VIJAY S. DESHPANDE

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Date: - 11/07/2022

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 Upganlawar** for a period of **13 Years from 2010 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. 72, total area admeasuring 1.21 HR**, Land Revenue Rs. 5.00 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 54, total plotable area of 7057.09 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "**SAMRUDDHI-6**", P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under: -

On the East	-	Kh. No. 70
On the West	-	Kh. No. 81, 82 & Pandhan
On the North	-	Kh. No. 83
On the South	-	Kh. No. 71

2) List of Documents verified:-

1. Copy of Computerized 7/12 for Kh. No. 72 mutated in the name of Shri Vishwambhar Dada Shambharkar.
2. Copy of registered General Power of Attorney for Admission bearing No. NGN-8-1251-2018, dt.27/04/2018 executed by Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar in favour of Shri Nishant Vasantrao Yangatwar.
3. Copy of Bhag Nakasha & Zone Dakhla vide Letter No. क्रमांक नर/भान/नामप्रविप्रा/१२९४२, दि. १७/०१/२०२२ issued by the Town Planner NMRDA Nagpur that the scheduled property is coming under Residential.
4. Copy of registered Sale Deed bearing No. HGN-373-2022, dt.25/01/2022 between Shri Vishwambhar Dada Shambharkar in favour of Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar.

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR