

ROHIT PRALHAD MASURKAR
Advocate

Date: 24/11/2023

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 Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for a period of 30 Years from 1993 TO 2023. 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: -

Schedule of the property: -

All that Piece and parcel of Agricultural land bearing Kh. No. 41/2, total area admeasuring 1.38 HR (13800 Sq Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has been

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approved by Tahsildar Hingana Revenue Court for the above-mentioned project with net plotable area admesuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur ,441110. and bounded as under:

**ON THE EAST: VILLIAGE BOUNDARY & KH. NO.
44 (KHADKA)**

ON THE WEST: KH. NO. 40

ON THE NORTH: KH NO 41/1

ON THE SOUTH: KH NO 41/3

LIST OF DOCUMENTS VERIFIED: -

1. Copy of registered Sale Deed bearing No. HGN-2747-2002, dt. 04/10/2002 between Shri Natthu Bapurao Shambarkar in the favour of Sheikh Jibrail Sheikh Sardar for Kh. No. 41/2 of Mouza-Sukali (Gupchup), P.H No. 45 having area admeasuring 1.38 HR (3.41 Acres) situated at Sukali (Gupchup) in Tahsil-Hingna and District - Nagpur.



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2. Copy of registered Correction Deed to Sale Deed bearing No. HGN-1426-2003 dt. 08/07/2003 in favour of Sheikh Jibrail Sheikh Sardar.
3. Copy of Computerized 7/12 for Kh. No. 41/2 mutated in the name of Sheikh Jibrail Sheikh Sardar, vide Ferfar No.38.
4. Copy of registered Sale Deed bearing No HGN-3352-2022, dt. 02/06/2022 executed by Sheikh Jibrail Sheikh Sardar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh. No. 41/2 of Mouza-Sukali (Gupchup), P.H No. 45 having area admeasuring 1.38 HR situated at Sukali (Gupchup) in Tahsil-Hingna and District - Nagpur.
5. Copy of Computerized 7/12 for Kh. No. 41/2 mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri



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Rahul Arunrao Upganlawar vide Ferfar No. 1462, dt. 10/01/2023.

6. Copy of registered General Power of Attorney bearing No. HGN-4-3353-2022, dt. 02/06/2022 executed by Sheikh Jibrail Sheikh Sardar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

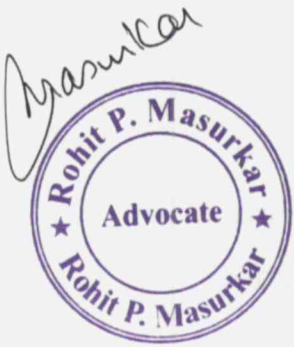
7. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) dt. 26/7/2023.

8. Copy of E-search.

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 Agricultural land bearing Kh. No. 41/2, total area admeasuring 1.38 HR (13800 Sq

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Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has been approved by Tahsildar Hingana Revenue Court for the above-mentioned project with net plotable area admesuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur, 441110, originally belonged to Shri Natthu Bapurao Shambarkar.

Thereafter Shri Natthu Bapurao Shambarkar transferred the land at Kh. No. 41/2 of Mouza-Sukali (Gupchup), P.H No. 45 having area admeasuring 1.38 HR situated at Sukali (Gupchup) in Tahsil-Hingna and District- Nagpur in favour of Sheikh Jibrail Sheikh Sardar and accordingly executed a registered Sale Deed, thereby by virtue of the said registered Sale Deed bearing No. HGN-2747-2002, dt. 04/10/2002 Sheikh Jibrail Sheikh Sardar became the absolute owner of the land at Kh. No. 41/2 of Mouza-Sukali (Gupchup), P.H No. 45 having area admeasuring 1.38 HR situated at Sukali (Gupchup) in Tahsil-Hingna and District-Nagpur.



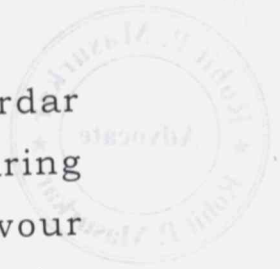
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Thereafter, Shri Natthu Bapurao Shambarkar executed a registered Correction Deed bearing No. HGN-1426-2003 dt. 08/07/2003 in favour of Sheikh Jibrail Sheikh Sardar for the land at Kh. No. 41/2 of Mouza-Sukali (Gupchup), P.H No. 45 having area admeasuring 1.38 HR situated at Sukali (Gupchup) in Tahsil-Hingna and District-Nagpur.

Thereafter, thereby by virtue of the said registered Sale Deed followed by registered Correction Deed to Sheikh Jibrail Sheikh Sardar became the absolute joint owners of the land at Kh. No. 41/2 of Mouza-Sukali (Gupchup), P.H No. 45 having area admeasuring 1.38 HR situated at Sukali (Gupchup) in Tahsil-Hingna and District- Nagpur and accordingly his name is mutated in the 7/12 revenue records.

Thereafter, Sheikh Jibrail Sheikh Sardar executed a registered Power of Attorney bearing No. HGN-4-3353-2022 dt. 02/06/2022 in favour of M/S. Tirupati Developers acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for the land at

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Kh. No. 41/2 of Mouza-Sukali (Gupchup), P.H No. 45 having area admeasuring 1.38 HR situated at Sukali (Gupchup) in Tahsil-Hingna and District- Nagpur.

Thereafter, Sheikh Jibrail Sheikh Sardar sold that piece and parcel of agriculture land at Kh. No. 41/2, of Mouza-Sukali (Gupchup), P.H No. 45 having area admeasuring 1.38 HR situated at Sukali (Gupchup) in Tahsil-Hingna and District-Nagpur vide registered Sale Deed bearing No. HGN-3352-2022, dt. 2/6/2022 and the document is duly registered in Add Book No. 1 in the Office of the Sub-Registrar Hingna (Gramin), thereby by virtue of the said registered Sale Deed bearing no. 3351/2022, dt. 02/06/2022 M/S. Tirupati Developers acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar became the absolute owner of the scheduled property.

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

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Development Authority (NMRDA) and the Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) recommended the said Layout Plan for Demarcation Purpose.

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 Urganlawar herein in above.

Opinion: -

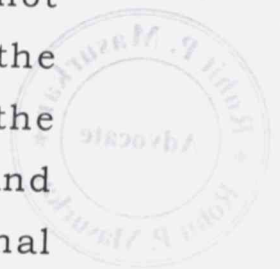
I have verified the records from the office of the Sub-Registrar Hingna, on payment of necessary search fees by their Receipt No. MH002535344202223E, dt. 28/5/2022 (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of Agricultural land bearing Kh. No. 41/2, total area admeasuring 1.38 HR (13800 Sq Mtr), out of which area admeasuring 1.3676 HR (13,676 Sq Mtr) has



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been approved by Tahsildar Hingana Revenue Court for the above-mentioned project with net plotable area admesuring 6890.15 Sq mtr situated at Mouza - Sukali (Gupchup), P. H. No. 45, in Tahsil Hingna & District Nagpur, 441110, which is popularly known as "**VRINDAVAN PARK - 3**", is owned and possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar, subject to verification of All required Original Title Deeds.

I have verified the records from the Office of the concern Sub Registrar & Patwari Sukali (Gupchup) 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.



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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.

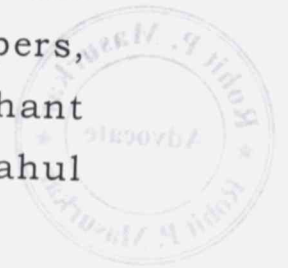
The following documents are required to be deposited for creation of equitable mortgage:

1. Certified Copy of 7/12 for Kh. No. 41/2, area 1.38 HR mutated in the name of Shri Natthu Bapurao Shambarkar.
2. Certified Copy of 7/12 for Kh. No. 41/2, area 1.38 HR mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.



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3. Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority NMRDA).
4. Original Final approved Layout Plan issued by Executive Engineer, NMRDA, Nagpur.
5. Original NA Order issued by the Collector Nagpur.
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 Urganlawar.
8. Original Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.
9. Original RL from NMRDA.



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10. Certified Copy of Computerized 7/12 plot
wise.

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

Yours faithfully,



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