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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. 81 admeasuring 0.81 Hectors, **Mouza Dongargaon**, Class-I Rights, P.H. No.73, Jama Rs.1.20 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Kh. No.83,

To the South : Kh. No.78,

To the East : Kh. No.82,

To the West : Kh. No.80.

That the title history of the said property is as follows :-

That originally the said **Survey No.81** admeasuring **0.81 Hectors** was recorded in the name of Shri. Waman Ramaji Mute, Sau. Vithabai @ Sumitrabai Narayan Tiple, Sau. Bebi Narayan Nasre, Shri. Ghanshyam Ramaji Mute, Shantabai Ramaji Mute and Ku. Varsha Maroti Kunjarkar. That the name of the said joint owners is duly recorded in 7/12 extract.

That out of the said joint owners Ku. Varsha Maroti Kunjarkar executed general power of attorney in favour of Shri. Sayyed Ayaz Ali in respect of her undivided share in the said property which is duly registered in the office of Jt. Sub Registrar Nagpur Gramin-10 at Sr.No.1978/2007 on 8/5/2007.

That out of the said joint owners Sau. Vithabai @ Sumitra Narayanrao Tiple executed general power of attorney in favour of Shri.



Ghanshyam Ramaji Mute in respect of her undivided share in the said property which is duly registered in the office of Jt. Sub Registrar Hingna at Sr.No.2666/2007 on 9/5/2007.

That out of the said joint owners Sau. Bebibai Narayanrao Nasre executed general power of attorney in favour of Shri. Waman Ramaji Mute in respect of her undivided share in the said property which is duly registered in the office of Jt. Sub Registrar Hingna at Sr.No.2669/2007 on 9/5/2007.

That the said joint owners Shri. Waman Ramaji Mute, Sau. Vithabai @ Sumitrabai Narayan Tiple through POA, Sau. Bebi Narayan Nasre through POA, Shri. Ghanshyam Ramaji Mute, Shantabai Ramaji Mute and Ku. Varsha Maroti Kunjarkar through POA executed sale deed in the capacity of vendor and Sayyed Ayaz Ali has executed said document in the capacity of consenter in favour of Shri. Bhipindersingh Ratansingh Arneja in respect of said property which is duly registered in the office of Jt. Sub Registrar Nagpur Gramin-7 at Sr.No. 5877/2007 on 9/10/2007.

That the said Shri. Bhipindersingh Ratansingh Arneja further transferred the said property in favour of M/s. Tirupati Developers a partnership firm through its partner Shri. Prashant Manoharrao Bongirwar and Shri. Rahul S/o Arun Upaganlawar by way of sale deed which is duly registered in the office of Jt. Sub Registrar Nagpur Gramin-7 at Sr.No. 8842/2016 on 30/11/2016.

That, the Collector, Nagpur has issued order vide Revenue Case No. 329/NAP-34/2017-2018 on 4/8/2018 converting the said agricultural land into non-agricultural under Section 44 of Maharashtra Land Revenue Code, 1966 in respect of Survey No.81 admeasuring 0.81 Hectors.

That, the said owner has got the layout map sanctioned from Nagpur Metropolitan Region Development Authority, Nagpur dated 11/7/2018, which is duly approved by Metropolitan Executive



Engineer on 7/7/2018 in respect of Survey No.81. That accordingly the said present owners craved the layout on the aforesaid land.

That the name of the present owners **M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upaganlawar** is duly recorded in 7/12 extract in respect of Kh.No.81 admeasuring 0.81 hectares.

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 Nagpur Gramin-10 by depositing fees Rs. 325/- vide receipt/challan No. MH0054474352081E 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.

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

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.

Hence this report of search and verification of title.

Nagpur.
Date : 6/9/2018.




Kishor K. Bhangde.
(Advocate)

Encl.

1. Original search fee receipt mentioned above.