

ROHIT PRALHAD MASURKAR
Advocate

Date: 17/10/2023

ANNEXURE A

TO WHOM SO EVER IT MAY CONCERN
TITLE VERIFICATION AND SEARCH REPORT

I have been engaged by you to carry out the title search and verification report of the property acquired by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for a period of 30 Years from 1993 TO 2023. Accordingly, I have carried out the title search from the records of the Office of the Sub-Registrar-Hingna and Patwari Office and based on the documents submitted before me, my report is as under: -

1) Schedule of the property: -

All that piece and parcel of agriculture land at Kh. No. 113, total area admeasuring 1.72 HR (4.25 Acres), Land Revenue Rs. 4.53/- yearly with Occupant Class I rights at Mouza - Panjri (Farm),



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P. H. No. 42, Khate No. 46, Tahsil Nagpur Gramin & District Nagpur situated in the layout which is popularly known as "**SILVER PARK-15**", and bounded as under: -

ON THE EAST - Waroda Shiv
ON THE WEST - KH No. 112
ON THE NORTH - Shankarpur Shiv
ON THE SOUTH - KH. NO.114

LIST OF DOCUMENTS VERIFIED: -

1. Copy of 7/12 for Kh. No. 113, area 1.72 HR mutated in the name of Shri Jayant S/o Madhavrao Khalatkar.
2. Copy of registered sale Deed bearing No. NGN-5108-2008, dt. 14/08/2008 between Shri Nama Kolba Ganurkar, Shri Bhujang Kolba Ganurkar, Shri Bharat Kolba Ganurkar & Shri Shamrao Kolba Ganurkar and Jayant Madhavrao Khalatkar vide **Ferfar No.1266**, dated 02/09/2008.



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3. Copy of Ferfar Panji for Kh. No. 113, area 1.72 HR mutated in the name of Shri Jayant S/o. Madavrao Khalatkar.
4. Copy of Registered Sale Deed bearing No. HGN-8951-2023, dt. 29/08/2023 executed by Shri Jayant S/o. Madavrao Khalatkar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upanlawar for **Kh. No. 113**.
5. Copy of Title Verification and Search Report of **Kh. No. 113** conducted by Advocate Shri Rohit P. Masurkar for **M/s. Tirupati Developers**, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upanlawar, dt. 23/09/2023.
6. Copy of Computerized **7/12 for Kh. No. Kh. No. 113** mutated in the name of **M/s. Tirupati Developers**, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao



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Upganlawar vide **Ferfar No. 4804**, dt.
28/9/2023.

7. Copy of Order passed by Hon'ble Tahsildar Hingna for conversion of Agricultural land to Non-Agricultural Land dt. 28/9/2023 in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

8. Copy of Proposed Residential Layout Plan on **Kh. No. 113** dt. 20/9/2023.

9. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).

10. Copy of E- search.

1) A link of chain of transfer of property: -

On verification of the above-mentioned documents and title search carried out by me, I



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am of the opinion that the records of rights, initially the agriculture land at Kh. No. 58/1, total area admeasuring 1.79 HR at Mouza - Panjri (Farm), Bhogwatdar Class II, P. H. No. 42, Tahsil Nagpur Gramin & District Nagpur, was owned & possessed by Shri Nama Kolba Ganurkar, Shri Bhujang Kolba Ganurkar, Shri Bharat Kolba Ganurkar & Shri Shamrao Kolba Ganurkar and their names are mutated in the 7/12 revenue records in the year 1979-1980.

THEREAFTER, during the course of time resurvey of the Mouza Panjri Farm was conducted and the aforesaid land recorded in the name of Shri Nama Kolba Ganurkar, Shri Bhujang Kolba Ganurkar, Shri Bharat Kolba Ganurkar & Shri Shamrao Kolba Ganurkar is now renumbered as Kh. No. 113, total area admeasuring 1.72 HR of Mouza - Panjri (Farm).

THEREAFTER, the land at Kh. No. 113, total area admeasuring 1.72 HR at Mouza - Panjri (Farm), Bhogwatdar Class II rights was converted into Bhogwatdar Class-1 rights by the Sub Divisional Officer Nagpur vide its Order passed in the Rev



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Case No. 613/LND-18/2002-2003, dt. 18/01/2003 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 457, dt. 19/01/2003.

THEREAFTER, the agriculture land at Kh. No. 113, total area admeasuring 1.72 HR at Mouza Panjri (Farm), Tahsil Nagpur Gramin & District Nagpur is subsequently, mutated in the name of Shri Nama Kolba Ganurkar, Shri Bhujang Kolba Ganurkar, Shri Bharat Kolba Ganurkar, Shri Shamrao Kolba Ganurkar, Smt. Gunabai Mahadev Khawale, Smt. Janabai Dewaji Khawale, Smt. Manabai Gangaram Khawale, Smt. Ahilyabai Kundlikrao Bobde & Smt. Devkabai Ramchandra Dehankar and their names are mutated in the 7/12 revenue records.

THEREAFTER, as per the Order of the Tahsildar Nagpur Gramin vide his Order in Rev. Case No. 1559/13/2000-2001, dt.25/01/2001 the "KUL", the Tenancy Rights of Shri Kisan Narayan Kadu Diwanji & Shri Govinda Sakharam was deleted in the 7/12 revenue records and the said entry was



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mutated in the 7/12 revenue records vide Ferfar No. 467, dt.29/03/2003.

THEREAFTER, Shri Nama Kolba Ganurkar left for heavenly abode and consequent upon his death his share of the said land at Kh. No. 113, total area admeasuring 1.72 HR at Mouza - Panjri (Farm) devolved upon his legal heirs namely Shri Dadarao Nama Ganurkar, Shri Sukhdev Namaji Ganurkar & Shri Rambhau Namaji Ganurkar. Subsequently Shri Rambhau Namaji Ganurkar also left for heavenly abode and consequent upon his death his share of the said land devolved upon his legal heirs namely Smt. Chhaya Rambhau Ganurkar, Sujata Rambhau Ganurkar after marriage Smt. Sujata Prashant Ganurkar and Shri Sonu Rambhau Ganurkar and their names are mutated in the 7/12 revenue records. Later on, Shri Shamrao Kolba Ganurkar left for heavenly abode on 10/01/2004 and consequent upon his death his share of the said land devolved upon his legal heirs namely Shri Dhanraj Shama Ganurkar, Shri Chandrabhan Shama Ganurkar, Shri Guaderao Shama Ganurkar, Shri Pandurang Shama Ganurkar &



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Sau. Suman Vinayak Chandurkar. During the period Shri Bharat Kolba Ganurkar also left for heavenly abode on 25/05/2004 and consequent upon his death his share of the said land devolved upon his legal heirs namely Smt. Kaushalyabai Bharat Ganurkar, Shri Girdhar Bharat Ganurkar, Shri Prabhakar Bharat Ganurkar, Usha Bharat Ganurkar 10- Sau. Usha Shankarrao Chikhalkar, Chaya Bharat Ganurkar after marriage Sau. Chaya Anantrao Khawale and Sushila Bharat Ganurkar after marriage Sau. Sushila Bharat Dehankar and their names are also mutated in the 7/12 revenue records.

THEREAFTER, Smt. Janabai Dewaji Khawale left for heavenly abode on 26/03/1985 and consequent upon her death her share of the said land devolved upon his legal heirs namely Shri Gangadhar Devaji Khawale, Shri Atmarao Devaji Khawale, Shri Jaidev Devaji Khawale & Shri Shantaram Devaji Khawale. Later on, Shri Jaidev Devaji Khawale also left for heavenly abode and Shri Shantaram Devaji Khawale also left for heavenly abode and consequent upon their death their share of the said land devolved upon their



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legal heirs namely Shri Prakash Jaidev Khawale, Shri Udaybhan Shantaram Khawale, Shri Ratnakar Shantaram Khawale, Smt. Kalabai Shantaram Khawale respectively. During the period Smt. Gunabai Mahadev Khawale left for heavenly abode on 10/04/1984 and consequent upon her death her share of the said land devolved upon his legal heirs namely Shri Shriram Mahadev Khawale, Shri Vitthal Mahadevrao Khawale, Shri Dhanraj Mahadevrao Khawale and Shri Sheshrao Mahadevrao Khawale. Subsequently Shri Shriram Mahadev Khawale left for heavenly abode on 09/11/1977 and consequent upon his death his share of the said land devolved upon Shri Devanand Shriram Khawale, Smt. Mainabai Shriram Khawale and Shri Sheshrao Mahadevrao Khawale also left for heavenly abode on 27/06/2008 and consequent upon his death his share of the said land devolved upon Shri Dattaraj Sheshrao Khawale, Shri Kishor Sheshrao Khawale, Shri Arun Sheshrao Khawale, Ku. Archana Sheshrao Khawale after marriage Archana Yadavrao Ghumekar and Smt. Satyabhamabai Sheshrao Khawale and their names are jointly mutated in



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the 7/12 revenue records vide Ferfar No. 1255, dt.30/07/2008.

THEREAFTER, Smt. Manabai Gangaram Khawale left for heavenly abode on 12/11/1983 and consequent upon her death her share of the said land devolved upon her legal heirs namely Shri Govinda Gangaram Khawale, Shri Gambhir Gangaram Khawale, Shri Suryabhan Gangaram Khawale & Sakhubai Govinda Khawale and their names are mutated in the 7/12 revenue records. So also Sakhubai Govinda Khawale left for heavenly abode and she being unmarried and therefore her name was deleted in the 7/12 revenue records. Later on Shri Govinda Gangaram Khawale left for heavenly abode on 05/01/1992 and consequent upon his death his share of the said land devolved upon her legal heirs namely Shri Jivlag Govinda Khawale. During the period Shri Gambhir Gangaram Khawale left for heavenly abode on 19/02/2006 and consequent upon his death his share of the said land devolved upon her legal heirs namely Shri Akhlesh Gambhir Khawale & Shri Mangesh Gambhir Khawale. Subsequently Shri Suryabhan



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Gangaram Khawale also left for heavenly abode on 14/06/2005 and consequent upon his death his share of the said land devolved upon her legal heirs namely Shri Nilesh Suryabhan Khawale, Shri Yogesh Suryabhan Khawale, Smt. Ranjana Suryabhan Khawale & Smt. Shantabai Gopalrao Wankhede.

THEREAFTER, the then owners Shri Dadarao Nama Ganurkar, Smt. Chhaya Rambhau Ganurkar, Sujata Rambhau Ganurkar, Smt. Devkabai Ramchandra Dehankar, Shri Bhujang Shama Ganurkar, Shri Chandrabhan Pandurang Ganurkar through his POAH and for Himself Shri Dhanraj Shama Ganurkar, Shri Gunderao Shama Ganurkar, Sau. Suman Vinayak Chandurkar, Shri Girdhar Bharat Ganurkar, Smt. Kaushalya Bharat Ganurkar, Shri Prabhakar Bharat Ganurkar, Usha Bharat Ganurkar after marriage Sau. Usha Shankarrao Chikhalkar, Chaya Bharat Ganurkar after marriage Sau. Chaya Anantrao Khawale through their POAH and for Himself Shri Girdhar Bharat Ganurkar, Ku. Sonu Rambhau Ganurkar through her POAH & for Herself Smt. Chhaya Rambhau Ganurkar & Sushila Bharat



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Ganurkar transferred the land area admeasuring 0.91 HR out of Kh. No. 113, total area admeasuring 1.72 HR at Mouza - Panjri (Farm) in favour of Shri Manoj Shripad Pimplapure, Shri Prabhat Devendranath Mukherjee & Shri Ajaysingh Mahipalsingh Chauhan and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-5388-2007, dt.07/11/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur Gramin 10, thereby by virtue of the said registered Sale Deed Shri Manoj Shripad Pimplapure, Shri Prabhat Devendranath Mukherjee & Shri Ajaysingh Mahipalsingh Chauhan became the absolute joint owners of the land area admeasuring 0.91 HR out of Kh. No. 113, total area admeasuring 1.72 HR at Mouza - Panjri (Farm).

THEREAFTER, the then joint owners Smt. Ahilyabai Kundlikrao Bobde, Smt. Devkabai Ramchandra Dehankar, Shri Dadarao Nama Ganurkar, Shri Sukhdev Namaji Ganurkar, Smt. Chhaya Rambhau Ganurkar, Sujata Rambhau Ganurkar after marriage Smt. Sujata Prashant

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Ganurkar, Shri Sonu Rambhau Ganurkar, Shri Gangadhar Devaji Khawale, Shri Atmarao Devaji Khawale, Shri Prakash Jaidev Khawale, Shri Udaybhan Shantaram Khawale, Shri Ratnakar Shantaram Khawale, Smt. Kalabai Shantaram Khawale, Shri Vitthal Mahadevrao Khawale, Shri Dhanraj Mahadevrao Khawale, Shri Devanand Shriram Khawale, Smt. Mainabai Shriram Khawale, Shri Jivlag Govind Khawale, Shri Akhlesh Gambhir Khawale, Shri Mangesh Gambhir Khawale, Shri Yogesh Suryabhan Khawale, Smt. Ranjana Suryabhan Khawale, Smt. Shantabai Gopalrao Wankhede, Shri Dattaraj Sheshrao Khawale, Shri Kishor Sheshrao Khawale, Shri Arun Sheshrao Khawale, Ku. Archana Sheshrao Khawale after marriage Archana Yadavrao Ghumekar, Smt. Satyabhamabai Sheshrao Khawale, Shri Bhujang Kolba Ganurkar, Shri Dhanraj Shama Gamurkar, Shri Chandrabhan Shama Ganurkar, Shri Gunderao Shama Ganurkar, Shri Pandurang Shama Ganurkar, Sau. Suman Vinayak Chandurkar, Smt. Kaushalyabai Bharat Ganurkar, Shri Girdhar Bharat Ganurkar, Shri Prabhakar Bharat Ganurkar, Usha Bharat



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Ganurkar after marriage Sau. Usha Shankarrao Chikhalkar, Chaya Bharat Ganurkar after marriage Sau. Chaya Anantrao Khawale, Sushila Bharat Ganurkar after marriage Sau. Sushila Bharat Dehankar, Shri Manoj Shripad Pimplapure, Shri Prabhat Devendranath Mukherjee & Shri Nilesh Suryabhan Khawale jointly transferred the land at Kh. No. 113, total area admeasuring 1.72 HR at Mouza - Panjri (Farm) in favour of the above-named Vendor Shri Jayant Madhavrao Khalatkar and accordingly executed a registered Sale Deed bearing No. NGN-7-5108-2008, dt. 14/08/2008 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 7, thereby by virtue of the said registered Sale Deed the above-named Vendor Shri Jayant Madhavrao Khalatkar became the absolute owner of the land at Kh. No. 113, total area admeasuring 1.72 HR at Mouza - Panjri (Farm) and accordingly his name is mutated in the 7/12 revenue records vide Ferfar No. 1266, dt.02/09/2008.

THEREAFTER, the Vendor named hereinabove are now desirous of disposing the aforesaid



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property at all that piece and parcel of agriculture land at Kh. No. 113, total area admeasuring 1.72 HR (4.25 Acres), Land Revenue Rs. 4.53/- yearly with Occupant Class I rights at Mouza-Panjri (Farm), P. H. No. 42, Khate No. 46, Tahsil - Nagpur Gramin & District Nagpur for some cogent reason & good causes and therefore has declared his intention to do so. The Purchaser being desirous and interested in purchasing the said property, had approached the Vendor and verified the title documents and on being satisfied with the title of the Vendor with respect to the said property, and after due discussions and negotiations both the parties have arrived at an understanding for selling and purchasing the said agricultural land at all that piece and parcel of agriculture land at Kh. No. 113, total area admeasuring 1.72 HR (4.25 Acres), Land Revenue Rs. 4.53/- yearly with Occupant Class I rights at Mouza - Panjri (Farm), P. H. No. 42, Khate No. 46, Tahsil - Nagpur Gramin & District Nagpur.



Thereafter, the then owner Shri Jayant S/o Madhavrao Khalatkar transferred the said land at

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Kh. No. 113 total area admeasuring 1.72 HR, of Mouza Mouza – Panjri (Farm), P. H. No. 42, Khate No. 46, Tahsil Nagpur Gramin & District Nagpur in favour of M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar. Thereby by the virtue of registered sale deed bearing No. NGN /8951/2023, M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar became the absolute owner of the scheduled property and the same has been mutated in the 7/12 extract as on 28/9/2023 vide Ferfar No. 4804.

The owners had submitted the scheduled property for its conversion into non-Agriculture land for Residential purpose and the Hon'ble Tahsildar vide Order dt. 8/10/2023 has approved the said conversion and to that effect proposed residential Layout Plan on Kh. No. 113 dt. 20/9/2023 has also been sanctioned. The property is coming under Nagpur Metropolitan Region Development Authority (NMRDA) and the Executive Engineer, Nagpur Metropolitan Region



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Development Authority (NMRDA) recommended the said Layout Plan for Demarcation Purpose only on.

2) Title of the Property: -

The scheduled property is owned & possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar herein in above.

3) Opinion:-

I have verified the records from the office of the Sub-Registrar NGN-7, on payment of necessary search fees by their Receipt No. MH009654001202324U, dt. 17/10/2023 (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at Kh. No. 113, total area admeasuring 1.72 HR, of Mouza Mouza – Panjri (Farm), P. H. No. 42, Khate No. 46, Tahsil Nagpur Gramin & District Nagpur, situated in the layout which



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is popularly known as "**SILVER PARK-15**",
P. H. No. 42, Tahsil— Nagpur Gramin &
District Nagpur is owned and possessed by
M/s. Tirupati Developers, Acting Through its
Partners, Shri Prashant Manoharrao
Bongirwar & Shri Rahul Arunrao
Unganlawar, subject to verification of All
required Original Title Deeds. I have verified
the records from the Office of the concern
Sub Registrar & Patwari of Panjari however,
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.




Yours faithfully,

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