

ROHIT PRALHAD MASURKAR
Advocate

Date: 24/1/2024

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

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect Kh. No. 107, total area admeasuring 4.66 HR, Land Revenue Rs. 12.80/- yearly with Occupant Class 1 rights has been approved by Tahsildar Hingna Revenue Court for the above-mentioned project with net plottable area admeasuring 27315.13 Sq mtr situated at Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur (hereinafter referred as the said land) Popularly Known as **'SILVER STAR - 1'**.

I have investigated the title of the said plot on the request of **(M/s. Tirupati Developers,**



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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. 107, total area admeasuring 4.66 HR, Land Revenue Rs. 12.80/- yearly with Occupant Class 1 rights has been approved by Tahsildar Hingna Revenue Court for the above-mentioned project with net plottable area admeasuring 27315.13 Sq mtr situated at Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur and bounded as under:

ON THE EAST: Pandhan

ON THE WEST: KH. NO. 108 & 109

ON THE NORTH: KH NO 116, 117, & 119

ON THE SOUTH: KH NO 109, 108 & 106/1



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The documents of allotment of plot.

1. Copy of Computerized 7/12 for Kh. No. 107 Mouza Nagalwadi mutated in the name of Shri. Pramod Laxman Bankar.
2. Copy of registered Agreement to Sale bearing No. HGN-8116-2023, dt. 3/10/2023 between Shri. Pramod Laxman Bankar and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh. No. 107, total area admeasuring 4.66 HR. Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur.
3. Copy of registered General Power of Attorney bearing No. HGN-8117-2023, dt. 3/10/2023 between Shri. Pramod Laxman Bankar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao



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Bongirwar & Shri Rahul Arunrao Upganlawar for Kh. No. 107, total area admeasuring 4.66 HR. Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur.

4. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) dt. 21/11/2023.

5. Copy of E-search.

B. 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 Upganlawar) is clear, marketable and without any encumbrances.



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i. Owners of the land

M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar Kh. No. 107, total area admeasuring 4.66 HR. Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur.

The owner M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar have decided to develop the said land at Kh. No. 107, total area admeasuring 4.66 HR. Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & 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



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Development Authority (NMRDA), vide its Letter dt. 29/11/2023 recommended the layout.

ii. Qualifying comments/remarks if any:

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: 24/1/2024

Rohit P. Masurkar

Advocate

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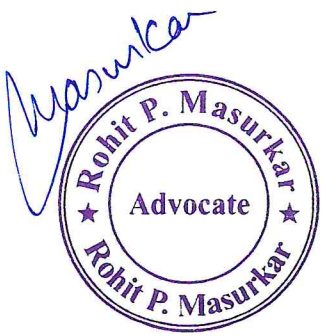
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FLOW OF THE TITLE OF THE SAID LAND

1. Copy of Computerized 7/12 for Kh. No. 107 Mouza Nagalwadi mutated in the name of Shri. Pramod Laxman Bankar.
2. Copy of registered Agreement to Sale bearing No. HGN-8116-2023, dt. 3/10/2023 between Shri. Pramod Laxman Bankar and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh. No. 107, total area admeasuring 4.66 HR. Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur.
3. Copy of registered General Power of Attorney bearing No. HGN-8117-2023, dt. 3/10/2023 between Shri. Pramod Laxman Bankar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh. No. 107, total area



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admeasuring 4.66 HR. Mouza
Nagalwadi, P. H. No. 6B, Khate No. 44,
Tahsil - Hingna & District Nagpur.

4. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) dt. 21/11/2023.
5. Copy of Order passed by Hon'ble Tahsildar for conversion of Agricultural land to Non-Agricultural Land in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
6. Litigations if any: NIL
7. Copy of E-search.

Date: 24/1/2024

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Advocate



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