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Date: - 10/03/2022

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. 79/2/A, total area admeasuring 0.72 HR**, Land Revenue Rs. 2.42 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 15, total plotable area of 3989.08 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "**SAMRUDDHI-1**", P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under:-

On the East	-	Kh. No. 77/1, 77/2 & Remaining Portion of Kh. No. 79
On the West	-	Sukali Shiv
On the North	-	Kh. No. 89/2
On the South	-	Ring Road

2) List of Documents verified:-

1. Copy of Adhikar Abhilekh Panji.
2. Copy of Computerized 7/12 for Kh. No. 79, area 2.67 HR mutated in the name of Shri Rajaram Ramchandra Larokar.
3. Copy of Ferfar Nondvahi No. 334, dt.14/03/2006.
4. Copy of Ferfar Nondvahi No. 356, dt.03/05/2006.
5. Copy of Computerized 7/12 for Kh. No. 79/2, area 0.82 HR mutated in the name of Shri Ashok Godhumal Gehani vide Ferfar No. 356, dt.03/05/2006.
6. Copy of Ferfar Nondvahi No. 371, dt.03/08/2006.
7. Copy of Computerized 7/12 for Kh. No. 79/2, area 0.82 HR mutated in the name of Shri Anand Ramsharan Madan, Sau. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Sau. Kanchan Sanjay Punyani vide Ferfar No. 371, dt.03/08/2006.
8. Copy of Ferfar Nondvahi No. 611, dt.05/12/2008.
9. Copy of Computerized 7/12 for Kh. No. 79/2, area 0.82 HR mutated in the name of Sau. Kanchan Anil Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain vide Ferfar No. 611, dt.05/12/2008.

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10. Copy of Computerized 7/12 for Kh. No. 79/2/A, area 0.72 HR mutated in the name of Sau. Kanchan Anil Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain.
11. Copy of Bhag Nakasha & Zone Dakhla vide Letter No. क्रमांक नर/भान/नामप्रविप्रा/१३६०३, dt.09/02/2022 issued by the Town Planner NMRDA Nagpur that the scheduled property is coming under Residential.
12. Copy of registered Sale Deed bearing No. HGN-1018-2022, dt.25/02/2022 between Sau. Kanchan Anil Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
13. Copy of Letter bearing No. का.अभि./नामप्रविप्रा/६६४३ dt.10/02/2022 for recommendation of the Layout by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).
14. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 10/02/2022.
15. 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. 59/4, 59/5 & 59/6 of Mouza – Sukali (Gupchup), P. H. No. 45, Tahsil – Hingna & District Nagpur, was owned & possessed by Shri Rajaram Ramchandra Larokar, who purchased this land from one Atamaram, Maroti on 06.04.1970 vide Ferfar No 199 and the said entry was mutated in the Adhikar Abhilekh Panji vide Ferfar No. 99.

Whereas during the consolidation the said Kh. No. 59/4, 59/5 & 59/6 is consolidated and newly numbered as Kh. No. 79, area admeasuring 2.67 HR of Mouza Sukali (Gupchup).

Thereafter the land at Kh. No. 79, area admeasuring 2.67 HR of Mouza Sukali (Gupchup), Bhogwatdar Class II rights was converted into Bhogwatdar Class-1 rights by the Deputy Collector and Sub Divisional Officer-1 Hingna vide its Order passed in the Rev Case No. 345/LND-18/2005-06, dt.03/03/2006 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 334, dt.14/03/2006.

Thereafter the then owner Shri Rajaram Ramchandra Larokar transferred the said land at Kh. No. 79, area admeasuring 2.67 HR is divided by north south wise & western portion, area admeasuring 0.82 HR of Mouza Sukali (Gupchup) in favour of Shri Ashok Godhumal Gehani and accordingly executed a registered Sale Deed bearing No. HGN-2514-2006, dt.03/05/2006 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 Ashok Godhumal Gehani became the absolute owner of the said land at Kh. No. 79, area admeasuring 2.67 HR is divided by north south wise & western portion, area admeasuring 0.82 HR of Mouza Sukali (Gupchup) and the said portion is newly numbered as Kh. No. 79/2, total area admeasuring 0.82 HR of Mouza – Sukali (Gupchup) and accordingly his name is mutated in the 7/12 revenue records vide Ferfar No. 356, dt.03/05/2006.

Thereafter the then owner Shri Ashok Godhumal Gehani also sold the land at Kh. No. 79/2, total area admeasuring 0.82 HR of Mouza – Sukali (Gupchup) in favour of Shri Anand Ramsharan Madan, Sau. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Sau. Kanchan Sanjay Punyani and accordingly executed a registered Sale Deed bearing No. HGN-3083-2006, dt.25/05/2006 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 Anand Ramsharan

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