ROHIT PRALHAD MASURKAR
Advocate

DATE: 16/11/2023

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 Mahoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for a period of 34 Years from 1989 TO 2023, 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: -

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All that piece and parcel of agriculture land at **Kh. No. 118/2/B/1**, total area admeasuring 3.91 HR (30100 Sq mtr) is divided by east west wise & middle portion, area admeasuring 1.29 HR

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(12900 Sq mtr), out of which 1.289916 HR (12899.16 sq mtr) has been approved for the Project Silver Park 14 having **net plottable area admeasuring 7870.09 Sq mtr.** with Occupant Class I rights, havinh **P.H. N.O. 42, situated at Mouza -Shankarpur,** in Tahsil Nagpur (Gramin) and District Nagpur, 441108. and the Khasara is bounded as under: -

ON THE EAST: **Kh. No. 118/1**

ON THE WEST: **24 Mtr. Wide Road & Kh. No. 118/3**

ON THE NORTH: **118/2 A & 118/3**

ON THE SOUTH: **Remaining Portion of Kh. No. 118/2/B**

List of Documents verified: -

1. Copy of registered Agreement to Sale bearing No. NGN-7-168-2023, dt. 03/01/2023 between Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri

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Rahul Arunrao Upganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).

2. Copy of registered Special General Power of Attorney bearing No. NGN-7-169-2023, dt. 03/01/2023 executed by Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).

3. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 24/08/2022.

4. 7/12 extract or property card issued by Patwari Shankarpur dt. 14/10/2023.

5. N.A. order Dt. 23/10/2023 issued by tahsildar Nagpur (Rural).

Masurkar
Rohit P. Masurkar ★ Advocate ★ Rohit P. Masurkar

A link of chain of transfer of property: -

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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 at Kh No 118/2 (currently Kh No 118/2/B/1), total area admeasuring 3.91 HR is divided by east west wise & middle portion, area admeasuring 1.29 HR at Mouza -Shankarpur, Bhogwatdar Class I, P. H. No.42, Tahsil-Nagpur Gramin & District Nagpur, was owned & possessed by one Shri Laxmikant Krishnarao Nikhawde and his name is mutated in the 7/12 revenue records in the year 1979-80.

Thereafter the then owner Shri Laxmikant Krishnarao Nichkawde transferred the land at Kh No 118/2 (currently Kh No 118/2/B/1), 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

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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 (currently Kh No 118/2/B/1), area admeasuring 1.21 HR out of total area admeasuring 5.12 HR of Mouza- Shankarpur and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 77, dt. 01/12/1989 and Shri Laxmikant Krishnarao Nichkawde became the absolute owner of the land at Kh No 118/2 (currently Kh No 118/2/B/1), area admeasuring 3. 91 HR of Mouza Shankarpur.

Thereafter the owner Shri Laxmikant Krishnarao Nichkawde intended to transferred the Kh No 118/2 (currently Kh No 118/2/B/1), area admeasuring 1.29 HR of Mouza - Shankarpur in favour of M/s. Tirupati Developers, acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and accordingly executed a registered Agreement

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to Sale bearing No. NGN-7-168-2022, dt. 03/01/2023. So also, the owner Shri Laxmikant Krishnarao Nichkawde executed a registered General Power of Attorney bearing No. NGN-7-169-2023, dt. 03/01/2023 in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and both the documents are duly registered in the Office of the Sub Registrar Nagpur.

Thereby by virtue of the said registered Special Power of Attorney M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar was given the authority to convert the said land into non-agricultural one & further develop for residential purposes. The Power of Attorney Holder of the said land at Kh No 118/2 (currently Kh No 118/2/B/1), area admeasuring 1.29 HR of Mouza – Shankarpur.

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The Power of Attorney Holder 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 only on 24/08/2022.

Thereafter the owner Shri Laxmikant Krishnarao Nichkawde intended to transferred the Kh No 118/2 (currently Kh No 118/2/B/1), area admeasuring 1.29 HR of Mouza - Shankarpur 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-7-5577-2023, dt. 05/06/2023, which is duly registered in the Office of the Sub Registrar Nagpur.

Rohit P. Masurkar
Advocate
Rohit P. Masurkar

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Title of the Property: -

The scheduled property is owned & possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharra Bongirwar & Shri Rahul Arunrao Upganlawar.

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 (currently Kh No 118/2/B/1), total area admeasuring 3.91 HR is divided by east west wise & middle portion, area admeasuring 1.29 HR at Mouza -Shankarpur P.H. No. 42, Tah. Nagpur Gramin Dist. Nagpur which is popularly known as "SILVER PARK -14", is owned and possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar, subject to

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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.

Rohit P. Masurkar ★ Advocate ★ Rohit P. Masurkar

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

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1. Original registered Special General Power of Attorney bearing No. NGN-7-169-2023, dt. 03/01/2023 executed by Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).

2. Certified Copy of Computerized 7/12 for Kh No 118/2 (currently Kh No 118/2/B/1) mutated in the name of Shri Laxmikant Krishnarao Nikhawde vide Ferfar No. 3833, dt. 22/09/2022.

3. Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 24/08/2022.

4. Original Final approved Layout Plan issued by Executive Engineer, NMRDA, Nagpur.

5. N.A. order Dt. 23/10/2023 issued by tahsildar Nagpur (Rural).

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6. Copy of MAHA RERA Registration Certificate.

7. 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.

8. Original Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.

9. Original RL from NMRDA.

10. 7/12 extract or property card issued by Patwari Shankarpur dt. 14/10/2023.

11. Registered Agreement to Sale and / OR Sale Deed with the individual Purchasers.

12. Original registered Sale Deed bearing No. NGN-7-5577-2023, dt. 05/06/2023 executed by Shri Laxmikant Krishnarao Nikhawde in favour of M/s. Tirupati Developers, Acting Through its Partners,

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Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Kh No 118/2 (currently Kh No 118/2/B/1).

13. Copy of Computerized 7/12 for Kh No 118/2 (currently Kh No 118/2/B/1) mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar as Power of Attorney Holders vide Ferfar No. 3833, dt. 22/09/2022.

Yours Faithfully,



Rohit P. Masurkar
ADVOCATE

Rohit P. Masurkar
Advocate

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CHALLAN
MTR Form Number-6

GRN	MH011040411202324U	BARCODE		Date	16/11/2023-21:25:12	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	ARLPM6741L
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	Rohit Masurkar
Location	NAGPUR		
Year	2023-2024 One Time	**Flat/Block No. Premises/Building**	148
Account Head Details	**Amount In Rs.**	**Road/Street**	Gandhinagar
0030072201 SEARCH FEE	850.00	**Area/Locality Town/City/District**	Nagpur
		PIN	440010
		Remarks (If Any)	KH No 118 2 B 1 PH No 42 Mouza Shankarpur Tah Nagpur Gramin District Nagpur
Total	850.00	**Amount In Words**	Eight Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023111630786	CPADGMEPF3
Cheque/DD No.		Bank Date	RBI Date	16/11/2023-21:24:26	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9860062226

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 16-11-2023 09:26:39