ROHIT PRALHAD MASURKAR
Advocate

FORMAT – A

(Circular No.:- 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

SUB: **TITLE CLEARANCE CERTIFICATE WITH RESPECT TO "SILVER PARK-13", KH. NO. 118/2/A,** TOTAL AREA ADMEASURING 1.00 HR **WITH AN PROJECT AREA ADMEASURING 5806.37 SQ. MTR., AT MOUZA – SHANKARPUR P.H. NO. 38A** (erstwhile P.H.42) KHATE NO. 56, TAH. NAGPUR GRAMIN DIST. 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.: -

Rohit P. Masurkar ★ Advocate ★ Rohit P. Masurkar

Description of the property:

All that is piece and parcel of agricultural land at Kh.

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No. 118/2/A, total area admeasuring 1.00 HR, with **Project area admeasuring 5806.37 Sq. Mtr at Mouza – Shankarpur**, situated in the layout which is popularly known as **"SILVER PARK-13", P.H. NO. 38A** (erstwhile P.H.42) Khate No. 56, Tah. Nagpur Gramin Dist. Nagpur bounded as under: -

ON THE EAST: KH. NO. 118/1
ON THE WEST: KH. NO. 118/3
ON THE NORTH: KH. NO. 117 & 113
ON THE SOUTH: REMAINING PORTION OF KH. NO. 118/2

The documents of allotment of plot.

1. Copy of registered Sale Deed bearing No. NGN-7-8105-2022 dt. 07/09/2022 executed by Shri Laxmikant Krishnarao Nichkawde in the favour of 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).

3. 7/12 extract or property card issued by Patwari

Rohit P. Masurkar Advocate Rohit P. Masurkar

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Shankarpur is in the process.

Search report for 33 years from 1989 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

M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar **Kh. No. 118/2/A**, total area admeasuring 1.00 HR **with Project area admeasuring 5806.37 Sq. Mtr** at Mouza – Shankarpur **P.H. NO. 38A** (erstwhile P.H.42) Khate No. 56, Tah. Nagpur Gramin Dist. Nagpur.

The owner Shri Laxmikant Krishnarao Nichkawde decided to dispose of the scheduled property at Kh. No. 118/2, total area admeasuring 3.91 HR is divided by east west wise & northern portion, area admeasuring 1.00 HR at Mouza – Shankarpur **P.H. NO. 38A** (erstwhile P.H.42) Khate No. 56, Tah. Nagpur

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Gramin Dist. 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. 18774 dt. 24/08/2022 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. 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: 29/06/2023

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FLOW OF THE TITLE OF THE SAID LAND:

1. Copy of registered Sale Deed bearing No. NGN-7-8105-2022 dt. 07/09/2022

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 33 years from 1989 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: 29/06/2023

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Advocate

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CHALLAN

MTR Form Number-6

GRN	MH010791606202223P	BARCODE		Date	17/11/2022-20:16:18	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	NGP7_JT NAGPUR NO 7 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	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	825.00
Total	825.00

Remarks (If Any)

Kh. No. 118/2 P. H. No. 42 adm 3.91 HR Mouza Shankapur Tahsil Nagpur District Nagpur

Amount In Words: Eight Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022111707176	9385102382319
Cheque/DD No.		Bank Date	RBI Date	17/11/2022-20:16:46	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 कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

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