CHALLAN
MTR Form Number-6

GRN MH017590317202324U	**BARCODE**	**Date** 18/03/2024-20:23:35	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	ARLPM6741L
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		**Full Name**	Rohit P Masurkar
Location NAGPUR			
Year 2023-2024 One Time		**Flat/Block No. Premises/Building**	148
Account Head Details	**Amount In Rs.**	**Road/Street**	Gandhi Nagar
0030072201 SEARCH FEE	750.00	**Area/Locality**	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	Kh no 2 A 7 1 Area 1.6. HR Mouza Dongargaon PSK 73 Tahsil Nagpur Rural District Nagpur.
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024031877000	CPADQHURB8
Cheque/DD No.		Bank Date	RBI Date	18/03/2024-20:24:24	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
Mobile No. : 9860062226

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

ROHIT PRALHAD MASURKAR
Advocate

Date: - 18/03/2024

FORMAT - A

(Circular No.: - 28/2021)

To,
Maha RERA

LEGAL TITLE REPORT

Sub: Title Clearance certificate with respect Kh. No. 2/A/7/1 (erstwhile Kh No 95/2) having an area of 1.60 Hectors (16,000 Sq Mtr) out of which area admeasuring 15817.470 Sq Mtrs has been utilized for the project Silver Pride-3 having net **plottable area admeasuring 9433.51 Sq Mtr,** held in Bhogwatdar Class-1 Rights, situated at **Village - Dongargaon,** P.S.K. 73 in Tahsil Nagpur (Rural) and District – Nagpur, 441108 (hereinafter referred as the said land)

Masurkar
Rohit P. Masurkar ★ Advocate ★ Rohit P. Masurkar

I have investigated the title of the said plot on the request of **(M/s. Tirupati Developers,** Acting Through its Partners, Shri Prashant

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Advocate

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. 2/A/7/1 (erstwhile Kh No 95/2) having an area of 1.60 Hectors (16,000 Sq Mtr) out of which area admeasuring 15817.470 Sq Mtr has been utilized for the project Silver Pride-3 having net plottable area admeasuring 9433.51 Sq Mtr, held in Bhogwatdar Class-1 Rights, situated at **Village - Dongargaon**, P.S.K. 73 in Tahsil Nagpur (Rural) and District – Nagpur, 441108 situated in the layout which is popularly known as "SILVER PRIDE - 3", and bounded as under: -

Rohit P. Masurkar ★ Advocate ★ Rohit P. Masurkar

ON THE EAST	-	ADJ KH. NO. 130
ON THE WEST	-	KH No. 2/A/7/2
ON THE NORTH	-	ADJ KH No 2/A/6
ON THE SOUTH	-	Adj Kh No 2/A/8 & 2B

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Advocate

B. The documents of allotment of plot.

a. Copy of 7/12 for Kh. No. 2/A/7/1, area admeasuring 1.60 HR mutated in the name of M/S. TIRUPATI DEVELOPERS through its Partners SHRI. PRASHANT S/O MANOHARRAO BONGIRWAR, & SHRI. RAHUL S/O ARUNRAO UPGANLAWAR.

b. Copy of Ferfar Dongargaon for 2/A/7/1, area 2.02 HR mutated in the name of Smt. Aninderkaur W/o Prithpalsingh Vij.

c. **Copy of Registered Sale Deed** bearing No. NGN-8161-2023, **dt. 4/8/2023** executed by Smt. Aninderkaur W/o Prithpalsingh Vij **in favour of M/s. Tirupati Developers,** Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Kh. No. 2/A/7/1.

d. Copy of Title Verification and Search Report of Kh. No. 2/A/7/1conducted by Advocate Shri Rohit P. Masurkar for M/s. Tirupati Developers, Acting Through its

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Advocate

Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar, dt. 23/9/2023.

e. Copy of Computerized 7/12 for Kh. No. 2/A/7/1mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar vide Ferfar No. 4019, dt. 4/09/2023.

f. Copy of Order passed by Learned Sub-Divisional Officer, Nagpur his order dt. 30/4/1959, for conversion of Agricultural land to Non-Agricultural Land.

g. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 28/02/2024.

h. Copy of E- search.

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Advocate

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 Upganlawar) **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 Upganlawar is the owner of land bearing Kh No 2/A/7/1 (erstwhile Kh No 95/2) having an area of 1.60Hectors(16,000 Sq Mtr) out of which area admeasuring 15817.470 Sq Mtr has been utilized for the project Silver Pride-3 having net plottable area admeasuring 9433.51 Sq Mtr, held in Bhogwatdar Class-1 Rights, situated at Village - Dongargaon, P.S.K. 73 in

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Tahsil Nagpur (Rural) and District – Nagpur, 441108

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. 2/A/7/1 (erstwhile Kh No 95/2) having an area admeasuring 1.60Hectors(16,000 Sq Mtr)of Mouza - Dongargaon 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. 28/02/2024 recommended the layout.



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i. Qualifying comments/remarks if any:

The mutation entry on the 7/12 revenue records has been processed vide Ferfar no. 4019 dt. 4/9/2023.

3. 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: 18/03/2024

Masurkar
Rohit P. Masurkar
Advocate

Rohit P. Masurkar
Advocate

Rohit P. Masurkar ★ Advocate ★ Rohit P. Masurkar

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FORMAT — A
FLOW OF THE TITLE OF THE SAID LAND

1. Copy of Registered Sale Deed bearing No. NGN /8161/2023 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 4/09/2023 vide Ferfar No. 4019.

2. Mutation Entry vide Ferfar no. 4019 dt. 4/9/2023.

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

   i. Initially the agriculture land bearing Kh. No. 2/A/7/1 (erstwhile 95/2) of MOUZA Mouza - DONGARGAON having an area of 2.02 Hectors held in

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Bhogwatdar Class-1 Rights, situate at Village - Dongargaon, P.S.K. 73 in Tahsil Nagpur (Rural) and District - NAGPUR, originally belonged to M/s. Abdul Husain M. Alabakshji through its Partners Shri. Abdulabhai Hasan Ali and Shri. Asgarali Hasan Ali

ii. Thereafter, the aforesaid land comprising Kh. No. 95/2 (currently Kh no 2/A/7/1) of Mouza DONGARGAON is converted for Non-Agricultural (Commercial/Industrial) Use by the Sub-Divisional Officer, Nagpur vide his Order Dated 30-4-1959 passed in Revenue Case No. 9/A/2 of 1958-59

iii. Thereafter, the said Kh. 95/2 of Mouza Dongargaon is renumbered as Kh. No. 2/A of Mouza Dongargaon.

iv. Thereafter, the said M/s. Abdul Husain M. Alabakshji later on transferred the said Kh. No. 2/A of Mouza - Dongargaon by way of Sale to Smt.

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Advocate

Aninderkaur W/o Prithpalsingh Vij, the Vendor hereinabove named by a Sale Deed Dated 13-12-1995, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1 at Sr. No. 8913(P) on even date. The said Kh. No. 2/A was renumbered as Kh. No. 2/A/7 of Mouza – Dongargaon;

v. Thereafter, a piece of land having an area of 0.42 Hectors out of the aforesaid Kh. No. 2/A/7 abutting National Highway No. 7 has been acquired by the Deputy Collector land acquisition (General) Nagpur (Maharashtra) and Competent Authority for acquisition of land for National Highways vide his Order Dated 16-3-2011 passed in Land Acquisition Case No. 81/A-65/2009-2010 of Mouza - Dongargaon. The said acquired land of 0.42 Hectors is now renumbered as Kh. No. 2/A/7/2 and the remaining land of 1.60 Hectors belonging to the

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Vendor has been allotted with New Kh. No. 2/A/7/1. Due to the said acquisition the present location of the land belonging to the Vendor bearing Kh. No. 2/A/7/1 is more than 0.40 Hectors from the National Highway No. 7, which can be clearly seen as per the measurement Map i.e. K-Prat attached herewith this Sale Deed and boundaries of the said property. As a result, therefore the Vendor hereinabove named has now become an exclusive, absolute and full Owner of the said Kh. No. 2/A/7/1 of Mouza - Dongargaon with heritable and transferable rights therein and the same is also accordingly mutated in her name in all relevant records.



vi. Thereafter, the then owner Aninderkaur W/o Prithpalsingh Vij transferred the said land at Kh. No. 2/A/7/1 of Mouza - Dongargaon total area admeasuring 2.02 HR, in

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Advocate

favour of in the favour M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar. Thereby by the virtue of registered sale deed bearing No. NGN /8161/2023 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 4/09/2023 vide Ferfar No. 4019.

vii. The property is coming under Nagpur Metropolitan Region Development Authority (NMRDA) and the Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) recommended the said Layout Plan for Demarcation Purpose only on.

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Advocate

viii. I have verified the records from the office of the Sub-Registrar Nagpur No. 7 Hingna, on payment of necessary search fees by their Receipt No. MH017590317202324U, dt. 18/3/2024 (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at Kh No 2/A/7/1 (erstwhile Kh No 95/2) having an area of 1.60 Hectors(16,000 Sq Mtr) out of which area admeasuring 15817.470 Sq Mtr has been utilized for the project Silver Pride-3 having net plottable area admeasuring 9433.51 Sq Mtr, held in Bhogwatdar Class-1 Rights, situated at Village - Dongargaon, P.S.K. 73 in Tahsil Nagpur (Rural) and District – Nagpur, 441108 is owned and possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul

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Advocate

Arunrao Upganlawar, subject to verification of All required Original Title Deeds

ix. I have verified the records from the Office of the concern Jt. Sub Registrar no. 7.

x. Whereas the records are not maintained properly and hence some of the records could not be verified. **However, the property is clear, transferable and marketable. Please verify the original documents as mentioned in documents verified**

4. Any other relevant title: As mentioned below: **As Above**.

5. Litigations if any: NIL

Rohit P. Masurkar Advocate Rohit P. Masurkar

Date:18/3/2024

Rohit P. Masurkar
Advocate
Rohit P. Masurkar
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