

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. 87/2 admeasuring 1.36 Hectors, **Mouza Dongargaon**, Class-I Rights, P.H. No.73, Jama Rs.1.73 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Kh. No.87/1,

To the South : Kh. No.86,

To the East : Kh. No.88,

To the West : Road and Kh. No.85.

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

That originally the said **Survey No.87/2** admeasuring **2.72 Hectors** was recorded in the name of Shri. Ramchandra Lahanu Sambre. That the said Shri. Ramchandra Lahanu Sambre has partitioned 1.36 H.R. area of the said property in favour of Shri. Surendra Ramchandra Sambre in the year 1988. That the name of the said owner Shri. Surendra Ramchandra Sambre is duly recorded in 7/12 extract.

That the said Shri. Surendra Ramchandra Sambre executed sale deed in the capacity of vendor in favour of Shri. Vikas Mohanlalji Bhangadia and Shri. Vijaykumar Agrawal in respect of said property which is duly registered in the office of Jt. Sub Registrar Nagpur Gramin-10 at Sr.No. 522/2006 on 27/1/2006.



That the said Shri. Vikas Mohanlalji Bhangadia and Shri. Vijaykumar Agrawal 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. 6609/2016 on 1/9/2016.

That, the Collector, Nagpur has issued order vide Revenue Case No. 330/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 9/7/2018 in respect of Survey No.87/2. 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.87/2 admeasuring 1.36 hectors.

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. MH005447757320181E 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 : 14/9/2018.




Kishor K. Bhangde.
(Advocate)

Encl.

1. Original search fee receipt mentioned above.