

ROHIT PRALHAD MASURKAR
Advocate

Date: 29/1/2024

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 agriculture land at Kh. No. 107, total area admeasuring 4.66 HR, Land Revenue Rs. 12.80/- yearly with Occupant Class 1 rights at Mouza Nagalwadi, P. H. No. 6B,



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Khate No. 44, Tahsil - Hingna & District Nagpur.
and bounded as under:

ON THE EAST: Pandhan

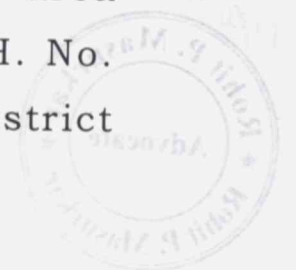
ON THE WEST: KH. NO. 108 & 109

ON THE NORTH: KH NO 116, 117, & 119

ON THE SOUTH: KH NO 109, 108 & 106/1

LIST OF DOCUMENTS VERIFIED: -

1. Copy of Computerized 7/12 for Kh. No. 107
Mouza Nagalwadi mutated in the name of
Shri. Pramod Laxman Bankar.
2. Copy of registered Agreement to Sale bearing
No. HGN-8116-2023, dt. 3/10/2023 between
Shri. Pramod Laxman Bankar and M/s.
Tirupati Developers, Acting Through its
Partners, Shri Prashant Manoharrao
Bongirwar & Shri Rahul Arunrao
Unganlawar for Kh. No. 107, total area
admeasuring 4. Mouza Nagalwadi, P. H. No.
6B, Khate No. 44, Tahsil - Hingna & District
Nagpur.

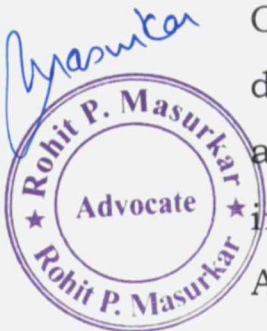


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3. Copy of registered General Power of Attorney bearing No. HGN-8117-2023, dt. 3/10/2023 between Shri. Pramod Laxman Bankar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh. No. 107, total area admeasuring 4. Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur.
4. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) dt. 21/11/2023.
5. 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 records of rights, as per Adhikar Abhilekh Panji, the records from 1954-55



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indicates, that initially the agriculture land at Old Kh. No. 5/5, area admeasuring 4.66 HR of Mouza Nagalwadi, P. H. No. 6B, Tahsil Hingna & District Nagpur was owned & possessed by Shri Laxman Kisan Bankar and the acquired the said land by way of a registered Sale Deed from Lataru Doma, Vitthal Doma and others on 02/05/1968.

WHEREAS, the property at Kh. No. 5/5 along with other land at Kh. No. 8 & 14 is partitioned amongst the Shri Laxman Kisan Bankar and his sons namely Shri Pramod Laxman Bankar, Shri Rajiv Laxman Bankar & Shri Sanjeev Laxman Bankar on 16/03/1976 and the Kh. No. 5/5, area admeasuring 4.66 HR has come to the share of Shri Pramod Laxman Bankar and accordingly his name is mutated in the 7/12 revenue records vide Ferfar No. 4, dt. 30/03/1985. During consolidation the said Kh. No. 5/5 is newly numbered as Kh. No. 107.

WHEREAS, the Vendor being desirous of disposing of the said property and therefore was in search of a suitable prospective buyer and the

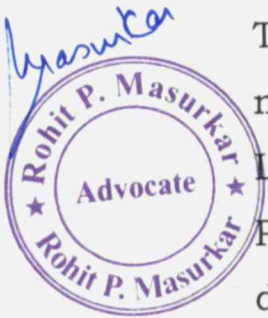


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Purchaser being desirous of purchasing this land has approached the Vendor and expressed his / her / their desire to purchase the said land all that piece and parcel of agriculture land at Kh. No. 107, total area admeasuring 4.66 HR, Land Revenue Rs.12.80/- yearly with Occupant Class I rights at Mouza - Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil-Hingua & District Nagpur.

Thereafter, Shri. Pramod Laxman Bankar entered into an agreement to sale bearing No. HGN-8116-2023, dt. 3/10/2023 between Shri. Pramod Laxman Bankar and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar for Kh. No. 107, total area admeasuring 4.66 HR, Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur.

Thereafter, in furtherance of the above-mentioned Agreement to Sale Shri. Pramod Laxman Bankar executed a registered General Power of Attorney bearing No. HGN-8117-2023, dt. 3/10/2023 between Shri. Pramod Laxman



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Bankar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar for Kh. No. 107, total area admeasuring 4.66 HR, Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur.

The Registered Power of Attorney holders 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.

Title of the Property: -

The scheduled property as on date is owned by Shri. Pramod Laxman Bankar & possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul



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Arunrao Upganlawar, in consonance of the Registered Agreement to sale bearing No. HGN-8116-2023, dt. 3/10/2023 & Registered General Power of Attorney bearing No. HGN-8117-2023, dt. 3/10/2023.

Opinion: -

I have verified the records from the office of the Sub-Registrar Hingna, on payment of necessary search fees by their Receipt No. MH014683295202324U, dt. 29/1/2024 (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of Agricultural land bearing Kh. No. 107, total area admeasuring 4.66 HR, Mouza Nagalwadi, P. H. No. 6B, Khate No. 44, Tahsil - Hingna & District Nagpur, which is popularly known as "**SILVER STAR - 1**", is 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.



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I have verified the records from the Office of the concern Sub Registrar & Patwari Nagalwadi 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.



Yours faithfully,

A handwritten signature in blue ink, appearing to read "Masurkar".

Rohit P. Masurkar

Advocate

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