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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 Upganlawar** 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. 45/3/K, total area admeasuring 0.80 HR,** Land Revenue Rs. 2.86 yearly with Occupant Class I rights at **Mouza – Shankarpur,** P. H. No. 42, 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. 45/2, 45/4
On the west	-	Field of Kh. No. 45/1/A
On the north	-	Field of Kh. Nos. 45/3/B
On the south	-	Warud

2) List of Documents verified:-

1. Copy of Computerized 7/12 for Kh. No. 45/3 mutated in the name of Shri Madhukar Maroti Dandekar vide Ferfar No. 142, dt.02/04/1996.
2. Copy of Ferfar Nondvahi No. 142, dt.02/04/1996.
3. Copy of Ferfar Nondvahi No. 1584, dt.26/08/2016.
4. Copy of Ferfar Nondvahi No. 1616, dt.12/01/2017.
5. Copy of Ferfar Nondvahi No. 1839, dt.15/05/2019.
6. Copy of Ferfar Nondvahi No. 1851, dt.27/05/2019.
7. Copy of Ferfar Nondvahi No. 1882, dt.09/08/2019.
8. Copy of Ferfar Nondvahi No. 1883, dt.09/08/2019.
9. Copy of Gaov Nakasha.
10. Copy of Order bearing No. क्रं./दु.लि./आकार फोड पत्रक/मौजा शंकरपूर/२०१९ dt.22/07/2019 issued by Deputy Superintendent Land Records Nagpur (Rural).
11. Copy of Order bearing No. रा.मा.क्रं.०३/एस.आर.व्ही.-४३/२०१८-१९ dt.15/05/2019 issued by the Tahsildar Nagpur Gramin.
12. Copy of Order bearing No. क्रं./अका/कानूनगो/नाग्र(ग्रा)/कावि-९३२/२०१९ dt.30/07/2019 issued by Tahsildar Nagpur Gramin.
13. Copy of Computerized 7/12 for Kh. No. 45/3 mutated in the name of Shri Madhukar Maroti Dandekar vide Ferfar No. 159, dt.26/08/2016.
14. Copy of registered Sale Deed bearing No. NGN-GRA-10-3922-2019, dt.08/04/2019 between Shri Madhukar Maroti Dandekar, Shri Sanjay Madhukar Dandekar, Shri Nandu

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Madhukar Dandekar, Sau. Rekha Tukaram Mute & Sau. Vanita Prabhakar Borkar and Shri Pankaj Chandrakant Waghmare & Sau. Sonali Pankaj Waghmare.

15. Copy of Notarized Partition Deed between Shri Pankaj Chandrakant Waghmare and Sau. Sonali Pankaj Waghmare and Shri Madhukar Maroti Dandekar on 09/04/2019.
16. Copy of Computerized 7/12 for Kh. No. 45/3/K mutated in the name of Shri Pankaj Chandrakant Waghmare.
17. Copy of Letter for Non Agriculture bearing No. का.अभि./नामप्रविप्रा/४१०० dt.21/05/2020 issued by Nagpur Metropolitan Region Development Authority (NMRDA).
18. Copy of Sanctioned Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 21/05/2020.
19. 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. 45 (Old 94/1, 94/2, 94/3), total area admeasuring 6.92 HR of Mouza – Shankarpur with Occupant Class II rights, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur, was owned & possessed by Shri Ramkrushna Maroti Dandekar, Shri Devrao Maroti Dandekar & Shri Madhukar Maroti Dandekar and the said entry was mutated in the 7/12 revenue records.

Whereas as per the Partition Deed the land at Kh. No. 45 (Old 94/1, 94/2, 94/3), total area admeasuring 6.92 HR of Mouza – Shankarpur, the land at Kh. No. 45 (Old 94/1) admeasuring 2.31 HR of Mouza Shankarpur come to the share of Shri Ramkrushna Maroti Dandekar, land at Kh. No. 45 (Old 94/2) admeasuring 2.31 HR of Mouza Shankarpur come to the share of Shri Devrao Maroti Dandekar and is newly numbered as Kh. No. 45/2; and Kh. No. 45 (Old 94/3) admeasuring 2.31 HR of Mouza Shankarpur come to the share of Shri Madhukar Maroti Dandekar, viz. the scheduled property as mentioned scheduled in supra, is newly numbered as Kh. No. 45/3, total area admeasuring 2.31 HR of Mouza – Shankarpur and his name is mutated in the 7/12 revenue records vide Ferfar No. 142, dt.02/04/1996.

Whereas, the land at Kh. No. 45/3, total area admeasuring 2.31 HR of Mouza – Shankarpur, Bhogwatdar Class II rights was converted into Bhogwatdar Class-1 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. 52/LND-18/2016-17, dt.21/11/2016 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 1616.

Thereafter the then owner Shri Madhukar Maroti Dandekar along with his legal heirs namely Shri Sanjay Madhukar Dandekar, Shri Nandu Madhukar Dandekar, Sau. Rekha Tukaram Mute & Sau. Vanita Prabhakar Borkar jointly transferred the said land at Kh. No. 45/3, area admeasuring 1.60 HR out of total area admeasuring 2.31 HR along with undivided share & interest in the said land of Mouza – Shankarpur to Shri Pankaj Chandrakant Waghmare & Sau. Sonali Pankaj Waghmare and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-3922-2019, dt.08/04/2019 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 Pankaj Chandrakant Waghmare & Sau. Sonali Pankaj Waghmare became the absolute joint owners of the said land area admeasuring 1.60 HR out of total area admeasuring 2.31 HR along with undivided share & interest in the said land at Kh. No. 45/3 of Mouza – Shankarpur.

Thereafter the then joint owners Shri Pankaj Chandrakant Waghmare and Sau. Sonali Pankaj Waghmare and Shri Madhukar Maroti Dandekar executed a Notarized Partition Deed on 09/04/2019 for the said land at Kh. No. 45/3, total area admeasuring 2.31 HR of Mouza – Shankarpur and as per the said Partition the land at Kh. No. 45/3 is divided by east west wise & southern portion, area admeasuring 0.80 HR come to the share of Shri Pankaj Chandrakant Waghmare. Subsequently the applied to the Nayab Tahsildar Nagpur Gramin for the division of the said land at Kh. No. 45/3 according to the said Notarized Partition Deed. On the subsequent enquiry the Nayab Tahsildar Nagpur Gramin is pleased to pass an order in the Rev. Case No. 03/SRV-43/2018-19 Mouza Shankarpur, P. H. No. 42, as per the Section 85 of the Maharashtra

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