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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 Upganlawar**, 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. 83 admeasuring 2.63 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 : Jamtha Dongargaon Shiv Pandhan,
To the South : Kh. No.81,
To the East : Kh. No.84,
To the West : Wagdhara Shiv Pandhan.

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

That originally the said **Survey No.83 admeasuring 2.63 Hectors** was recorded in the name of Habib Khan S/o Ismail Khan Pathan. That the said Habib Khan S/o Ismail Khan Pathan has transferred the said property in favour of Sphoorthi Promoters through its Managing Partner Shri. M. Vishnu Wardhan Rao S/o Late Shri. M. Kameshwara Rao by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Nagpur Gramin-7 at Sr.No.1786/2006 on 21/04/2006.

That one Smt. Fatimabi W/o Ghulam Sheikh filed Spl. Civil Suit No. 1300/2005 against Shri. Musakhan Ismail Khan Pathan and 4 others for declaration, partition, separate possession and perpetual injunction in respect of **Kh.No.83** and 84 in the Court of Civil Judge, Sr. Dn. Nagpur. That in the said suit the plaintiff Fatimabi w/o Ghulam Sheikh has filed pursis vide Exh.41 and accordingly

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withdrawn the suit with the consent of all the parties the court has withdrawn the said suit on 8/8/2006 and accordingly passed order below Exh.1.

That the said Sphoorthi Promoters through its Managing Partner Shri. M. Vishnu Wardhan Rao S/o Late Shri. M. Kameshwara Rao has transferred the said **Kh.No.83 admeasuring 2.63 H.R.** 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-10 at Sr.No.2451/2007 on 4/6/2007. (Verified from original)

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 Upaganlawar (for Kh.No.72) and M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upaganlawar (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 Upaganlawar 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 Upaganlawar 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

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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.83 admeasuring 2.63 hectors** 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.4152/2016 on 31/5/2016. (Verified from original sale deed).

That the mutation of the present owners **M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upaganlawar** is in process in 7/12 extract in respect of Kh.No.83 admeasuring 2.63 hectors.

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. MH002406903201617E 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.

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ADVOCATE

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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
TILAK NAGAR, NAGPUR
ADVOCATE

Kishor K. Bhangde.
(Advocate)

Encl.

1. Original search fee receipt mentioned above.

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CHALLAN
MTR Form Number-6

GRN	MH002406903201617E	BARCODE		Date 02/07/2016-19:47:20	Form ID
Department	Inspector General Of Registration			Payer Details	
Type of Payment	Search Fee Other Items			TAX ID (If Any)	
				PAN No. (If Appliacablo)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR			Full Name	ADV KISHOR K BHANGDE
Location	NAGPUR			Flat/Block No.	PLOT NO. 16-B
Year	2016-2017 Specific From 01/01/2004 To 02/07/2016			Premises/Building	
Account Head Details		Amount In Rs.		Road/Street	TILAK NAGAR
0030072201 SEARCH FEE		325.00		Area/Locality	NAGPUR
				Town/City/District	
				PIN	4 4 0 0 1 0
				Remarks (If Any)	MOUZA DONGARGAON KH. NO. 83 PH. NO. 73 AREA 2.63 H.R. CLASS - I
Total		325.00		Amount In Words	Three Hundred Twenty Five Rupees Only
Payment Details	SYNDICATE BANK			FOR USE IN RECEIVING BANK	
Cheque-DD Details				Bank CIN / REF No.	03325352016070200110 / 3264400
Cheque/DD No				Date	02/07/2016-19:47:22
Name of Bank				Bank-Branch	SYNDICATE BANK
Name of Branch				Scroll No. , Date	Not Verified with Scroll

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