

VIJAY S. DESHPANDE

M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

OFFICE: -

Bhiwapurkar Chambers, 1st 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: - 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 to be acquired by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar 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. 71/1, total area admeasuring 1.41 HR, Land Revenue Rs. 5.77 yearly with Occupant Class I rights, comprising of Plot No. 1 to 65, total plotable area of 7972.98 Sq. Mtrs., Mouza – Sukali (Gupchup), situated in the layout which is popularly known as “SAMRUDDHI-4”, P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under: -

On the East	-	Pandhan
On the West	-	Kh. No. 71/3
On the North	-	Kh. No. 70
On the South	-	Kh. No. 71/2

2) List of Documents verified:-

1. Copy of 7/12 for Kh. No. 71/1 mutated in the name of Sau. Mangla Ganesh Badwaik vide Ferfar No. 80, dt.07/08/1992.
2. Copy of Ferfar Nondvahi vide Ferfar No. 146, dt.01/01/1999.
3. Copy of registered Sale Deed bearing No. HGN-2128-2007, dt.13/04/2007 between Sau. Mangla Ganesh Badwaik in favour of Shri Dhiraj Jagannath Abhyankar.
4. Copy of Computerized 7/12 for Kh. No. 71/1 mutated in the name of Shri Dhiraj Jagannath Abhyankar vide Ferfar No. 517, dt.30/04/2007.
5. Copy of Ferfar Nondvahi vide Ferfar No. 517, dt.30/04/2007.
6. Copy of registered General Power of Attorney bearing No. NGN-4-4534-2019, dt.03/07/2019 executed by Shri Dhiraj Jagannath Abhyankar in favour of Shri Prashant Jagannath Abhyankar.
7. Copy of registered Agreement to Sale bearing No. HGN-479-2022, dt.01/02/2022 between Shri Dhiraj Jagannath Abhyankar through his POAH Shri Prashant Jagannath Abhyankar in

