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Date: - 29/01/2022

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 Upganlawar** 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. 89/1, total area admeasuring 2.77 HR is divided by east west wise & southern portion, area admeasuring 1.39 HR**, Land Revenue Rs. 16.55 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 47, total plotable area of 7081.63 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "**SAMRUDDHI-3**", P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under:-

On the East	-	Kh. No. 88
On the West	-	Sarkari Pandhan & Road
On the North	-	Remaining Portion of Kh. No. 89/1
On the South	-	Kh. No. 89/2

2) List of Documents verified:-

1. Copy of Adhikar Abhilekh Panji.
2. Copy of Ferfar Nondvahi vide Ferfar No. 251, dt.21/07/2003.
3. Copy of Ferfar Nondvahi vide Ferfar No. 286, dt.03/08/2005.
4. Copy of 7/12 for Kh. No. 89/1, area 2.77 HR mutated in the name of Shri Dilip Namdev Umate & Shri Arun Namdev Umate.
5. Copy of Bhag Nakasha & Zone Dakhla vide Letter No. क्रमांक नर/भान/नामप्रविप्रा/१२४२९, dt.14/12/2021 issued by the Town Planner NMRDA Nagpur that the scheduled property is coming under Residential, West A-EC01025 (Educational Complex), 18.00 M. Road Widening.
6. Original registered Sale Deed (of undivided share) bearing No. HGN-8047-2021, dt.22/12/2021 between Shri Arun Namdev Umate (Vendor) along with Shri Dilip Namdev Umate (Consenter) in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
7. Original Letter bearing No. का.अभि./नामप्रविप्रा/६४६९ dt.06/01/2022 for recommendation of the Layout by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).
8. Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 06/01/2022.
9. Copy of E-search.

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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. 89, total area admeasuring 4.16 HR of Mouza – Sukali (Gupchup) with Occupant Class II rights, P. H. No. 45, Tahsil – Hingna & District Nagpur, was owned & possessed by Smt. Tulsabai Mahadev Umate & Shri Namdev Mahadev Umate and the said entry was mutated in the revenue records vide Ferfar No. 203, dt.06/01/1973.

Whereas Shri Namdev Mahadev Umate left for heavenly abode on 21/03/1987 and his mother Smt. Tulsabai Mahadev Umate also expired on 02/09/1994 and consequent upon their death the said land at Kh. No. 89, total area admeasuring 4.16 HR of Mouza – Sukali (Gupchup) devolved upon his legal heirs namely Smt. Vacchalabai Namdev Umate, Shri Dilip Namdev Umate, Shri Arun Namdev Umate, Shri Subhash Namdev Umate, Ku. Sunanda Namdev Umate alias Sau. Sunanda Rajesh Dhote, Ku. Sulochana Namdev Umate alias Sau. Sulochana Subhash Rohankar & Ku. Suman Namdev Umate alias Sau. Suman Rajesh Jivtode and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 99, dt.22/12/1995.

Whereas the land at Kh. No. 89, total area admeasuring 4.16 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. 1298/LND-18/2002-2003, dt.19/07/2003 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 251, dt.21/07/2003.

Whereas the then joint owners Smt. Vacchalabai Namdev Umate, Shri Dilip Namdev Umate, Shri Arun Namdev Umate, Shri Subhash Namdev Umate, Sau. Sunanda Rajesh Dhote, Sau. Sulochana Subhash Rohankar & Sau. Suman Rajesh Jivtode transferred the said land at Kh. No. 89, total area admeasuring 4.16 HR is divided by east west wise & southern portion, area admeasuring 1.386 HR of Mouza – Sukali (Gupchup) in favour of Shri Dilip Bakshomal Aaswani & Shri Zaman Godhumal Gehani and accordingly executed a registered Sale Deed bearing No. HGN-4314-2005, dt.03/08/2005 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna. Thereby by virtue of the registered Sale Deed Shri Dilip Bakshomal Aaswani & Shri Zaman Godhumal Gehani became the absolute owners of the said land Kh. No. 89, total area admeasuring 4.16 HR is divided by east west wise & southern portion, area admeasuring 1.386 HR of Mouza – Sukali (Gupchup) and accordingly their names are jointly mutated in the 7/12 records vide Ferfar No. 286, dt.03/08/2005 and the said portion is newly numbered as Kh. No. 89/2, area admeasuring 1.386 HR of Mouza – Sukali (Gupchup) and the remaining portion is newly numbered as Kh. No. 89/1, area admeasuring 2.77 HR of Mouza – Sukali (Gupchup).

Thereafter the then joint owners Smt. Vacchalabai Namdev Umate, Shri Subhash Namdev Umate, Ku. Sunanda Namdev Umate alias Sau. Sunanda Rajesh Dhote, Ku. Sulochana Namdev Umate alias Sau. Sulochana Subhash Rohankar & Ku. Suman Namdev Umate alias Sau. Suman Rajesh Jivtode had relinquished all their rights, claim, title over the said land at Kh. No. 89/1, area admeasuring 2.77 HR of Mouza – Sukali (Gupchup) in favour of Shri Dilip Namdev Umate & Shri Arun Namdev Umate and accordingly executed a registered Relinquishment Deed bearing No. HGN-06981-2007, dt.13/12/2007 and the document is duly registered in the Office of the Sub Registrar Hingna. Thereby by virtue of the said registered Relinquishment Deed Shri Dilip Namdev Umate & Shri Arun Namdev Umate became the absolute owner of the Kh. No. 89/1, area admeasuring 2.77 HR of Mouza – Sukali (Gupchup) and their names are jointly mutated in the 7/12 revenue records for Shri Dilip Namdev Umate, area admeasuring 1.38 HR & Shri Arun Namdev Umate, area admeasuring 1.39 HR vide Ferfar No. 603.

Whereas subsequently Shri Dilip Namdev Umate & Shri Arun Namdev Umate have executed a Family Settlement Agreement amongst themselves and accordingly land area admeasuring 1.38 HR from the northern side at Kh. No. 89/1 have come to the share of Shri Dilip Namdev Umate

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