ROHIT PRALHAD MASURKAR
Advocate

Date: 08/01/2025

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 Upganlawar for a period of 30 Years from 1994 TO 2024, 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: -

Rohit P. Masurkar Advocate Rohit P. Masurkar

Schedule of the property: -

All that piece and parcel of agriculture land at Kh. No. 30 (Part), total area admeasuring 1.58 HR is divided by east west wise & southern portion,

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area admeasuring 0.93 HR, Land Revenue Rs.6.50 yearly with Occupant Class I rights at Mouza - Sukali (Gupchup), P. H. No. 45, Tahsil - Hingna & District Nagpur and the Khasara is bounded as under: -

On the east:	**Kh. No. 29**
On the west:	**Khadka Shiv Pandhan**
On the north:	**Remaining Portion of Kh. No. 30.**
On the south:	**Khadka Shiv Pandhan**

List of Documents verified: -

1. Certified Copy of Adhikar Abhilekh Panji.

2. Copy of Compromise Deed in the F.D. No. 1367/1992 amongst the Plaintiff and the Defendants filed in the 23rd Joint Civil Judge Junior Division Nagpur on 29/10/2007.

3. Copy of 7/12 for Kh. No. 30 (Part) mutated in the name of Smt. Shantabai Gajanan

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Nagode, Shri Madhukar Gajanan Nagode & Shri Ashok Gajanan Nagode for area 0.93 HR and Shri Ranjit Rameshrao Nagode, Shri Sandeep Rameshrao Nagode, Shri Jaideep Rameshrao Nagode, Sau. Roshani Prmaodrao Ghadge & Smt. Shobha Rameshrao Nagode for area 0.65 HR vide Ferfar No. 597, dt.05/12/2007.

4. Copy of Ferfar Nondvahi vide Ferfar No. 597, dt.05/12/2007.

5. Certified Copy of Computerized 7/12 for Kh. No. 30, area admeasuring 1.58 HR mutated in the name of Smt. Shantabai Gajanan Nagode, Shri Madhukar Gajanan Nagode, Shri Ranjit Rameshrao Nagode, Shri Sandeep Rameshrao Nagode, Shri Jaideep Rameshrao Nagode, Sau. Roshani Prmaodrao Ghadge, Smt. Shobha Rameshrao Nagode, Shri Jitendra Ashok Nagode, Sau. Renuka Vijay Shinde, Sau. Pallavi Mahesh Shinde & Smt. Shobha Ashok Nagode.

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6. Certified Copy of Ferfar Nondvahi vide Ferfar No. 1288, dt.24/03/2021.

7. Original Sale deed between Smt. Shantabai Gajanan Nagode, Shri Madhukar Gajanan Nagode, Shri Ranjit Rameshrao Nagode, Shri Sandeep Rameshrao Nagode, Shri Jaideep Rameshrao Nagode, Sau. Roshani Prmaodrao Ghadge, Smt. Shobha Rameshrao Nagode, Shri Jitendra Ashok Nagode, Sau. Renuka Vijay Shinde, Sau. Pallavi Mahesh Shinde & Smt. Shobha Ashok Nagode and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar by virtue of Sale deed bearing No. HGN-4892-2022 DT. 10/08/2022.

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8. Copy of Ferfar Nondvahi vide Ferfar No. 1408, dt.14/09/2022.

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9. Certified Copy of Computerized 7/12 for Kh. No. 30 (Part), area admeasuring 1.58 HR mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

10. Copy of NA order dated 20/12/2024 passed by the learned Tehsildar (Gramin) Hingna in R.M. NO. 11/N.A.P.-34/PRO-1/2024-2025 thereby granting the permission to M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Development of the land situated at Kh. No. 30 (Part), total area admeasuring 1.58 HR is divided by east west wise & southern portion, area admeasuring 0.93 HR at MouzaSukali (Gupchup) in Tahsil - Hingna and District - NAGPUR.

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11. Copy of Demarcated Layout Plan recommended by Executive Engineer,

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Nagpur Metropolitan Region Development Authority (NMRDA) on 04/12/2024.

12. Copy of E-search.

A link of chain of transfer of property: -

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

Initially on 01/10/1955 the agriculture land at (Old Kh. No. 31/2 & 47/2) Kh. No. 30, area admeasuring 1.58 HR, Kh. No. 119, area admeasuring 2.46 HR & Kh. No. 157, area admeasuring 2.76 HR of Mouza Sukali (Gupchup), P. H. No. 45, Tahsil Hingna & District Nagpur was owned & possessed by Shri Mukundrao Marotrao Nagode & Shri Trimbak Marotrao Nagode. Consequent upon the death of Shri Mukundrao Marotrao Nagode the said land devolved upon his legal heirs namely Smt. Laxmibai Mukundrao Nagode, Shri Gajanan Mukundrao Nagode, Shri Janglu Mukundrao Nagode, Shri Bhaiyya Mukundrao Nagode & Smt.

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Zingubai Vithoba Nikam vide Adhikar Abhilekh Panji records of rights 1954-55. Smt. Laxmibai Mukundrao Nagode expired in the year 1975 and thereby her name is deleted. So also Smt. Zingubai Vithoba Nikamalso expired intestate and does not have any issue and thereby her name is also deleted. In the meantime, Shri Trimbak Marotrao Nagode left for heavenly abode without having any legal heirs and it reveals that Shri Janglu Mukundrao Nagode also expired without having any legal heirs.

Thereafter, consequent upon the death of Shri Gajanan Mukundrao Nagode his share of the said land devolved upon his legal heirs Smt. Shantabai Gajanan Nagode, Shri Madhukar Gajanan Nagode, Shri Ashok Gajanan Nagode and Usha Gajanan Nagode (after marriage Sau. Usha Shivaji Pawar) being minor through her Natural Guardian & Mother Smt. Shantabai Gajanan Nagode names were mutated on the records of rights. During the period Shri Bhaiyya Mukundrao Nagode also expired and thereby his only legal heirs namely Shri Ramesh Bhaiyya

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Nagode name has been mutated on the records of rights.

Thereafter, consequent upon the death of Shri Ramesh Bhaiyya Nagode his share of the said land at Kh. No. 30, area admeasuring 1.58 HR, Kh. No. 119, area admeasuring 2.46 HR & Kh. No. 157, area admeasuring 2.76 HR of Mouza Sukali (Gupchup)devolved upon his legal heirs namely Smt. Shobha Rameshrao Nagode, Shri Ranjit Rameshrao Nagode, Shri Sandeep Rameshrao Nagode, Shri Jaideep Rameshrao Nagode & Sau. Roshani Prmaodrao Ghadge. We restrict our search with Kh. No. 30, area admeasuring 1.58 HR of Mouza Sukali (Gupchup) now belongs to Smt. Shantabai Gajanan Nagode, Shri Madhukar Gajanan Nagode, Shri Ashok Gajanan Nagode and Sau. Usha Shivaji Pawar and Smt. Shobha Rameshrao Nagode, Shri Ranjit Rameshrao Nagode, Shri Sandeep Rameshrao Nagode, Shri Jaideep Rameshrao Nagode & Sau. Roshani Prmaodrao Ghadge.

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Thereafter, Sau. Usha Shivaji Pawar has filed a Civil Suit No. 1367/1992 and claimed her 1/5th share in the said land at Kh. No. 30, area admeasuring 1.58 HR, Kh. No. 119, area admeasuring 2.46 HR & Kh. No. 157, area admeasuring 2.76 HR of Mouza Sukali (Gupchup) which was decided by the 2nd Jt. Civil Judge Junior Division Nagpur on 20/01/1996 and thereby Sau. Usha Shivaji Pawar has been given her 1/5th share in the land. But the other legal heirs of Shri Gajanan Nagode did not give the possession of 1/5th share to Sau. Usha Shivaji Pawar and therefore on 25/04/1996 she again filed a Petition for the possession and on 01/11/2006 the Court has ordered for legal demarcation of the land through TILR Nagpur / Hingna.

Rohit P. Masurkar Advocate Rohit P. Masurkar

That during the proceedings of the said petition F.D. No. 1367/1992 the parties to the disputes have come to a Compromise and filed a Compromise Deed before the 2nd Jt. Civil Judge Junior Division Nagpur and according to the said Compromise Deed the scheduled property at Kh.

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No. 30, total area admeasuring 1.58 HR is partitioned and 0.93 HR of Mouza Sukali (Gupchup) has come to the share of Smt. Shantabai Gajanan Nagede, Shri Madhukar Gajanan Nagode & Shri Ashok Gajanan Nagode and as per the Compromise Decree land at Kh. No. 119, total area admeasuring 2.46 HR is divided by north south wise & eastern portion, area admeasuring 1.20 HR of Mouza Sukali (Gupchup) come to the share of Sau. Usha Shivaji Pawar; the land at Kh. No. 119, total area admeasuring 2.46 HR is divided by north south wise & western portion, area admeasuring 1.26 HR of Mouza Sukali (Gupchup) and Kh. No. 30, area admeasuring 0.93 HR out of total area admeasuring 1.58 HR of Mouza Sukali (Gupchup) come to the share of Smt. Shantabai Gajanan Nagode, Shri Madhukar Gajanan Nagode & Shri Ashok Gajanan Nagode and the land at Kh. No. 30, area admeasuring 0.65 HR out of total area admeasuring 1.58 HR of Mouza Sukali (Gupchup) and Kh. No. 157, total area admeasuring 2.76 HR of Mouza Sukali (Gupchup) come to the share of Smt. Shobha Rameshrao Nagode, Shri Ranjit

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Rameshrao Nagode, Shri Sandeep Rameshrao Nagode, Shri Jaideep Rameshrao Nagode & Sau. Roshani Prmaodrao Ghadge and accordingly the said entry was mutated in the Ferfar Nondvahi vide Ferfar No. 597, dt.05/12/2007.

Thereafter, Shri Ashok Gajanan Nagode left for heavenly abode on 23/11/2020 and consequent upon his death his share of the said land at Kh. No. 30, area admeasuring 0.93 HR out of total area admeasuring 1.58 HR of Mouza Sukali (Gupchup) devolved upon his legal heirs namely Smt. Shobha Ashok Nagode, Shri Jitendra Ashok Nagode, Sau. Renuka Vijay Shinde & Sau. Pallavi Mahesh Shinde and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 1288, dt.24/03/2021.

Rohit P. Masurkar Advocate Rohit P. Masurkar

Thereafter, now the joint owners Smt. Shantabai Gajanan Nagode, Shri Madhukar Gajanan Nagode, Smt. Shobha Ashok Nagode, Shri Jitendra Ashok Nagode, Sau. Renuka Vijay Shinde & Sau. Pallavi Mahesh Shinde decided to dispose of the scheduled property at Kh. No. 30,

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total area admeasuring 1.58 HR is divided by east west wise & southern portion, area admeasuring 0.93 HR at Mouza - Sukali (Gupchup) to M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar by virtue of Sale Deed bearing No. HGN4892-2022 dt. 10/08/2022. Accordingly, the names were mutated in the name of M/s. Tirupati Developers vide Ferfar No 1408 dt. 14/9/2022.

Title of the property: -

The scheduled property is owned & possessed by **M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharra Bongirwar & Shri Rahul Arunrao Upganlawar** by virtue of Sale Deed bearing No. HGN4892-2022 dt. 10/08/2022.

Rohit P. Masurkar Advocate Rohit P. Masurkar

Opinion: -

I have verified the records from the office of the Sub Registrar Nagpur 7, on payment of necessary search fees by their Receipt No. MH013179178202425P, dt. 25/12/2024

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(Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land bearing Kh. No. 30 (Part) of Mouza–Sukali (Gupchup), P.H No. 45 having area admeasuring 1.58 HR situated at Sukali (Gupchup) in Tahsil–Hingna and District- Nagpur which is popularly known as **"VRINDAVAN PARK -4"**, is owned and possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar, subject to verification of all required original title deeds.

I have verified the records from the Office of the concern Sub Registrar & Patwari of Sukali (Gupchup) 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.

Rohit P. Masurkar Advocate Rohit P. Masurkar

Yours Faithfully,

Rohit P. Masurkar
Advocate Rohit P. Masurkar
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CHALLAN

MTR Form Number-6

GRN	MH013179178202425P	BARCODE		Date	25/12/2024-18:11:06	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	HGN_HINGNA SUB REGISTRAR	**Full Name**	Rohit P Masurkar
Location	NAGPUR		
Year	2024-2025 One Time	**Flat/Block No.**	148
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030072201 SEARCH FEE	750.00	**Road/Street**	Gandhinagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	Kh No 30 Part Mouza Sukali Gupchup Area 0.93 HR Tahsil Hingna District Nagpur
		Amount In Words	Seven Hundred Fifty Rupees Only
Total	750.00		

Payment Details	SBIEPAY PAYMENT GATEWAY	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024122503374	3104155847223
Cheque/DD No.		Bank Date	RBI Date	25/12/2024-18:11:17	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 25-12-2024 06:16:58