

ROHIT PRALHAD MASURKAR
Advocate

DATE: 19/12/2024

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 1994 TO 2024, Accordingly, I have carried out the title search from the records of the Office of the Sub-Registrar-Nagpur and Patwari Office and based on the documents submitted before me, my report is as under: -

Schedule of the properties: -

All that piece and parcel of Agricultural land bearing Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I

Address: "ANAND", 148, GANDHI NAGAR, NAGPUR - 440010



ROHIT PRALHAD MASURKAR
Advocate

Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR and bounded as under:

BOUNDARIES OF KH. NO. 86/2

On the East . Kh. No. 86/1
On the West . Kh. No. 86/3
On the North . KH. No. 85, 87 & 88
On the South . KH. NO. 71.

BOUNDARIES OF KH. NO. 86/3

On the East . Kh. No. 86/2
On the West . Kh. No. 75
On the North . KH. No. 85 & 87
On the South . KH. NO. 71, 72 & 73.

BOUNDARIES OF PROJECT KH. NO. 86/2 AND
86/3

On the East . Kh. No. 86/1

ROHIT PRALHAD MASURKAR
Advocate

On the West . Kh. No. 82/2

On the North . KH. No. 85/1 & 85/2

On the South . KH. NO. 72/1, 73 & 74.

List of Documents verified: -

1. Copy of registered Sale Deed bearing No. 7072 (P), dt. 30/11/1991 between Shri Devrao Lakshmanrao Sambre, Shri Dasbodh Lakshmanrao Sambre, Janardhan Lakshmanrao Sambre, Ashok Lakshmanrao Sambre in favour of Shri. Rajendra Tumdeo Hulke & Shri Sanjay Tumdeo Hulke.

2. Copy of registered Sale Deed bearing No. NGN-2545-2005, dt. 07/04/2005 between Shri. Rajendra Tumdeo Hulke & Shri Sanjay Tumdeo Hulke in favour of Shri. Rajesh Triloklal Jaiswal.

3. Copy of registered Sale deed dated 21/08/2006 duly registered at sub-Registrar Nagpur Rural in book No.1 at Serial No. 4187 on 22/08/2006 between



ROHIT PRALHAD MASURKAR
Advocate

Shri. Rajesh Triloklal Jaiswal in favour of
Shri. Bhopindersingh Arneja.

4. Copy of registered Sale Deed bearing No. NGN-6512-2017, dt. 14/07/2017 between Shri. Bhopindersingh Arneja in favour M/S Tirupati Developers through its Partners Shri Prashant S/o Manoharrao Bongirwar and Shri Rahul S/o Arunrao Upgalanwar.

5. Copy of computerized 7/12 for Kh No. 86/2 mutated in the name of M/s Tirupati Developers vide Ferfar No. 2672 dated 30/07/2018.

6. Copy of computerized 7/12 for Kh No. 86/3 mutated in the name of M/s Tirupati Developers vide Ferfar No. 2672 dated 30/07/2018.

7. Copy of Ferfar Panji for Kh No. 86/2 & 86/3, area 0.81 HR respectively mutated in the name of M/S Tirupati Developers through its Partners Shri Prashant S/o Manoharrao



ROHIT PRALHAD MASURKAR
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Bongirwar and Shri Rahul S/o Arunrao
Upgalanwar.

8. Copy of NA order dated 13/12/2024 passed by the learned Tehsildar (Gramin) Hingna in R.M. NO. 44/N.A.P.-34/2024-2025 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. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR.

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

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ROHIT PRALHAD MASURKAR
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Nagpur Metropolitan Region Development
Authority (NMRDA) on 05/12/2024.

10. Copy of E-search.

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

On verification of the above-mentioned documents and title search carried out by me, I am of the opinion that the initially the agricultural land bearing Kh. No. 86/2 of Mouza -Dongargaon having an area of 0.81 Hectors, Rental Rs. 1.43 held in Occupancy Class-I Rights, situate at Village — Dongargaon, P.S.K. 73 in Tahsil — Nagpur (Rural) and District — NAGPUR Originally belonged to Shri. Narendra Tumdeo Hulke & Shri Sanjay Tumdeo Hulke, being their jointly property.

Thereafter Shri. Narendra Tumdeo Hulke & Shri Sanjay Tumdeo Hulke lateron transferred the aforesaid Kh. No. 86/2 of Mouza — Dongargaon P.S.K. 73 having an area of 0.81 Hectors, Rental Rs.1.43 held in Occupancy Class-I Rights, situate at Village — Dongargaon, in Tahsil —



ROHIT PRALHAD MASURKAR
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Nagpur (Rural) and District — NAGPUR, by way of Sale to Shri. Rajesh Trilokilal Jaiswal, by a Sale Deed Dated 07/04/2005, which is duly registered at the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 2545 on even date.

Thereafter agricultural land bearing Kh. No. 86/3 of Mouza — Dongargaon P.S.K. 73 having an area of 0.81 Hectors, Rental Rs. 1.43 held in Occupancy Class-I Rights, situate at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR Originally belonged to Mahatma Bahu Uddeshiya Khadi Gramudyog Sanstha, Nagpur, being its separate property.

Thereafter Mahatma Bahu Uddeshiya Khadi Gramudyog Sanstha, Nagpur lateron transferred the aforesaid Kh. No. 86/3 of Mouza — Dongargaon P.S.K. 73 having an area of 0.81 Hectors, Rental Rs. 1.43 held in Occupancy Class-I Rights, situate at Village— Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR by way of Sale to Shri. Narendra Tumdeo Hulke & Shri Sanjay Tumdeo Hulke, by

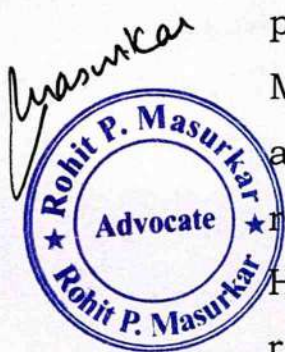


ROHIT PRALHAD MASURKAR
Advocate

a Sale Deed Dated 14/06/2005, which is duly registered at the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 3850 on even date.

Thereafter Shri. Narendra Tumdeo Hulke & Shri Sanjay Tumdeo Hulke lateron transferred the aforesaid Kh. No. 86/3 of Mouza — Dongargaon P.S.K. 73 having an area of 0.81 Hectors, Rental Rs. 1.43 held in Occupancy Class-I Rights, situate at Village — Dongargaon, by way of Sale to Shri Rajesh Trilokilal Jaiswal, by a Sale Deed Dated 08/07/2005, which is duly registered at the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 4343 on even date.

Thereafter the aforesaid Shri. Rajesh Trilokilal Jaiswal lateron transferred the aforesaid property comprising Kh. Nos. 86/2 and 86/3 of MOUZA — DONGARGAON P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling area of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, situated at Village — Dongargaon, in



ROHIT PRALHAD MASURKAR
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Thasil — Nagpur (Rural) and District — NAGPUR, in favour of Shri. Bhopindersingh Ratansingh Arneja, the Vendor named hereinabove, by a Sale Deed Dated 21-08-2006, which is duly registered at the Office of the Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 4187 on 22-08-2006. The said Sale Deed is consented by Shri. Nitin Bhaskarrao Kailaswar in the capacity of Consensor. As a result, therefore the Vendor has now become the owner of the aforesaid properties, with heritable and transferable rights therein and the same is also accordingly mutated in his name in all relevant records.

Thereafter Shri. Bhopindersingh Ratansingh Arneja lateron transferred all that Piece and Parcel of Agricultural land bearing Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, Togetherwith all trees, shrubs, passage, right of pathways, water courses and all other



ROHIT PRALHAD MASURKAR
Advocate

easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR by way of sale deed bearing no. NGN-6512-2017 dated 14/07/2017 in favor of M/S. Tirupati Developers, through its Partner Shri Prashant S/o Manoharrao Bongirwar and Shri Rahul S/o Arunrao Urganlawar with heritable and transferable rights therein and the same is also accordingly mutated in their joint names in all relevant records.

3) Title of the Property: -

The scheduled property is owned & possessed by **M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharra Point No. 2 here in above. Bongirwar & Shri Rahul Arunrao Urganlawar.** Report based on the Documents verified in point no. 2 herein in above.



4) Opinion:

I have verified the records from the office of

ROHIT PRALHAD MASURKAR
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the Sub-Registrar 7, on payment of necessary search fees by their Receipt No. MH012874924202425U, dt. 19/12/2024 (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of Agricultural land bearing Kh. Nos. 86/2 and 86/3 of Mouza — DONGARGAON, P.S.K. 73 having an area of 0.81 Hectors and 0.81 Hectors respectively, thus totalling of 1.62 Hectors, Rental Rs. 1.43 and Rs. 1.43 respectively both held in Occupancy Class-I Rights, Together with all trees, shrubs, passage, right of pathways, water courses and all other easementary rights appurtenant and belonging thereto, situated at Village — Dongargaon, in Tahsil — Nagpur (Rural) and District — NAGPUR, situated in the layout which is popularly known as **“RAJAT BHOOMI-13”**, P.S.K. 73, Tahsil — Nagpur (Rural) & District Nagpur is owned and possessed by M/S. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.



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Since the Zone Certificate indicates the scheduled property is coming under Residential and the Purchaser already being agriculturist does not need to seek the permission u/s 89 of the Mumbai Tenancy & Agricultural Land (Vidarbha Region) Act 1958, for purchase of agricultural land by non-agriculturist.

I have verified the records from the Office of the concern Sub Registrar-7 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.

In order to convert the said land into non-agriculture, as the land is coming under NMRDA the due process needs to be followed for the conversion of the said land into Non-Agriculture for Residential purpose. The Layout Plan needs to be sanctioned from NMRDA, obtained NA Order from the Collector



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Nagpur and get plot wise RL Letter from the
NMRDA.

Yours Faithfully,



Rohit P. Masurkar
ADVOCATE



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Advocate