

ROHIT PRALHAD MASURKAR
Advocate

Date: - 16/11/2023

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect Kh. No. 41/3 of MOUZA Sukali (Gupchup) having a total area of 0.90 HR (9,000 Sq Mtr), and area of project named and styled as "Vrindavan Park - 6" admeasuring 8987.35 Sq Mtr, held in Bhogwatdar Class-1 Rights, situate at Village - Sukali (Gupchup), PH. No. 45, Khata No. 117 in Tahsil Hingna and 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

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Uppanlawar the owner / promoter / developer
(/company) and following documents i.e.: -

A. Description of the property.

ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 41/3, total area admeasuring 0.90 HR (9,000 Sq Mtr), out of which area admeasuring 0.898735 HR (8,987.35Sq Mtr) has been approved for the above mentioned project with net plotable area admesuring 4186.97 Sq mtr, held in Bhogwatdar Class-1 Rights, situate at situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur ,441110 NAGPUR situated in the layout which is named and styled as as "Vrindavan Park - 6", and bounded as under:-

ON THE EAST	-	Khadka Shiv
ON THE WEST	-	Survey no. 40
ON THE NORTH	-	Survey no. 41/2
ON THE SOUTH	-	Survey no. 42



B. The documents of allotment of plot.

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- a. Copy of Ferfar Panji Kh. No. 41/3, area 0.90 HR mutated in the name of Smt. Sandhya W/o Naresh Patil.
- b. Copy of Registered Sale Deed bearing No. HGN-1359-2004, dt. 15/4/2004 executed by Shri. Balu S/o Eknath Shambharkar in favour of Smt. Sandhya W/o Naresh Patil for Kh. No. 41/3.
- c. Copy of Agreement to Sale bearing No. HGN-3219-2023, dt. 19/4/2023 executed by Smt. Sandhya W/o Naresh Patil in favor of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Kh. No. 41/3.
- d. Copy of Registered Sale Deed bearing No. HGN-8588-2023, dt. 17/10/2023 executed by Smt. Sandhya W/o Naresh Patil in favor of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri



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Rahul Arunrao Urganlawar for Kh. No. 41/3.

- e. Copy of Computerized 7/12 for Kh. No. 41/3 in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar is pending.
- f. Copy of Order passed by Hon'ble Tahsildar Hingna for conversion of Agricultural land to Non-Agricultural Land dt. 28/09/2023 in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
- g. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 28/08/2023.
- h. Copy of E- search.



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C. Search report for 30 Years from 1993 TO 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.

i. Owners of the land

M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar Kh. No. 41/3 of MOUZA Sukali (Gupchup) having a total area of 0.90 HR (9,000 Sq Mtr), and area of project named and styled as "Vrindavan Park - 6" admeasuring 8987.35 Sq Mtr held in Bhogwatdar Class-1 Rights, situate at Village – Sukali (Gupchup), PH. No. 45, Khata No. 117.



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The owner 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. 41/3 of MOUZA Sukali (Gupchup) having an area of 0.90 HR (9,000 Sq Mtr), held in Bhogwatdar Class-1 Rights, situate at Village – Sukali (Gupchup), PH. No. 45, Khata No. 117 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. dt. 28/08/2023 recommended the layout.



ii. Qualifying comments/remarks if any:

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The mutation entry on the 7/12 revenue records is pending.

2. 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 the said land is enclosed herewith as Annexure A.

Encl: Annexure A

Date: 16/11/2023



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FORMAT — A

FLOW OF THE TITLE OF THE SAID LAND

1. Copy of Registered Sale Deed bearing No. HGN-8588-2023, dt. 17/10/2023 M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar became the absolute owner of the scheduled property and the mutation in the 7/12 extract is pending.
2. Search report for 30 years from 1993 till 2023 taken from Sub-Registrar' office at Hingna (enclosed as Annexure A).
3. Any other relevant title: As mentioned below:



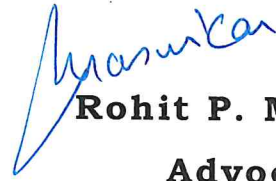
Copy of Order passed by Hon'ble Tahsildar for conversion of Agricultural land to Non-Agricultural Land dt. 28/09/2023 in favour of M/s. Tirupati

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Developers, Acting Through its Partners,
Shri Prashant Manoharrao Bongirwar &
Shri Rahul Arunrao Urganlawar.

4. Litigations if any: NIL

Date: 16/11/2023



Rohit P. Masurkar
Advocate

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Robin H. Alexander
Admission