ROHIT PRALHAD MASURKAR
Advocate

Date: 24/11/2023

FORMAT - A

(Circular No.: - 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect Kh. No. 41/2, total area admeasuring 1.38 HR (13800 Sq Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has been approved by Tahsildar Hingna Revenue Court for the above-mentioned project with net plottable area admeasuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur, 441110 (hereinafter referred as the said land) Popularly Known as **'VRINDAVAN PARK – 3'**.

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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Advocate

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.: -

A. Description of the property.

ALL THAT Piece and parcel of Agricultural land bearing Kh. No. 41/2, total area admeasuring 1.38 HR (13800 Sq Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has been approved by Tahsildar Hingna Revenue Court for the above-mentioned project with net plottable area admeasuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur, 441110 and bounded as under:

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ON THE EAST: VILLIAGE BOUNDARY & KH. NO. 44 (KHADKA)

ON THE WEST: KH. NO. 40

ON THE NORTH: KH NO 41/1

Address: "ANAND", 148, GANDHI NAGAR, NAGPUR – 440010
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ON THE SOUTH: KH NO 41/3

The documents of allotment of plot.

1. Copy of registered Sale Deed bearing No. HGN-2747-2002, dt. 04/10/2002 between Shri Natthu Bapurao Shambarkar in the favour of Sheikh Jibrail Sheikh Sardar for Kh. No. 41/2, total area admeasuring 1.38 HR (13800 Sq Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has been approved by Tahsildar Hingana Revenue Court for the above-mentioned project with net plottable area admeasuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur, 441110.

2. Copy of registered Correction Deed to Sale Deed bearing No. HGN-1426-2003 dt. 08/07/2003 in favour of Sheikh Jibrail Sheikh Sardar.

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3. Copy of Computerized 7/12 for Kh. No. 41/2 mutated in the name of Sheikh Jibrail Sheikh Sardar, vide Ferfar No.38.

4. Copy of registered Sale Deed bearing No HGN-3352-2022, dt. 02/06/2022 executed by Sheikh Jibrail Sheikh Sardar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Kh. No. 41/2, total area admeasuring 1.38 HR (13800 Sq Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has been approved by Tahsildar Hingana Revenue Court for the above-mentioned project with net plottable area admeasuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur, 441110.

5. Copy of Computerized 7/12 for Kh. No. 41/2 mutated in the name of M/s. Tirupati Developers, Acting Through its

Rohit P. Masurkar Advocate Rohit P. Masurkar

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Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar vide Ferfar No. 1462, dt. 10/01/2023.

6. Copy of registered General Power of Attorney bearing No. HGN-4-3353-2022, dt. 02/06/2022 executed by Sheikh Jibrail Sheikh Sardar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

7. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) dt. 26/7/2023.

8. Copy of E-search.

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B. Search report for 30 Years from 1993 TO 2023

On perusal of the above-mentioned documents and all other relevant documents relating to

Address: "ANAND", 148, GANDHI NAGAR, NAGPUR – 440010
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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.

i. Owners of the land

M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar Kh. No. 41/2, total area admeasuring 1.38 HR (13800 Sq Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has been approved by Tahsildar Hingna Revenue Court for the above-mentioned project with net plotable area admesuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur, 441110.

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. 41/2, total area admeasuring

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1.38 HR (13800 Sq Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has been approved by Tahsildar Hingna Revenue Court for the above mentioned project with net plotable area admesuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup) , P. H. No. 45, in Tahsil Hingna & District Nagpur ,441110 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. 26/7/2023 recommended the layout.

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ii. Qualifying comments/remarks if any:

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The mutation entry on the 7/12 revenue records has been processed vide Ferfar no. 1462 dt. 10/01/2023.

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 Upganlawar on the said land is enclosed herewith as Annexure A.

Encl: Annexure A

Date: 24/11/2023

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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 same has been mutated in the 7/12 extract as on 10/01/2023 vide Ferfar No. 1462.

2. Mutation Entry vide Ferfar no. 1462, dt. 10/01/2023.

3. Search report for 30 years from 1993 till 2023 taken from Sub-Registrar' office at Hingna (enclosed as Annexure A).

4. Any other relevant title: As mentioned below:

   Copy of Order passed by Hon'ble Tahsildar for conversion of Agricultural

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land to Non-Agricultural Land in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

5. Litigations if any: NIL

Date: 24/11/2023

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