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THE TITLE VERIFICATION AND SEARCH REPORT.

That, having been engaged by **M/s. Pratham Properties**, a Registered Partnership firm having its office at 3rd Floor, NKY Tower, Ajni Square, Wardha Road, Nagpur through its Partners, **1. Shri. Prashant Manoharrao Bongirwar, 2. Shri. Sachin Vasantrao Poshattiwar**, 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.

All that piece and parcel of Agricultural land bearing **Survey/Khasra/Gut No. 113/1-KH of Mouza Shankarpur,** P.S.K. 42, having an area of 1.50 Hectors Rental Rs.8.40 Yearly held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto situated at Village – Shankarpur in Tah. Nagpur (Rural) and Dist. Nagpur and bounded as under -

To the North : By Survey Nos.110,111 & Part of Survey No.113/K,
To the South : By Survey No.113/K,
To the East : By Shiv of Mouza Gotalpanjri.
To the West : By Survey No.113/2-KH.

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

That all the piece and parcel of Agricultural land bearing Survey/Khasra/Gut No.113/1-KH of Mouza Shankarpur, P.S.K. 42 having an area of 1.50 Hectors Rental Rs.8.40 Yearly held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto situated at Village – Shankarpur in Tah. Nagpur (Rural) and Dist. Nagpur, orginally belonged to Shri Ajabrao Sitaram Dadande, being his separate property; AND

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That initially Shri. Ajabrao Shripat Dandade executed General Power of Attorney in favour of Shri. Vinod Ramashray Tripathi in respect of the said property, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 at Sr.No.943 on 25/4/2005.

That the aforesaid Shri. Ajabrao Shripat Dadande lateron transferred the aforesaid property by way of Sale to (i) Shri. Vinod Ramashray Tripathi (ii) Shri. Pramod Ramashray Tripathi (iii) Shri. Ramashray Rambhawan Tripathi (iv) Miss. Arti Ramashray Tripathi (v) Shri. Sumedh Vasantrao Gajbhiye (vi) Shri. Manjeet Arun Kashetiwar (vii) Shri. Manish Arun Kashetiwar (viii) Shri. Ravi Vilasrao Mungilwar (ix) Shri. Ashish Vasantrao Komwar and (x) Shri. Raghvendra Rameshchandra Chepurwar, the Vendors named hereinabove, by a Sale Deed Dated 20/12/2006, which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No.1 at Sr.No.819 on 8/2/2007 (Original registered Sale Deed verified). That the said above mentioned 10 joint owners executed irrevocable General Power of Attorney in favour of M/s. Pratham Properties a Partnership Firm, Though its Partner Shri. Prashant S/o Manoharrao Bongirwar in respect of the said property which is duly registered at the Office of the Sub-Registrar, Nagpur-7 in Book No.1 at Sr.No.820 on 8/2/2007 (Original registered POA verified).

. That the above mentioned 10 joint owners namely (i) Shri. Vinod Ramashray Tripathi (ii) Shri. Pramod Ramashray Tripathi (iii) Shri. Ramashray Rambhawan Tripathi (iv) Miss. Arti Ramashray Tripathi (v) Shri. Sumedh Vasantrao Gajbhiye (vi) Shri. Manjeet Arun Kashetiwar (vii) Shri. Manish Arun Kashetiwar (viii) Shri. Ravi Vilasrao Mungilwar (ix) Shri. Ashish Vasantrao Komwar and (x) Shri. Raghvendra Rameshchandra Chepurwar through their duly constituted attorney M/s. Pratham Properties a Partnership Firm, Though its Partner Shri. Prashant S/o Manoharrao Bongirwar executed Sale Deed in respect of the said property i.e. Kh.No.113/1-KH of Mouza Shankarpur admeasuring 1.50 Hectors in favour of **M/s. Pratham Properties**, a Registered Partnership firm through its Partners, **1. Shri. Prashant Manoharrao Bongirwar, 2. Shri. Sachin Vasantrao Poshattiwar**, which

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is duly registered at the Office of the Sub-Registrar, Nagpur-7 at Sr.No.2330/2018 on 4/4/2018 **(Original registered Sale Deed verified).**

That the said land owner Shri. Vinod Ramashray Tripathi and others have submitted Returns U/Section 6(2) before the Urban Land Ceiling Act Competent Authority, and obtained order u/Section 8(4) of the Urban Land Ceiling Act, in respect of the said land. That the said Competent Authority has stated that the said 10 joint owners having no excess land ad accordingly issued order in Case No.ना.अ.क.श्र. मामला क्रमांक ४०/२००७ Dated 22/07/2007.

That the said entire land admeasuring 1.50 hectors is duly submitted for proposed Residential Layout Plan to the office of Nagpur Metro Politan Regional Development Authority, Nagpur. That the Assistant Engineer & Executive Engineer have issued final sanction map in respect of the said land Dated 26/4/2019.

That the Collector, Nagpur has issued order in Revenue Case No. 328/NAP-34/2018-2019 on 29/6/2019 and converted the said agricultural land into non-agricultural under Section 44 of Maharashtra Land Revenue Code, 1966.

That the name of the present owners namely **M/s. Pratham Properties**, a Registered Partnership firm through its Partners, **1. Shri. Prashant Manoharrao Bongirwar, 2. Shri. Sachin Vasantrao Poshattiwar**, are duly recorded in the 7/12 extract in respect of the said property.

That I have search by inspecting the index register for a period of 13 years from 2007 to 2019 in respect of said property in the office of Sub Registrar Nagpur Gramin-10, by depositing fees Rs. 325/- vide receipt No. 8118 dated 18/6/2019.

That, during the course of my inspection, I did not come across any entry as to any encumbrances and charges whatsoever over the said plots as on date.

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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 along with R.L. letter in their favour.

Hence this report of search and verification of title.

Nagpur.
Date : 06/07/2019.

KISHOR K. BHANGDE
TILAK
ADVO.

Kishor K. Bhangde.
(Advocate)

Encl. :

1. Original search fee receipt Dated 18/6/2019.
2. Yearwise e-search in respect of Survey No.113/1-KH from 2007 to 2019 (Total 13 pages).