

ROHIT PRALHAD MASURKAR
Advocate

DATE: 28/10/2022

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 33 Years from 1989 TO 2022, Accordingly, I have carried out the title search from the records of the Office of the Sub-Registrar- Nagpur 7 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 Agricultural land bearing Kh. No. 77/1 of MOUZA - DONGARGAON, P.S.K. 73 having an area of 0.96 Hectares, Rental Rs. 0.74 Yearly, held in Class 1 Rights, including all Trees, Shrubs, Passage, Right of Way. Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village - Dongargaon in Tahsil - Nagpur (Rural) and District - NAGPUR and bounded as under:

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ON THE EAST: BY KH. NO. 77/2,
ON THE WEST: BY SHIVDHURA,
ON THE NORTH: BY KH. NO. 77/4,
ON THE SOUTH: BY KH NO 76.

2) List of Documents verified: -

1. Copy of registered Sale Deed bearing No. NGN-1962--1989, dt. 7/04/1989 between Shri Jangluji Dashrath Mendule and Shri Milind S/o Bhaskar Hardikar, Mrs. Rucha Chandrashekhar Deshpande & Shri Prashant S/o Vasantao Bhatmule jointly for area admeasuring 0.96 HR of Kh. No. 77/1.
2. Copy of registered Sale Deed bearing No. NGN-902-2005, dt. 08/02/20056 between Mrs. Rucha Chandrashekhar Deshpande and Shri Milind S/o Bhaskar Hardikar, for area admeasuring 0.32 HR of Kh. No. 77/1.
3. Copy of registered Sale Deed bearing No. NGN-2719-2005, dt. 16/04/2005 between Shri Prashant S/o Vasantao Bhatmule and Shri Milind S/o Bhaskar Hardikar, for area admeasuring 0.32 HR of Kh. No. 77/1.
4. Copy of Computerized 7/12 for Kh. No. 77/1 mutated in the name of Shri Milind S/o Bhaskar Hardikar, vide Ferfar No.626, dt. 20/12/2006.

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5. Copy of registered Sale Deed bearing No NGN-4883-2022, dt.08/06/2022 executed by Shri Milind S/o Bhaskar Hardikar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Kh. No. 77/1.
6. Copy of Computerized 7/12 for Kh. No. 77/1 mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar vide Ferfar No. 3545, dt.11/07/2022.
7. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 26/05/2022.
8. 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, initially the agriculture land bearing Kh. No. 77/1 of MOUZA-DONGARGAON, P.S.K 73 having an area of 0.96 Hectares, situated at Village Dongargaon in Tahsil - Nagpur (Rural) and District - NAGPUR, originally belonged to Shri. Jangluji Dashrath Mendule,

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being his separate property, having acquired the same by him by Partition Deed.

Thereafter the Shri. Jangluji Dashrath Mendule transferred the aforesaid property by way of Sale Deed dt. 07-04-1989 to Shri. Milind Bhaskar Hardikar, Mrs. Rucha Chandrashekhar Deshpande and Shri. Prashant Vasant Rao Bhatmule, jointly, which is duly registered at the Office of the Sub-Registrar, Nagpur-Rural in Addl. Book No. 1, Volume No. 195 on Pages 55 to 59 at Sr. No. 1962(P) on even date.

Thereafter, Mrs. Rucha Chandrashekhar Deshpande sold her 1/3 share (ie. 0.32 Hectares) to Shri. Milind Bhaskar Hardikar, by way of Sale Deed dt. 08-02-2005, which is duly registered at the Office of the Sub Registrar, Nagpur-Rural in Book No. 1, at Sr. No. 902 on even date.

Thereafter, Shri. Prashant Vasant Rao Bhatmule sold his 1/3rd share (ie. 0.32 Hectares) out to Shri. Milind Bhaskar Hardikar, by way of Sale Deed dt. 16/04/2005, which is duly registered at the Office of the Sub Registrar, Nagpur-Rural in Book No. 1, at Sr. No. 2719/05 on even date.

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Thereafter, the then owner Shri. Milind Bhaskar Hardikar transferred the Kh. No. 77/1, area admeasuring 0.96 HR of MOUZA - DONGARGAON, P.S.K. 73 in favour of M/s. Tirupati Developers, acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and accordingly executed a registered Sale Deed bearing No. NGN-7-4883/2022, dt. 08/06/2022. Thereby by virtue of the said registered Sale Deed M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar became the absolute owner of the said land at Kh. No. 77/1, area admeasuring 0.96 HR of MOUZA - DONGARGAON, P.S.K. 73 and accordingly their names are mutated in the 7/12 revenue records vide Ferfar No. 3545, dt. 11/7/2022.

The owners have submitted the scheduled property for its conversion into non-Agriculture land for Residential purpose and the property is coming under Nagpur Metropolitan Region Development Authority (NMRDA) and the Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) recommended the said Layout Plan for Demarcation Purpose.

4) Title of the Property: -

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The scheduled property is owned & possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharra Point No. 2 here in above. Bongirwar & Shri Rahul Arunrao Upganlawar. Report based on the Documents verified in point no. 2 herein in above.

5) Opinion: -

I have verified the records from the office of the Sub-Registrar Nagpur 7, on payment of necessary search fees by their Receipt No. MH004811808202223E, dt.11/07/2022 (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at Kh. No. 44/3, area admeasuring 0.81 HR & Kh. No. 44/4, area admeasuring 1.00 HR, thus total area admeasuring 1.81 HR with Occupant Class I rights, comprising of Plot No. 1 to 67, total plot able area of 11540.705 Sq. Mtrs., Mouza - Gotal Panjri, situated in the layout which is popularly known as "SILVER ICON - 1", P. H. No. 38, Tahsil Nagpur Gramin & District Nagpur is owned and possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri

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Rahul Arunrao Upganlawar, subject to verification of All required Original Title Deeds. I have verified the records from the Office of the concern Sub Registrar & Patwari of Gotal Panjri however, the records are not maintained properly and hence some of the records could not be verified. However, the property is clear, transferable and marketable. Please verify the original documents as mentioned in documents verified.

In order to convert the said land into non-Agriculture, as the land is coming under NMRDA the due process needs to be followed for the conversion of the said land into Non Agriculture for Residential purpose. The Layout Plan needs to be sanctioned from NMRDA, obtained NA Order from the Collector Nagpur and get plot wise RL Letter from the NMRDA.

The following documents are required to be deposited for creation of equitable mortgage:

1. Certified Copy of 7/12 for Kh. No. 77/1, area 0.96 HR mutated in the name of Shri Jangluji Dashrath Mahule.

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2. Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 13/06/2022.
3. Original Final approved Layout Plan issued by Executive Engineer, NMRDA, Nagpur.
4. Original NA Order issued by the Collector Nagpur.
5. Copy of MAHA RERA Registration Certificate.
6. Original Development Agreement between Nagpur Metropolitan Region Development Authority and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
7. Original Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.
8. Original RL from NMRDA.
9. Certified Copy of Computerized 7/12 plot wise.
10. Registered Agreement to Sale and / OR Sale Deed with the individual Purchasers.

Yours Faithfully,



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ADVOCATE

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