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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 1993 TO 2022, 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:-

1) Schedule of the property:-

All that piece and parcel of agriculture land at Kh. No. 71/3, total area admeasuring 1.46 HR, Land Revenue Rs. 5.98 yearly with Occupant Class I rights, comprising of Plot No. 1 to 72, total plotable area of 8926.80 Sq. Mtrs., Mouza – Sukali (Gupchup), situated in the layout which is popularly known as “SAMRUDDHI-5”, P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under:-

On the East	-	Kh. No. 71/1
On the West	-	Pandhan
On the North	-	Kh. No. 72 & 70
On the South	-	Kh. No. 71/2

2) List of Documents verified:-

1. Copy of 7/12 for Kh. No. 71/1 mutated in the name of Sau. Mangla Ganesh Badwaik vide Ferfar No. 80, dt.07/08/1992.
2. Copy of Ferfar Nondvahi vide Ferfar No. 146, dt.01/01/1999.
3. Copy of Ferfar Nondvahi vide Ferfar No. 517, dt.30/04/2007.
4. Copy of 7/12 for Kh. No. 71/3 mutated in the name of Shri Dhirajlal Ratilal Mandaviya, Shri Narendra Dhirajlal Mandaviya & Sau. Yamini Narendra Mandaviya vide Ferfar No. 577, dt.21/06/2007.
5. Copy of Ferfar Nondvahi vide Ferfar No. 577, dt.21/06/2007.
6. Copy of 7/12 for Kh. No. 71/3 mutated in the name of Shri Narendra Dhirajlal Mandaviya, Sau. Yamini Narendra Mandaviya & Shri Yash Narendra Mandaviya.
7. Copy of Bhag Nakasha & Zone Dakhla vide Letter No. क्रमांक नर/भान/नामप्रविप्रा/१२३७७, dt.13/12/2021 issued by the Town Planner NMRDA Nagpur that the scheduled property is coming under Residential.
8. Original registered Sale Deed bearing No. HGN-7969-2021, dt.17/12/2021 between Shri Narendra Dhirajlal Mandaviya, Sau. Yamini Narendra Mandaviya & Shri Yash Narendra Mandaviya in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
9. Original Letter bearing No. का.अभि./नामप्रविप्रा/६३९५ dt.23/12/2021 for recommendation of the Layout by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).



10. Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 23/12/2021.
11. 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 the records of rights indicates, that initially the agriculture land at Kh. No. 71/1, total area admeasuring 2.87 HR of Mouza – Sukali (Gupchup) with Occupant Class I rights, P. H. No. 45, Tahsil – Hingna & District Nagpur, was owned & possessed by Sau. Mangla Ganesh Badwaik and her name is mutated in the 7/12 revenue records vide Ferfar No. 80, dt.07/08/1992.

Thereafter the land at Kh. No. 71/1, total area admeasuring 2.87 HR of Mouza – Sukali (Gupchup), Bhogwatdar Class II rights was converted into Bhogwatdar Class-1 rights by the Sub Divisional Officer Nagpur vide its Order passed in the Rev Case No. 105/LND-18/1998-1999, dt.24/12/1998 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 146, dt.01/01/1999.

Thereafter the then owner Sau. Mangla Ganesh Badwaik transferred the said land at Kh. No. 71/1 is divided by north south wise & eastern portion, total area admeasuring 1.41 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) in favour of Shri Dheeraj Jagannath Abhyankar and accordingly executed a registered Sale Deed bearing No. HGN-2128-2007, dt.13/04/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna, thereby by virtue of the said registered Sale Deed Shri Dheeraj Jagannath Abhyankar became the absolute owner of the said land at Kh. No. 71/1 is divided by north south wise & eastern portion, total area admeasuring 1.41 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) and accordingly his name is mutated in the 7/12 revenue records vide Ferfar No. 517, dt.30/04/2007.

Thereafter the then owner Sau. Mangla Ganesh Badwaik also transferred remaining portion of the said land at Kh. No. 71/1 is divided by north south wise & western portion, total area admeasuring 1.46 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) in favour of Shri Dhirajlal Ratilal Mandaviya and the above named Vendor No. 1 & 3, Shri Narendra Dhirajlal Mandaviya & Sau. Yamini Narendra Mandaviya and accordingly executed a registered Sale Deed bearing No. HGN-3061-2007, dt.25/05/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna, thereby by virtue of the said registered Sale Deed Shri Dhirajlal Ratilal Mandaviya, Shri Narendra Dhirajlal Mandaviya & Sau. Yamini Narendra Mandaviya became the absolute joint owners of the said land at Kh. No. 71/1, total area admeasuring 2.87 HR is divided by north south wise & western portion, area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) and the said portion is newly numbered as Kh. No. 71/3, total area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 577, dt.21/06/2007.

Whereas during his life time Shri Dhirajlal Ratilal Mandaviya executed & registered his Last WILL and Testament bearing No. NGN-8-02778-2012, dt.17/04/2012 in respect of his 1/3rd share of the land at Kh. No. 71/3, total area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) and the document is duly registered in Add Book No. 3 in the Office of the Sub Registrar Nagpur 8 and thereby he bequeathed his 1/3rd share of the said land to his Grandson Shri Yash Narendra Mandaviya absolutely forever with heritable and transferable rights therein.

Thereafter Shri Dhirajlal Ratilal Mandaviya left for heavenly abode on 06/08/2014 and consequent upon his death his 1/3rd share of the said land at Kh. No. 71/3, total area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) devolved upon Shri Yash Narendra Mandaviya became the absolute joint owners of the said property in terms of the aforesaid WILL bearing No. NGN-8-02778-2012, dt.17/04/2012 and accordingly his name also mutated in the 7/12 revenue records.

