

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. 47/1 of MOUZA - GOTAL PANJRI, Tah Nagpur, Dist. 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.: -

Description of the property:

All that is piece and parcel of agricultural land at Kh. No. 47/1 of MOUZA - GOTAL PANJRI, P.H No. 38 having an area of 2.63 Hectares, Rental Rs. 1.60

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Yearly, held in Class 2 Rights, including all Trees, Shrubs, Passage, Right of Way. Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Gotal Panjri in Tahsil – Nagpur Gramin and District – NAGPUR bounded as under: -

ON THE EAST: KH. NO. 48 & 49/2

ON THE WEST: KH. NO. 45 & 46

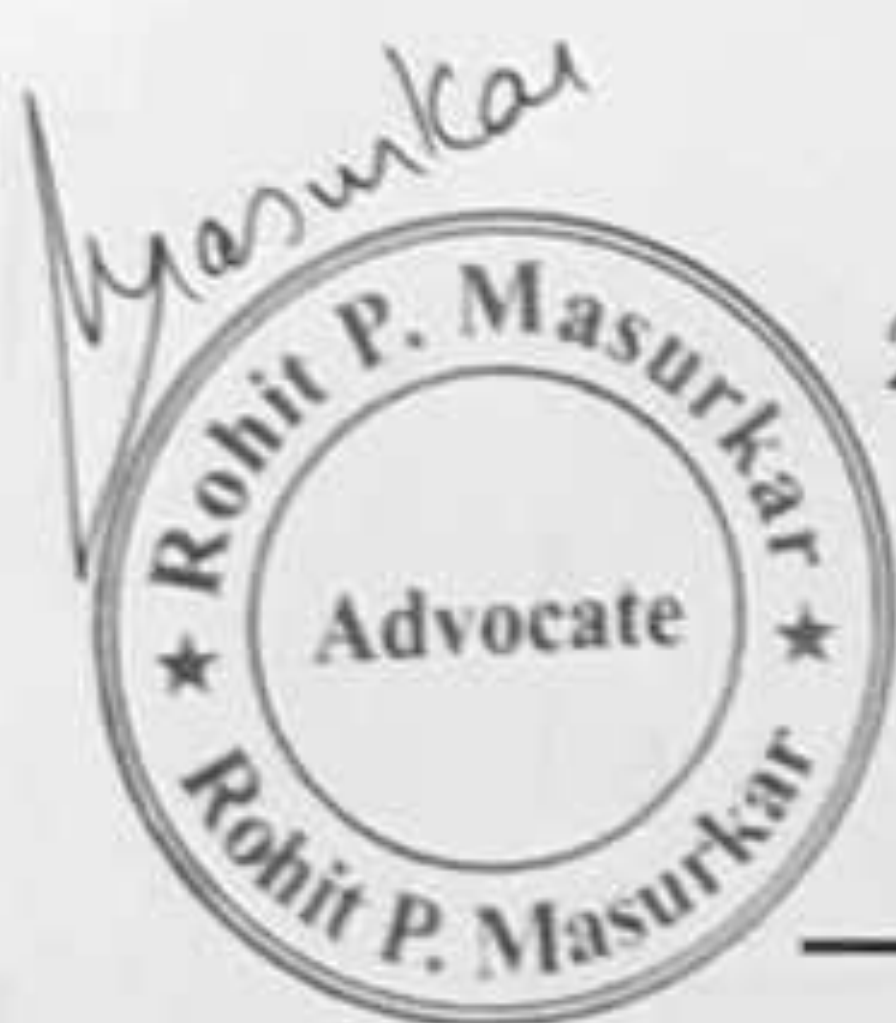
ON THE NORTH: Shiv Pandhan

ON THE SOUTH: KH NO 47/2

The documents of allotment of plot.

1. Copy of registered Sale Deed bearing No. NGN-7-3273-2023 dt. 05/04/2023 between Shri Manish Inderchand Surana HUF acting through its Karta Shri Manish Inderchand Surana in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.

2. Copy of NA issued by Tahsildar Nagpur Gramin as on 28/07/2023.



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3. Copy of Demarcated Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 28/07/2023.

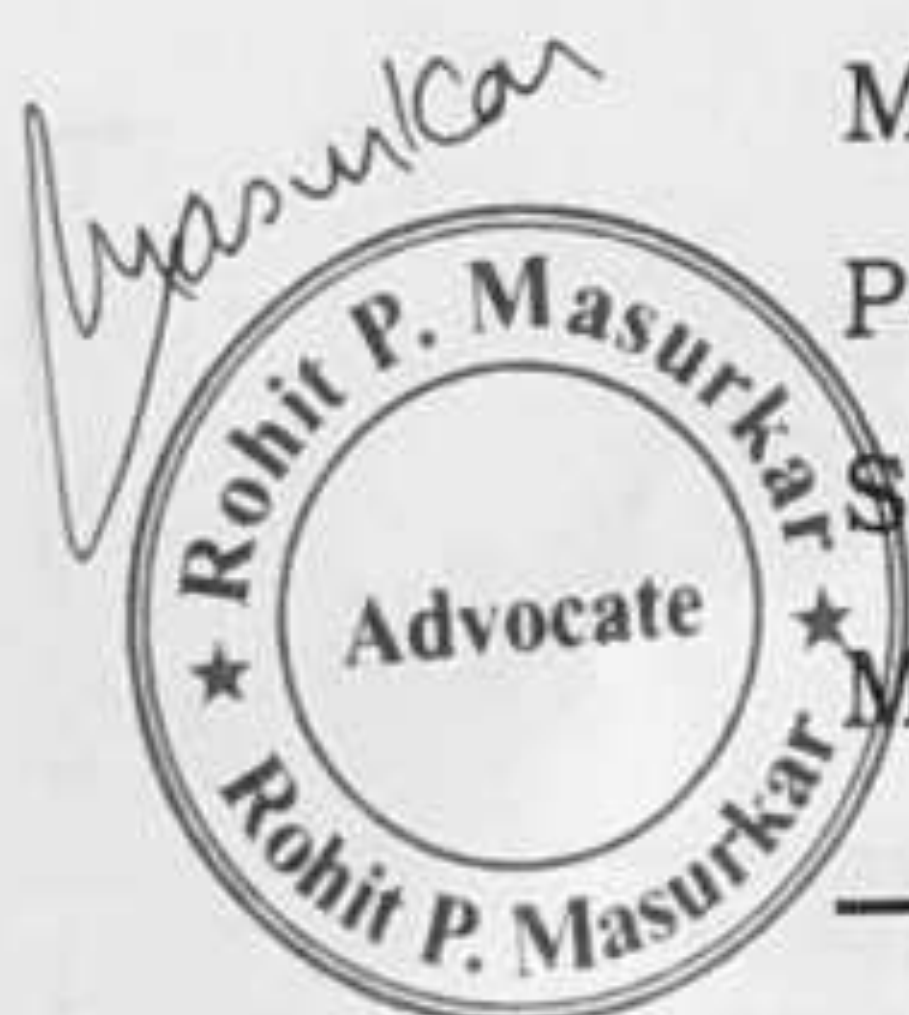
4. 7/12 extract or property card issued by Patwari GOTAL PANJRI has been processed as on 24/05/2023 vide Ferfar No. 2511.

Search report for 21 years from 2002 till 2023:

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 Urganlawar) is Clear, marketable and without any encumbrances.

Owners of the land

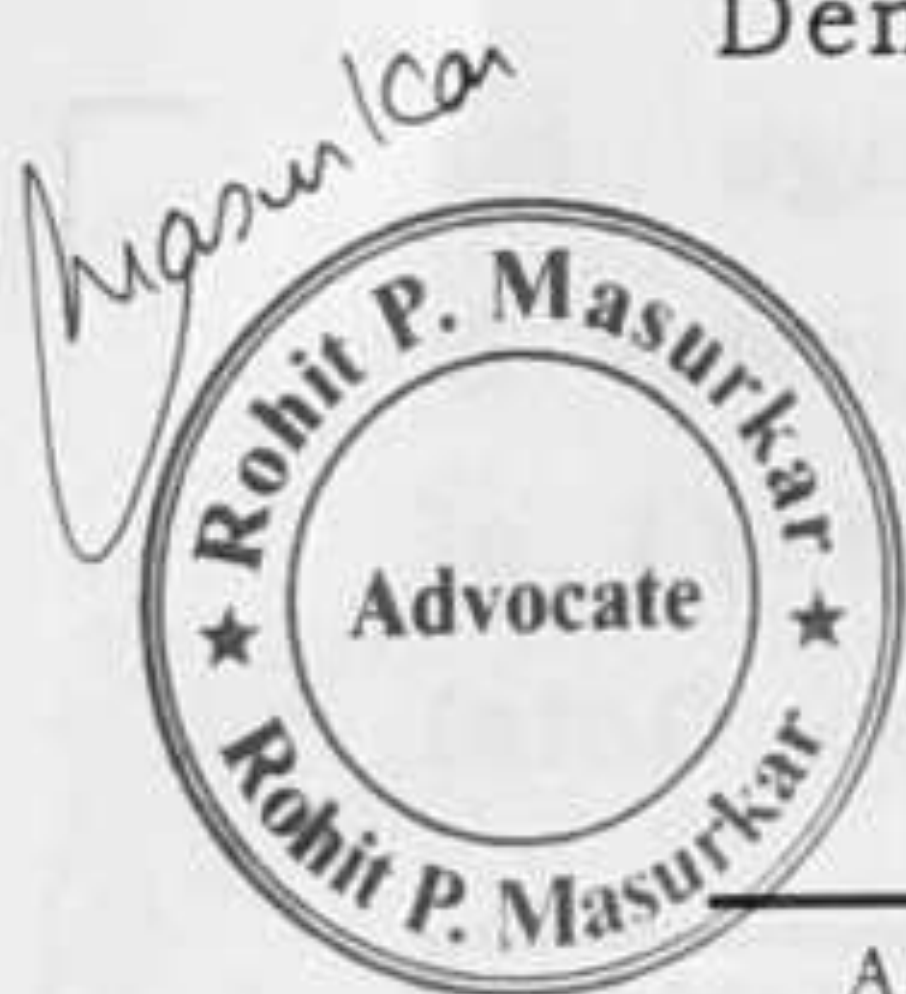
M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar Kh. No. 47/1 of MOUZA – GOTAL PANJRI, P.H No. 38 Village – Gotal



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Panjri in Tahsil – Nagpur Gramin and District –
NAGPUR

The owner Shri Manish Inderchand Surana HUF acting through its Karta Shri Manish Inderchand Surana decided to develop the said land at Kh. No. 47/1 Mouza—GOTAL PANJRI, P.H No. 38 having an area of 2.63 Hectares, Rental Rs. 1.60 Yearly, held in Class 2 Rights, including all Trees, Shrubs, Passage, Right of Way. Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at village-Gotal Panjri, Tahsil-Nagpur Gramin and 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) and recommended the Layout Plan for Demarcation Purpose.



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Qualifying comments/remarks if any the mutation entry on the 7/12 revenue has been processed as on 24/05/2023 vide Ferfar No. 2511.

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: 01/08/2023



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FLOW OF THE TITLE OF THE SAID LAND

1. 7/12 extract /P.R. Card as on date of application & registration is in the process.
2. Mutation Entry NIL.
3. Search Report for 21 years from 2002 to 2023 taken from Sub-registrar office at Nagpur (enclosed as Annexure A).
4. Any other relevant title as above.
5. Litigations if any: NIL.

Date: 01/08/2023



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