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Res:63, Bajiprabhu Nagar,
Nagpur-440 033**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. 40/3**, total area admeasuring **0.84 HR**, Land Revenue Rs. 3.15 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. 43
On the west	-	Field of Kh. No. 46
On the north	-	Field of Kh. Nos. 40/1 & 40/2
On the south	-	Field of Kh. No. 45

2) List of Documents verified:-

1. Copy of 7/12 for Kh. No. 40 mutated in the name of Shri Rama Bajju Shinde.
2. Copy of 7/12 for Kh. No. 40/2 mutated in the name of Shri Manohar Ramaji Shinde.
3. Copy of 7/12 for Kh. No. 40/1 mutated in the name of Shri Ankush Ramaji Shinde.
4. Copy of Ferfar Nondvahi No. 2, dt.13/07/1978.
5. Copy of Ferfar Nondvahi No. 164, dt.31/07/1998.
6. Copy of Ferfar Nondvahi No. 280, dt.02/01/2003.
7. Copy of Ferfar Nondvahi No. 300, dt.17/09/2003.
8. Copy of 7/12 for Kh. No. 40/3 mutated in the name of Shri Manohar Ramaji Shinde, Shri Kawdu Ramaji Shinde, Shri Ankush Ramaji Shinde, Smt. Sumitrabai Kashinath Thakre & Smt. Indubai Kashinath Khode vide Ferfar No. 300, dt.17/09/2003.
9. Copy of Order bearing No. 738/LND-18/2007-08, dt.28/09/2007 issued by the Sub Divisional Officer Nagpur.
10. Copy of registered Irrevocable Power of Attorney bearing No. NGN-GRA-10-717-2005, dt.01/02/2005 executed by Shri Manohar Ramaji Shinde, Shri Kawdu Ramaji Shinde, Shri Ankush Ramaji Shinde, Smt. Sumitrabai Kashinath Thakre & Smt. Indubai Kashinath

