

Kishor K. Bhangde

LL.B.

ADVOCATE

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THE TITLE VERIFICATION AND SEARCH REPORT.

That, having been engaged by **M/s. Tirupati Developers**, a Partnership firm having its office NKY Tower, Ajni Square, Wardha Road, Nagpur through its Partners, **1. Shri. Prashant Manoharrao Bongirwar**, **2. Shri. Rahul Arunrao Urganlawar**, for preparing the Title Verification and Search Report, I Kishor K. Bhangde, Advocate, Nagpur does hereby submit my report as under.

Description of the properties.

Survey No. 45/1 admeasuring 4.41 Hectors, of **Mouza Khadka**, Class-I Rights, P.H. No.45, Jama Rs.11.75 along with all easementary rights Tahsil Hingna, Dist. Nagpur and same is bounded as under :-

To the North : Shiv,

To the South : Kh. No.48/1,

To the East : Pandhan,

To the West : Remaining part of Kh. No.45/2.

Description of the properties.

Survey No. 47/1 admeasuring 6.37 Hectors of **Mouza Khadka**, Class-I Rights, P.H. No.45, Jama Rs.25.93 along with all easementary rights Tahsil Hingna, Dist. Nagpur and same is bounded as under :-

To the North : Kh. No.48/1,

To the South : Road,

To the East : Kh. No.49 and Pandhan,

To the West : Kh. No.47/2.

Description of the properties.

Survey No. 48/1 admeasuring 3.52 Hectors, of **Mouza Khadka**, Class-I Rights, P.H. No.45, Jama Rs.16.00 along with all easementary rights Tahsil Hingna, Dist. Nagpur and same is bounded as under :-

To the North : Kh. No.45/2,

To the South : Kh. No.47/2,

To the East : Pandhan,

To the West : Kh. No.48/2.



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इतर
पावती

Original/Duplicate

Monday, 27 August 2018 5:11
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4918 दिनांक: 27/08/2018

गावाचे नाव: खडका त.सा.क्र.45

दस्तऐवजाचा अनुक्रमांक: हगन-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अँड किशोर भांगडे, नागपूर

वर्णन शोध अर्ज क्र. 1190/2018 मौजा खडका प.ह.नं.45 तह हिंगणा जि.नागपूर
खसरा नं.45/1,47/1,48/1 शोध वर्ष 2006 ते 2018 (13 वर्ष) तीन मिळकतीचा शोध
मिळण्याबाबत

SEARCHFEE

रु. 975.00

एकूण:

रु. 975.00

HGN

1); देयकाचा प्रकार: eChallan रक्कम: रु.325/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005460116201819E दिनांक: 27/08/2018

बँकेचे नाव व पत्ता:

2); देयकाचा प्रकार: eChallan रक्कम: रु.650/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005478869201819E दिनांक: 27/08/2018

बँकेचे नाव व पत्ता:


 सह दुय्यम निबंधक वर्ग-२,
 हिंगणा

That the title history in respect of Kh. No.45/1 is as follows :

That originally the said **Survey No.45/1 admeasuring 4.41 Hectors** was recorded in the name of Govindrao Behare, Tekchand Behare and their sisters Laxmibai, Kaushalyabai and Basantibai. That the said Sau. Laximabai Sitaramji Dhanore acquired the said property by way of oral partition on 16/12/1972 between the above joint owners. That the said Sau. Laxmibai Sitaramji Dhanore has transferred the said property in favour of Shri. Anil Govindrao Behare by way of registered sale deed on 8/5/1978. That the name of the said owner Shri. Anil Govindrao Behare is duly recorded in 7/12 extract. That the said Anil Govindrao Behare has obtained loan from UCO Bank, Hingna in respect of the said property. Thereafter, he has obtained certificate from the said bank that there was no loan outstanding against him on 23/7/2007.

That, the said Shri. Anil Govindrao Behare executed General power of attorney for development in favour of M/s. Tirupati Developers through its partner Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar which is duly registered in the office of Jt. Sub Registrar Hingna at Sr. No. 4888/2006 on 20/9/2006.

That, the said Shri. Anil Govindrao Behare executed General power of attorney for sale in favour of M/s. Tirupati Developers through its partner Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar which is duly registered in the office of Jt. Sub Registrar Hingna at Sr. No. 4616/2007 on 3/8/2007.

That, the said Survey. No. 45/1, Total admeasuring 4.41 H.R. Mouza - Khadka, was purchased by vendor from Shri. Anil Govindrao Behare by way of sale deed which is duly registered in the office of Jt. Sub Registrar Hingna at Sr. No. 4713/2014 on 18/11/2014. That, the name of the present joint owners namely Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar are duly recorded in the 7/12 extract.



That, the said Shri. Govindrao Udaramji Behare executed General power of attorney for development in respect of Survey no.48/1 admeasuring 3.64 H.R. out of total area 3.92 H.R. in favour of M/s. Tirupati Developers through its partner Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar which is duly registered in the office of Jt. Sub Registrar Hingna at Sr. No. 4887/2006 on 20/9/2006.

That, the said Shri. Govindrao Udaramji Behare executed General power of attorney for sale in favour of M/s. Tirupati Developers through its partner Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar which is duly registered in the office of Jt. Sub Registrar Hingna at Sr. No. 4615/2007 on 3/8/2007.

That the said Shri. Govindrao Udaramji Behare died intestate on 25/10/2007. That after his death his four daughters, wife and two sons namely Sau. Meena Suresh Mohare, Sau. Pushpa Laxmikant Dhanore, Sau. Bharti Tejrav Behaniya, Sau. Mangala Hemant Beherkhede, Smt. Kamla Govindrao Behare, Shri. Anil Govindrao Behare and Shri. Narendra Govindrao Behare became the joint owners of the said property by way of succession. That the said above mentioned 7 joint owners executed general power of attorney in favour of M/s. Tirupati Developers through its partner Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar which is duly registered in the office of Jt. Sub Registrar Hingna at Sr. No. 6411/2007 on 7/11/2007.

That the above mentioned 7 joint owners through their power of attorney in the capacity of vendors executed sale deed in favour of Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar which is duly registered in the office of Jt. Sub Registrar Hingna at Sr. No. 206/2015 on 12/1/2015. That, the name of the present joint owners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar are duly recorded in the 7/12 extract.



And Whereas, the present joint owners namely Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upganlawar have submitted proposed Residential Layout Plan of the said land to the office of NMRDA Nagpur. That the Assistant Engineer, NMRDA Nagpur has issued tentative sanction layout map on dated 11/7/2018.

That the name of the present joint owners **Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upganlawar** is duly recorded in 7/12 extract in respect of Kh.No.45/1 admeasuring 4.41 hecters, 47/1 admeasuring 6.37 hector and 48/1 admeasuring 3.52 hecters.

That I have search by inspecting the index register for a period of 13 years from 2006 to 2018 in respect of said property in the office of Sub Registrar Hingna by depositing fees Rs. 975/- vide receipt No. 4918 dated 27/8/2018.

That, during the course of my inspection, I did not come across any entry as to any encumbrances and charges whatsoever over the said property as on date except the two registered agreement to sale, details of the same are as follows; (A) Agreement to sale executed by the present owners i.e. Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upaganlawar in favour of Manish Ashokrao Vinchurkar in respect of **Plot No.25** which is duly registered in the office of Jt. Sub Registrar Hingna at Sr.No.3647/2018 on 27/8/2018. (B) Agreement to sale executed by the present owners i.e. Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upaganlawar in favour of Ashwin Shankar Dongre in respect of **Plot No.177** which is duly registered in the office of Jt. Sub Registrar Hingna at Sr.No.3805/2018 on 6/9/2018.

That, from above search and inspection I am of the opinion that the title of the said property is clean and marketable excluding the above mentioned two plots.

That, the said prospective purchaser of the said property/plot, shall also acquire equally good, valid and marketable title



thereto on obtaining a proper and duly registered sale deed in their favour excluding the above mentioned two plots.

Hence this report of search and verification of title.

Nagpur.
Date : 19/10/2018.




Kishor K. Bhangde.
(Advocate)

Encl.

1. Original search fee receipt mentioned above.