ROHIT PRALHAD MASURKAR
Advocate

DATE: 29/06/2023

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: -

Schedule of the property: -

All that piece and parcel of agriculture land at Kh. No. 118/2/A, total area admeasuring 3.91 HR, with an Project **area admeasuring 5806.37 Sq. Mtr** Land

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Revenue Rs.13.70 yearly with Occupant Class I rights at Mouza - Shankapur, **P. H. No. 38A** (erstwhile P.H. No. 42), Tahsil - Nagpur & District Nagpur and the Khasara is bounded as under: -

On the east:	**Kh. No. 118/1**
On the west:	**Kh. No. 118/3**
On the north:	**Kh. No. 117 & 113**
On the south:	**Remaining Portion of Kh. No. 118/2**

List of Documents verified: -

1. Copy of Computerised 7/12 for Kh. No. 118/2 mutated in the name of Shri Laxmikant Krishnarao Nichkawde admeasuring 13.70 HR of Mouza- Shankarpur vide Ferfar No. 77, dt. 29/12/1989.

2. Copy of Ferfar Nondvahi vide Ferfar No.77, dt. 29/12/1989.

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3. Copy of registered Sale Deed bearing No. NGN-7-8105-2022 dt. 08/09/2022 executed by Shri Laxmikant Krishnarao Nichkawde in the favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

4. Copy of 7/12 for Kh. No. 118/2/A mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar admeasuring 1.00 HR of Mouza-Shankarpur vide Ferfar No. 4251, dt. 12/03/2023.

5. Copy of Ferfar Nondvahi vide Ferfar No. 4251, dt. 12/03/2023.

6. Copy of E-search.

A link of chain of transfer of property: -

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On verification of the above-mentioned documents and title e-search carried out by me, I am of the opinion that:

Initially the records of rights, as per Adhikar Abhilekh Panji, the records from 1954-55 indicates, that initially the agriculture land at Old Kh. No. 25/2Kh, 25/2G/D, 25/3K, 25/2Ch, 25/2K, 25/1, 36/4Kh, 36/3 & other Khasara are during consolidation newly numbered as Kh. No. 118 was owned & possessed by Shri Laxmikant Krishnarao Nichkawde. However, it reveals that the property is partitioned amongst the Brothers Laxmikant Krishnarao Nichkawde and Madhusudan Krishnarao Nichkawde. Kh. No. 118/1 has come to the share of Shri Madhusudan Krishnarao Nichkawde and Kh. No. 118/2, total area admeasuring 5.12 HR of Mouza - Shankarpur with Occupant Class I rights, **P. H. No. 38A** (erstwhile P.H. No. 42), Tahsil - Nagpur Gramin & District Nagpur has come to the share of Shri Laxmikant Krishnarao Nichkawde.

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Thereafter, the then owner Shri Laxmikant Krishnarao Nichkawde transferred the land at Kh. No. 118/2, area admeasuring 1.21 HR out of total area admeasuring 5.12 HR of Mouza - Shankarpur in favour of Shri Radheshyam Lalchand Sharma & Smt. Gyarsidevi Ramprasad Sharma and accordingly executed a registered Sale Deed bearing No. 7245, dt. 28/11/1989 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur, thereby by virtue of the said registered Sale Deed Shri Radheshyam Lalchand Sharma & Smt. Gyarsidevi Ramprasad Sharma became the absolute owner of the land at Kh. No. 118/2, area admeasuring 1.21 HR out of total area the admeasuring 7/12 revenue 5.12 records HR of Mouza vide Ferfar - Shankarpur No. 77, dt. 01/12/1989 and the said entry was mutated and Shri Laxmikant Krishnarao Nichkawde became the absolute owner of the land at Kh. No. 118/2, in area admeasuring 3.91 HR of Mouza - Shankarpur.

Thereafter, now the owner Shri Laxmikant Krishnarao Nichkawde decided to dispose of the

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scheduled property at Kh. No. 118/2, total area admeasuring 3.91 HR is divided by east west wise & northern portion, area admeasuring **1.00 HR** with an Project **area admeasuring 5806.37 Sq. Mtr** at Mouza – Shankarpur **P. H. No. 38A** (erstwhile P.H. No. 42) Khate No. 56, Tah. Nagpur Gramin Dist. Nagpur to M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar the owner / promoter / developer / company by virtue of registered sale deed bearing no. NGN-7-4105-2022 dt. 8/9/2022, became the absolute owner of the said land at Kh. No.118/2/A, and accordingly their names are mutated in the 7/12 revenue records vide Ferfar No. 4251, dt. 12/3/2023.

That the instant land was earlier numbered as Shankarpur, Bearing P.H. no. 42, however owing to the fact that the said land was converted into non-agricultural one. Subsequently same was divided into two parts. Therefore, **the land was renumbered again by order dt. 24/5/2023 and thereby the piece and parcel of the land mention in the**

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schedule of the property was came to re-numbered as P.H. No. 38A for identification and administrative purposes. That certificate to that effect came to be issued by the Tahsildar Nagpur Rural on 28/6/2023.

Title of the Property: -

The scheduled property is owned & possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar. Report based on the Documents verified herein in above.

Opinion: -

I have verified the records from the office of the Sub-Registrar Hingna online and on verification of documents mentioned supra. As per the searches made all that piece and parcel of agriculture land at **Kh. No. 118/2/A** total area admeasuring 3.91 HR is divided by east west wise & northern portion, area admeasuring 1.00 HR with an Project **area admeasuring 5806.37 Sq. Mtr** at Mouza – Shankarpur P.H. **No. 38A** (erstwhile P.H. No. 42)

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Khate No. 56, Tah. Nagpur Gramin Dist. Nagpur which is popularly known as "SILVER PARK -13", **is owned and possessed by M/s. Tirupati Developers**, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri 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 Shankarpur 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.

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

1. Original registered Agreement to Sale executed by Shri Laxmikant Krishnarao Nichkawde in favour of M/S. Tirupati Developers, having office at 3rd. floor, NKY Tower, Ajni Square, Nagpur-440015, through its Partners, Shri Prashant S/o Manoharrao Bongirwar & Shri Raul Arunrao Upganlawar.

2. Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).

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.

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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 Upganlawar.

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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