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Date: - 25/11/2021

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 Uppanlawar for a period of 30 Years from 1992 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. 25, total area admeasuring 3.12 HR is divided by east west wise & northern most portion, area admeasuring 1.62 HR, Land Revenue Rs. 5.13 yearly with Occupant Class I rights, comprising of Plot No. 1 to 79, total plotable area of 9590.68 Sq. Mtrs., Mouza - Shankarpur, situated in the layout which is popularly known as "SILVERPARK - 9", P. H. No. 42, Tahsil - Nagpur Gramin & District Nagpur and the Khasara is bounded as under:-

On the East	-	Government Pandhan
On the West	-	Kh. No. 24
On the North	-	Kh. No. 22 & 17
On the South	-	Kh. No. 25/Part/2

2) List of Documents verified:-

1. Copy of Adhikar Abhilekh Panji.
2. Copy of 7/12 for Kh. No. 25 mutated in the name of Ramkrushna Maroti Dandekar, Devrao Maroti Dandekar & Madhukar Maroti Dandekar.
3. Copy of Ferfar Nondvahi No. 280, dt.27/01/2003.
4. Copy of 7/12 for Kh. No. 25, area admeasuring 6.64 HR mutated in the name of Manohar Ramaji Shinde, Kawadu Ramaji Shinde & Ankush Ramaji Shinde.
5. Copy of 7/12 for Kh. No. 25/1 mutated in the name of Shri Kawdu Ramaji Shinde vide Ferfar No. 280, dt.27/01/2003.
6. Copy of Order bearing No. 26/LND-18/2007-2008, dt.06/09/2007 issued by the Sub Divisional Officer Nagpur.
7. Copy of registered Power of Attorney bearing No. NGN-GRA-10-4-2374-2007, dt.30/05/2007 executed by Shri Kawdu Ramaji Shinde, Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde in favour of Shri Omprakash Jagumal Sacchani.
8. Copy of registered Sale Deed bearing No. NGN-GRA-10-05581-2007, dt.21/11/2007 between Shri Kawdu Ramaji Shinde, Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde through their POAH Shri Omprakash



- Jagumal Sacchani and Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani.
9. Copy of registered Sale Deed bearing No. NGN-GRA-10-05902-2007, dt.06/12/2007 between Shri Kawdu Ramaji Shinde, Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde through their POAH Shri Omprakash Jagumal Sacchani and Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani.
 10. Copy of Ferfar Nondvahi No. 653, dt.15/05/2008.
 11. Copy of Ferfar Nondvahi No. 654, dt.15/05/2008.
 12. Copy of 7/12 for Kh. No. 25/1 mutated in the name of Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani, Shri Manohar Ramaji Shinde & Shree Ganesh Buildhome Infrastructure Ltd., through its Director, Shri Pahilaj Jagumal Sacchani.
 13. Copy of 7/12 for Kh. No. 25/1 mutated in the name of Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani.
 14. Copy of 7/12 for Kh. No. 25/2 mutated in the name of Shri Manohar Ramaji Shinde.
 15. Copy of 7/12 for Kh. No. 25/3 mutated in the name of Shree Ganesh Buildhome Infrastructure Ltd., through its Director, Shri Vijay Kimatrai Ramani.
 16. Copy of Ferfar Nondvahi No. 1150, dt.20/02/2013.
 17. Copy of Computerized 7/12 for Kh. No. 25 mutated in the name of Shree Ganesh Buildhome Infrastructure.
 18. Copy of Ferfar Nondvahi No. 1875, dt.06/08/2019.
 19. Copy of registered Sale Deed bearing No. NGN-7-10371-2021, dt.22/07/2021 between Shree Ganesh Buildhome Infrastructure Ltd. (Now change to Shree Ganesh Builders Ltd.) through its Director Shri Vijay Kimatrai Ramani in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
 20. Copy of registered General Power of Attorney bearing No. NGN-7-10372-2021, dt.22/07/2021 executed by Shree Ganesh Buildhome Infrastructure Ltd. (Now change to Shree Ganesh Builders Ltd.) through its Director Shri Vijay Kimatrai Ramani in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
 21. Copy of Computerized 7/12 for Kh. No. 25, area admeasuring 1.62 HR out of total area 3.12 HR mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar vide Ferfar No. 2647, dt.05/10/2021.
 22. Copy of Letter for Non Agriculture bearing No. का.अभि./नामप्रविप्रा/५७१६ dt.11/08/2021 issued by Nagpur Metropolitan Region Development Authority (NMRDA).
 23. 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, Adhikar Abhilekh Panji, the records from 1954-55 indicates, that initially the agriculture land at Kh. No. 25, 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 the agriculture land at Kh. No. 101/1, total area admeasuring 1.62 HR of Mouza – Shankarpur, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur, was owned & possessed by Shri Manohar Ramaji Shinde, the agriculture land at Kh. No. 101/2, total area admeasuring 1.62 HR of Mouza – Shankarpur, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur, was owned & possessed by Shri Kawadu Ramaji Shinde and the agriculture land at Kh. No. 101/3, total area admeasuring 1.50 HR of Mouza – Shankarpur, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur, was owned & possessed by Shri Ankush Ramaji Shinde and the name of the respective owners was mutated in the 7/12 revenue records.

