

ROHIT PRALHAD MASURKAR
Advocate

Date: - 16/11/2023

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

To,
Maha RERA
Mumbai - 400051

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect of All that piece and parcel of agriculture land at Kh. No. 118/2/B/1, total area admeasuring 3.91 HR (30100 Sq mtr) is divided by east west wise & middle portion, area admeasuring 1.29 HR (12900 Sq mtr), out of which 1.289916 HR (12899.16 sq mtr) has been approved for the Project Silver Park 14 having net plottable area admeasuring 7870.09 Sq mtr. with Occupant Class I rights, havinh P.H. N.O. 42, situated at Mouza - Shankarpur, in Tahsil Nagpur (Gramin) and District Nagpur, 441108.



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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 piece and parcel of agriculture land at Kh. No. 118/2/B/1, total area admeasuring 3.91 HR (30100 Sq mtr) is divided by east west wise & middle portion, area admeasuring 1.29 HR (12900 Sq mtr), out of which 1.289916 HR (12899.16 sq mtr) has been approved for the Project Silver Park 14 having net plottable area admeasuring 7870.09 Sq mtr. with Occupant Class I rights, having P.H. NO. 42, situated at Mouza - Shankarpur, in Tahsil Nagpur (Gramin) and District Nagpur, 441108 and the Khasara is bounded as under: -



ON THE EAST: Kh. No. 118/1

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**ON THE WEST: 24 Mtr. Wide Road & Kh. No.
118/3**

ON THE NORTH: 118/2 A & 118/3

**ON THE SOUTH: Remaining Portion of Kh.
No. 118/2/B**

The documents of allotment of plot.

1. Copy of registered Agreement to Sale bearing No. NGN-7-168-2023, dt. 03/01/2023 between Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).
2. Copy of registered Special General Power of Attorney bearing No. NGN-7-169-2023, dt. 03/01/2023 executed by Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao



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Upganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).

3. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 24/08/2022.
4. 7/12 extract or property card issued by Patwari Shankarpur dt. 14/10/2023.
5. N.A. order Dt. 23/10/2023 issued by tahsildar Nagpur (Rural).

Owners of the land

The scheduled property is owned & possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharra Bongirwar & Shri Rahul Arunrao Upganlawar.

The M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar have decided to develop the said land at Kh No 118/2 (currently Kh No 118/2/B/1), total area admeasuring 3.91 HR is divided by east west wise & middle portion, area admeasuring 1.29 HR, thus total area admeasuring 1.29 HR with



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Occupant Class I rights, Mouza -Shankarpur, situated in the layout which is popularly known as "SILVER PARK - 14", P. H. No. 42, Tahsil Nagpur Gramin & District Nagpur 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), recommended the layout.

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 Urganlawar on



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the said land is enclosed herewith as Annexure A.

Date: 16/11/2023

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Encl: Annexure A

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FORMAT — A

(Circular No. 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

- 1) Copy of registered Agreement to Sale bearing No. NGN-7-168-2023, dt. 03/01/2023 between Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).
- 2) Copy of registered Special General Power of Attorney bearing No. NGN-7-169-2023, dt. 03/01/2023 executed by Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).



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- 3) Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 24/08/2022.
- 4) Original registered Sale Deed bearing No. NGN-7-5577-2023, dt. 05/06/2023 executed by Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).
- 5) 7/12 extract dt. 14/10/2023.
- 6) Search report for 34 years from 1989 to 2023 Taken from Sub-Registrar office at Nagpur (**enclosed as Annexure A**).
- 7) N.A. order Dt. 23/10/2023 issued by Tahsildar Nagpur (Rural).



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- 8) Any other relevant title: As above.
- 9) Litigations if any: NIL

Date: 16/11/2023



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