

**Kishor K. Bhangde**

LL.B.

ADVOCATE

Mobile : 9373106049

(O&R) (0712) 2560478

E-mail : advkbbhangde@gmail.com

OFFICE : Padmanabh Residency -1, Flat No. 201, Plot No. 16/B, Tilak Nagar (Near WHC Road / Lotus Building), Nagpur-10

## **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. 72** admeasuring 0.73 Hectors, **Mouza Dongargaon**, Class-I Rights, P.H. No.73, Jama Rs.1.28 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Kh. No.71,

To the South : Pandhan,

To the East : Kh. No.71,

To the West : Kh. No.73.

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

That originally the said **Survey No.72** admeasuring **0.73 Hectors** was recorded in the name of Shri. Rameshlal Shivshankar Jaiswal. That the said Shri. Rameshlal Shivshankar Jaiswal has transferred the said property in favour of Shri. Bhopindersingh Ratansingh Arneja & Smt. Rajinder Kaur w/o Bhopindersingh Arneja by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Nagpur Gramin-10 at Sr.No.4495/2006 on 11/09/2006.

That the said joint owners Shri. Bhopindersingh Ratansingh Arneja & Smt. Rajinder Kaur w/o Bhopindersingh Arneja have decided to develop the aforesaid land i.e. of **Kh.No. 72** admeasuring **0.73 Hectors** into residential layout by carving out various plots of different size therein and thus executed irrevocable general power of attorney in favour of M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Urganlawar which is duly registered in the office of Jt. Sub-Registrar



Nagpur Gramin-10 at Sr.No. 3139/2007 on 12/07/2007. (Verified from Original POA)

That the said joint owners Shri. Bhopindersingh Ratansingh Arneja & Smt. Rajinder Kaur w/o Bhopindersingh Arneja through their constituted irrevocable general power of attorney holder M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upananlawar (for Kh.No.72) and M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upananlawar (for Kh.No.85/2, 88/2 & 83) executed irrevocable general power of attorney in favour of M/s. Grace Realities (India) Pvt. Ltd. through its Director Shri. Bharat Manoharrao Magar which is duly registered in the office of Jt. Sub-Registrar Nagpur Gramin-7 at Sr.No. 6388/2007 on 2/11/2007. (Verified from Original POA)

That the said joint owners Shri. Bhopindersingh Ratansingh Arneja, Smt. Rajinder Kaur w/o Bhopindersingh Arneja and M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upananlawar through their constituted POA holder M/s. Grace Realities (India) Pvt. Ltd. through its Director Shri. Bharat Manoharrao Magar and Smt. Vrushali w/o Prashant Bongirwar and Smt. Pallavi W/o Rahul Upananlawar through their constituted POA holder M/s. Grace Realities (India) Pvt. Ltd. through its Director Shri. Bharat Manoharrao Magar transferred the said property i.e. **Kh.No.72, 83, 85/1 & 85/2** in the capacity of **vendor** and M/s. Grace Realities (India) Pvt. Ltd. through its acting Directors Shri. Bharat Manoharrao Magar, Shri. Shekhar Ramrao Jadhav, Shri. Rajendra Narayanrao Gaikwad and Shri. Paresh Shyam Bhide in the capacity of **consenter** in **favour of** Shree Maya Real Estate Pvt. Ltd. Through its Director Shri. Ravindra S/o Virendra Lashkare by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Nagpur Gramin-10 at Sr.No. 9479/2013 on 14/08/2013. (Verified from Original Sale Deed)



That the said owner Shree Maya Real Estate Pvt. Ltd. Through its Director Shri. Ravindra S/o Virendra Lashkare has further transferred the said property i.e. **Kh.No.72 admeasuring 0.73 hectares** in favour of **M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upaganlawar** by way of sale deed which is duly registered in the office of Jt. Sub Registrar Nagpur Gramin-7 at Sr.No.2521/2016 on 29/3/2016. (Verified from original sale deed).

That the name of the present owners **M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upaganlawar** are duly recorded in 7/12 extract in respect of Kh.No.72 admeasuring 0.73 hectares.

That I have search by inspecting the index register for a period of 13 years from 2004 to 2016 in respect of said property in the office of Sub Registrar Nagpur Gramin-10 by depositing fees Rs. 325/- vide receipt/challan No. MH002406785301617E dated 2/7/2016.

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, 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 : 11/7/2016.



*Kishor K. Bhangde*  
Kishor K. Bhangde.  
(Advocate)

Encl.

1. Original search fee receipt mentioned above.



CHALLAN  
MTR Form Number-6

|                       |                                                  |                |  |                           |                         |                                       |                      |         |   |
|-----------------------|--------------------------------------------------|----------------|--|---------------------------|-------------------------|---------------------------------------|----------------------|---------|---|
| GRN                   | MH002406785201617E                               | BARCODE        |  |                           | Date                    | 02/07/2016-19:36:48                   |                      | Form ID |   |
| Department            | Inspector General Of Registration                |                |  |                           | Payer Details           |                                       |                      |         |   |
| Type of Payment       | Search Fee                                       |                |  |                           | TAX ID (If Any)         |                                       |                      |         |   |
|                       | Other Items                                      |                |  |                           | PAN No. (If Applicable) |                                       |                      |         |   |
| Office Name           | NGR_NAGPUR NO10 RURAL SUB REGISTRAR              |                |  |                           | Full Name               |                                       | ADV KISHOR K BHANGDE |         |   |
| Location              | NAGPUR                                           |                |  |                           |                         |                                       |                      |         |   |
| Year                  | 2016-2017 Specific From 01/01/2004 To 02/07/2016 |                |  |                           | Flat/Block No.          |                                       | PLOT NO. 16-B        |         |   |
| Account Head Details  |                                                  | Amount In Rs.  |  | Premises/Building         |                         |                                       |                      |         |   |
| 0030072201 SEARCH FEE |                                                  | 325.00         |  | Road/Street               |                         | TILAK NAGAR                           |                      |         |   |
|                       |                                                  |                |  | Area/Locality             |                         | NAGPUR                                |                      |         |   |
|                       |                                                  |                |  | Town/City/District        |                         |                                       |                      |         |   |
|                       |                                                  |                |  | PIN                       |                         | 4                                     | 4                    | 0       | 0 |
|                       |                                                  |                |  | Remarks (If Any)          |                         |                                       |                      |         |   |
|                       |                                                  |                |  |                           |                         | MOUZA DONGARTAON KH. NO. 72 P.H. NO   |                      |         |   |
|                       |                                                  |                |  |                           |                         | . 73 AREA 0.73 H.R.                   |                      |         |   |
|                       |                                                  |                |  | Amount In                 |                         | Three Hundred Twenty Five Rupees Only |                      |         |   |
| Total                 |                                                  | 325.00         |  | Words                     |                         |                                       |                      |         |   |
| Payment Details       |                                                  | SYNDICATE BANK |  | FOR USE IN RECEIVING BANK |                         |                                       |                      |         |   |
| Cheque-DD Details     |                                                  |                |  | Bank CIN                  | REF No.                 | 03325352016070200108                  |                      | 3229900 |   |
| Cheque/DD No          |                                                  |                |  | Date                      |                         | 02/07/2016-19:37:23                   |                      |         |   |
| Name of Bank          |                                                  |                |  | Bank-Branch               |                         | SYNDICATE BANK                        |                      |         |   |
| Name of Branch        |                                                  |                |  | Scroll No. , Date         |                         | Not Verified with Scroll              |                      |         |   |

Mobile No. : 9373106049