

**VIJAY S. DESHPANDE**  
M.Sc., M.B.A., B.A., L.L.B.,  
ADVOCATE

OFFICE: -  
Bhiwapurkar Chambers, 1<sup>st</sup> Floor,  
Above L.G. Best Shoppe,  
Opp. Yeshwant Stadium,  
Dhantoli, Nagpur.

Cell No.: 9822641434  
E-mail: vsdeshpande@rediffmail.com

Res:  
63, Bajiprabhu Nagar,  
Nagpur-440 033

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 Ugganlawar 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. 25/2/A, total area admeasuring 0.81 HR, Land Revenue Rs. 2.45 yearly with Occupant Class I rights, comprising of Plot No. 1 to 31, total plotable area of 4496.38 Sq. Mtrs., Mouza - Shankarpur, situated in the layout which is popularly known as "SILVERPARK - 8", P. H. No. 42, Tahsil - Nagpur Gramin & District Nagpur and the Khasara is bounded as under:-

|              |   |                       |
|--------------|---|-----------------------|
| On the East  | - | Shankarpur Vela Shiv  |
| On the West  | - | 18.00 Mtrs. Wide Road |
| On the North | - | Kh. No. 24 & 25/1     |
| On the South | - | Kh. No. 25/2/B        |

**2) List of Documents verified:-**

1. Copy of Adhikar Abhilekh Panji.
2. Copy of Computerized 7/12 for Kh. No. 25/Part/2 mutated in the name of Shri Manohar Ramaji Shinde.
3. Copy of Ferfar Nondvahi No. 1875, dt.06/08/2019.
4. Copy of registered Sale Deed bearing No. NGN-GRA-10-8889-2020, dt.27/10/2020 between Shri Manohar Ramaji Shinde as a Vendor along with Shri Nagorao Manohar Shinde, Shri Pradeep Manohar Shinde, Sau. Shalutai Subhash Raut, Shri Deepak Manohar Shinde & Sau. Niranjana Ashokrao Nimbalkar in favour of Shri Ritesh Radheshyam Sharma.
5. Copy of Computerized 7/12 for Kh. No. 25/Part/2 mutated in the name of Shri Manohar Ramaji Shinde & Shri Ritesh Radheshyam Sharma vide Ferfar No. 2115, dt.07/11/2020.
6. Copy of Computerized 7/12 for Kh. No. 25/2/A mutated in the name of Shri Ritesh Radheshyam Sharma.
7. Copy of Computerized 7/12 for Kh. No. 25/2/A mutated in the name of Shri Ritesh Radheshyam Sharma vide Ferfar No. 2388.
8. Copy of registered Agreement to Sale bearing No. NGN-7-3699-2021, dt.23/02/2021 between Shri Ritesh Radheshyam Sharma in favour of M/s. Tirupati Developers, Acting



Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Ugganlawar.

9. Copy of registered General Power of Attorney bearing No. NGN-7-3700-2021, dt.23/02/2021 executed by Shri Ritesh Radheshyam Sharma in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Ugganlawar.
10. Copy of registered Sale Deed bearing No. NGN-7-8837-2021, dt.23/06/2021 between Shri Ritesh Radheshyam Sharma in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Ugganlawar.
11. Copy of Computerized 7/12 for Kh. No. 25/2/A mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Ugganlawar vide Ferfar No. 2426, dt.23/08/2021.
12. Copy of Letter for Non Agriculture bearing No. का.अभि./नामप्रविप्रा/५५९८ dt.22/07/2021 issued by Nagpur Metropolitan Region Development Authority (NMRDA).
13. 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.

Whereas as per the Order of the Tahsildar Nagpur in the Rev. Case No. 30/RTJ/64/2001-2002, dt.26/09/2002 the land record has been corrected vide Ferfar No. 280, thereby the agriculture land at Kh. No. 25, total area admeasuring 6.92 HR is divided by east west wise & northern portion, area admeasuring 1.62 HR of Mouza – Shankarpur has come to the share of Shri Kawadu Ramaji Shinde and is newly numbered as Kh. No. 25/1, area admeasuring 1.62 HR of Mouza Shankarpur; middle portion, area admeasuring 1.62 HR of Mouza – Shankarpur has come to the share of Shri Manohar Ramaji Shinde and is newly numbered as Kh. No. 25/2, area admeasuring 1.62 HR of Mouza Shankarpur & southern portion, area admeasuring 1.50 HR of Mouza – Shankarpur has come to the share of Shri Ankush Ramaji Shinde and is newly numbered as Kh. No. 25/3, area admeasuring 1.50 HR of Mouza Shankarpur and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 280, dt.27/01/2003.

Thereafter the remaining portion of Kh. No. 25 partitioned as mentioned supra the Kh. No. 25/1, area admeasuring 1.62 HR is owned & possessed by Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani. The other portion Kh. No. 25/2, area admeasuring 1.62 HR is owned & possessed by Shri Manohar Ramaji Shinde and Kh. No. 25/3, area admeasuring 1.50 HR is owned & possessed by Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Pahelaj Jaggumal Sacchani. These three parts of Kh. No. 25 viz. Kh. No. 25/1, 25/2, 25/3 vide Order of the Tahsildar Nagpur Gramin bearing No. कानुनगो/तह. नागपूर ग्रा./कावि/२५/२०१३, दि.२९/०९/२०१३, मा. उपविभागीय अधिकारी नागपूर यांचे आदेश क्रं. पु.मो.यो. /त.अ./दु.आदेश/एसव्ही-२३/एसआर ३९५/२०१२ आदेश दि.१२/१२/२०१२ तसेच मा. उपअधिक्षक नागपूर यांचेकडील कमीजास्त पत्रकानुसार, these khasara are clubbed together and renamed as Kh. No. 25, area admeasuring 4.74 HR of Mouza Shankarpur and is mutated in the 7/12 revenue records vide

