76 HR Mouza Sukali Gupchup Tah. Hingna Dist. Nagpur
		Amount In Words	Five Hundred Seventy Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	575.00
Total	575.00

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022111707114	1760222101027
Cheque/DD No.		Bank Date	RBI Date	17/11/2022-20:01:58	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9860062226

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागु नाही .

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