

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-10 at Sr.No.5140/2006 on 18/10/2006.

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 **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.85/2 & Kh.No.85/1 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.85/2 admeasuring 0.81 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. MH002406953201617E 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.

Encl.

1. Original search fee receipt mentioned above.



Kishor K. Bhangde
Kishor K. Bhangde
(Advocate)



CHALLAN
MTR Form Number-6

GRN	MH002406953201617E	BARCODE			Date	02/07/2016-19:51:38		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 DONGARGAON KH. NO. 85/1-2 PH. NO. 73 AREA 1.62 H.R. CLASS-I			
				Amount In		Three Hundred Twenty Five Rupees Only			
				Words					
Total		325.00							
Payment Details SYNDICATE BANK				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	REF No.	03325352016070200111		3282200	
Cheque/DD No				Date		02/07/2016-19:51:58			
Name of Bank				Bank-Branch		SYNDICATE BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 9373106049