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Date: - 03/09/2020

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 to be acquired by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for a period of 13 Years from 2009 TO 2021, Accordingly, I have carried out the title search from the records of the Office of the Sub-Registrar-Nagpur 7 and Patwari record 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. 41/2, total area admeasuring 1.01 HR, Land Revenue Rs. 3.90 yearly with Occupant Class I rights at Mouza – Shankarpur, P. H. No. 42, comprising of Plot No. 1 to 39, total plotable area of 4995.799 Sq. Mtrs., within the limits of Grampanchayat Shankarpur, Tahsil – Nagpur Gramin & District Nagpur and the Khasara is bounded as under: -

On the east	-	Field of Kh. No. 42
On the west	-	Field of Kh. No. 40
On the north	-	Remaining Portion of Kh. No. 41
On the south	-	Field of Kh. Nos. 40 & 43

2) List of Documents verified:-

1. Copy of 7/12 for Kh. No. 97/1 mutated in the name of Shri Ragho Narayan Raut.
2. Copy of Ferfar Nondvahi No. 164, dt.31/07/1998.
3. Copy of 7/12 for Kh. No. 41 mutated in the name of Shri Dhanraj Raghoba Raut, Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba Raut, Smt. Sarubai Raghoba Raut, Sau. Mandakini Madhukarrao Doifode, Sau. Damyanti Vitthalrao Choudhari & Sau. Chandrakala Pradeep Rao Belsare vide Ferfar No. 164, dt.31/07/1998.
4. Copy of Order bearing No. 30/LND-18/1998-99, dt.29/12/1999 issued by the Sub Divisional Officer Nagpur.
5. Copy of registered Power of Attorney bearing No. 385, dt.28/01/1999 executed by Smt. Sarubai Raghoba Raut, Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba Raut, Sau. Mandakini Madhukarrao Doifode, Sau. Damyanti Vitthalrao Choudhari & Sau. Chandrakala Pradeep Rao Belsare in favour of Shri Dhanraj Raghoba Raut.



6. Copy of registered Sale Deed bearing No. NGN-GRA-10-05085-2007, dt.24/10/2007 between Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba Raut, Smt. Sarubai Raghoba Raut, Sau. Mandakini Madhukarrao Doifode, Sau. Damyanti Vitthalrao Choudhari & Sau. Chandrakala Pradeeprao Belsare through their POAH and for Himself Shri Dhanraj Raghoba Raut and Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani.
7. Copy of Ferfar Nondvahi No. 553, dt.30/11/2008.
8. Copy of Computerized 7/12 for Kh. No. 41/2 mutated in the name of Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur vide Ferfar No. 553, dt.30/11/2008.
9. Copy of Letter for Non Agriculture bearing No. का.अभि./नामप्रविप्रा/२७९८ dt.01/10/2019 issued by Nagpur Metropolitan Region Development Authority (NMRDA).
10. Copy of Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).
11. Copy of registered Agreement to Sale bearing No. NGN-7-3564-2020, dt.29/07/2020 between Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.
12. Copy of registered General Power of Attorney bearing No. NGN-7-3565-2020, dt.29/07/2020 executed by Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.
13. Copy of E-search.

3) 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 initially the agriculture land at Kh. No. 97/1, total area admeasuring 2.43 HR of Mouza - Shankarpur, P. H. No. 42, Bhogwatdar Class II land, Tahsil - Nagpur Gramin & District Nagpur, was owned & possessed by Shri Ragho Narayan Raut and accordingly his name is mutated in the 7/12 records.

During the consolidation the above said agriculture land at Kh. No. 97/1, total area admeasuring 2.43 HR of Mouza - Shankarpur is newly numbered as Kh. No. 41, total area admeasuring 2.00 HR, Bhogwatdar Class - II land of Mouza - Shankarpur, Tahsil - Nagpur Gramin & District Nagpur.

Whereas Shri Ragho Narayan Raut left for heavenly abode on 24/11/1997 and consequent upon his death the said land at Kh. No. 41, total area admeasuring 2.00 HR, Bhogwatdar Class - II land of Mouza - Shankarpur, Tahsil - Nagpur Gramin & District Nagpur devolved upon his legal heirs namely Shri Dhanraj Raghoba Raut, Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba Raut, Smt. Sarubai Raghoba Raut, Sau. Mandakini Madhukarrao Doifode, Sau. Damyanti Vitthalrao Choudhari & Sau. Chandrakala Pradeeprao Belsare and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 164, dt.31/07/1998.

Whereas, the land at Kh. No. 41, total area admeasuring 2.00 HR, Bhogwatdar Class - II land of Mouza - Shankarpur was converted into Bhogwatdar Class-I rights under section 29 Sub Section 2 (K) of the Maharashtra Land Revenue Code 1997 by the Sub Divisional Officer Nagpur vide its Order passed in the Rev Case No. 30/LND-18/1998-99, dt.29/12/1999.

