

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.

A) Description of the properties.

Survey No. 85/1 admeasuring 0.81 Hecter **Mouza Dongargaon**, Class-I Rights, P.H. No.73, Jama Rs.1.13 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Part of Kh.No.84,

To the South : Kh. No.82 & 85,

To the East : Part of Kh. No.87,

To the West : Part of Kh.No.82.

That the title history of the said Survey No.85/1 is as follows :-

That originally the said **Survey No.85/1** admeasuring **0.81 Hectors** was recorded in the name of Shri. Pundlik Ramchandra Sabre. That the said Shri. Pundlik Ramchandra Sabre entered into an agreement for sale in respect of said property with Dr. Shri. Samir Narayanrao Paltewar. In addition to this Shri. Pundlik Ramchandra Sabre have executed irrevocable general power of attorney in favour of Dr. Shri. Samir Narayanrao Paltewar which is duly registered in the office of Jt. Sub-Registrar Nagpur-4 at Sr.No.3696/2006 on 27/6/2006.

That the said Shri. Pundlik Ramchandra Sabre through its POA holder Dr. Shri. Samir Narayanrao Paltewar in the capacity of vendor and Dr. Shri. Samir Narayanrao Paltewar in the capacity of consenting party executed sale deed in respect of the said property in favour of Sau. Vrushali Prashant Bongirwar and Sau. Pallavi Rahul



Upaganlawar by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Nagpur-10 at Sr.No.536/2007 on 7/2/2007.

That the said joint owners Sau. Vrushali Prashant Bongirwar and Sau. Pallavi Rahul Upaganlawar executed irrevocable general power of attorney in favour of M/s. Grace Realities (India) Pvt Ltd. Through its Director Shri. Bharat Mohanrao Magar in respect of the said property which is duly registered in the office of Jt. Sub-Registrar Nagpur-7 at Sr.No.6389/2007 on 2/11/2007.

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 **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.85/1 and Kh.No. 85/2 admeasuring 0.81 hectares each** 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.2520/2016 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** is duly recorded in 7/12 extract in respect of Kh.No.85/1 admeasuring 0.81 hectors.

B) Description of the properties.

Survey No. 85/2 admeasuring 0.81 Hectors, **Mouza Dongargaon,** Class-I Rights, P.H. No.73, Jama Rs.1.12 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Kh.No.84,
To the South : Kh. No.86/3,
To the East : Kh. No.87/1,
To the West : Kh.No.85/1.

That the title history of the Survey No.85/2 is as follows : -

That originally the said **Survey No.85/2 admeasuring 0.81 Hectors** was recorded in the name of Shri. Surendra Ramchandra Sabre. That the said Shri. Surendra Ramchandra Sabre has transferred the said property in favour of Shri. Girdhari Shamrao Chatur and Shri. Yogeshwar Shamrao Chatur by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Nagpur-1 in Addl. Book No.1, Volume No.347 at Pages 120 to 124 at Sr.No.492(P) dated 29/1/1991.

That the said Shri. Girdhari Shamrao Chatur and Shri. Yogeshwar Shamrao Chatur has further transferred the said property in favour of Sau. Maya Yogeshwar Chatur by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Nagpur-11 in Addl. Book No.1, at Sr.No.1249 dated 16/4/1993.

That the said Sau. Maya Yogeshwar Chatur has further transferred the said property in favour of M/s. Tirupati Developers

