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TO WHOM SO EVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

I have been engaged by you to carry out the title search and verification report of the property **acquired** by **Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar** for a period of **13 Years from 2007 TO 2019,** Accordingly, I have carried out the title search from the records of the Office of the **Sub-Registrar-Nagpur 7** and Patwari record and based on the documents submitted before me, my report is as under:-

1) Schedule of the property:-

All that piece and parcel of **Agriculture Land** at **Kh. No. 14, total area admeasuring 1.20 HR**, Bhogwatdar Class - I land, P. H. No. 73, **Mouza – DONGARGAON**, Tahsil - Nagpur Gramin & District Nagpur and the said Khasara is bounded as under:-

On the east	-	Kh. No. 8
On the west	-	Kh. No. 15
On the north	-	Kh. No. 23
On the south	-	Kh. No. 13

2) List of Documents verified:-

1. Copy of Adhikar Abhilekh Panji.
2. Copy of Ferfar Nondvahi vide Ferfar No. 36, dt.01/01/1983.
3. Copy of Ferfar Nondvahi vide Ferfar No. 37, dt.01/01/1983.
4. Copy of 7/12 for Kh. No. 49, 50/2, 51/1, 52 & 53/1 mutated in the name of Shri Keshav alias Gangaram Vishwanath Pimpalkar, Narayan Arjun, Tulsabai Arjun, Shantabai Mahadevraoji Pandhare, Shewantabai Ajabrao Gahukar, Kalabai Narayan Lande, Manjubai Marotrao Burad, Ramdas Jago Pimpalkar & Bayji Jago Pimpalkar vide Ferfar No. 36-37 dt.08/05/1984.
5. Copy of 7/12 for Kh. No. 14 mutated in the name of Shri Laxman Kolba Lonare vide Ferfar dt.30/05/1990.
6. Certified Copy of registered Sale Deed bearing No. NGN-GRA-10-1529-2005, dt.03/03/2005 between Shri Laxman Kolba Lonare and Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar.
7. Copy of Computerized 7/12 for Kh. No. 14 mutated in the name of Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar vide Ferfar No. 694, dt.09/01/2006.

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8. Copy of the registered General Power of Attorney bearing No. NGN-GRA-10-2118-2007, dt.17/05/2007 executed by Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar in favour of Shri Kiran Vasantrao Panke.
9. Copy of Agreement to Sale between Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar through their POAH Shri Kiran Vasantrao Panke and Shri Jeevan Vedimal Shivnani & Shri Ashish Bhagwanji Kamble on 07/08/2007.
10. Original registered Sale Deed bearing No. NGN-7-10420-2018, dt.22/11/2018 between Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar through their POAH Shri Kiran Vasantrao Panke along with Shri Jeevan Verhomal Shivnani & Shri Ashish Bhagwanji Kamble and Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
11. Copy of E-search.

3) A link of chain of transfer of property: -

On verification of the above-mentioned documents and title search carried out by me, I am of the opinion that initially the agriculture land at Kh. No. 49, 50/2, 51/1, 52 & 53/1, total area admeasuring 10.84 HR, Bhogwatdar Class - II land, P. H. No. 73 of Mouza – Dongargaon, Tahsil - Nagpur Gramin & District Nagpur, as per the Adhikar Abhilekh Record from the year 1954-55, was owned & possessed by Shri Keshav alias Gangaram Vishwanath Pimpalkar, Narayan Arjun, Tulsabai Arjun, Shantabai Mahadevraoji Pandhare, Shewantabai Ajabrao Gahukar, Kalabai Narayan Lande, Manjubai Marotrao Burad, Ramdas Jago Pimpalkar & Bayji Jago Pimpalkar and accordingly their names are mutated in the Adhikar Abhilekh records due to the death of Lahani Wd/o. Vishwanath Pimpalkar.

Thereafter the then joint owners Shri Keshav alias Gangaram Vishwanath Pimpalkar, Narayan Arjun, Tulsabai Arjun, Shantabai Mahadevraoji Pandhare, Shewantabai Ajabrao Gahukar, Kalabai Narayan Lande, Manjubai Marotrao Burad, Ramdas Jago Pimpalkar & Bayji Jago Pimpalkar OR Shri Gangaram Jago Pimpalkar transferred the said land at Kh. No. 49, 50/2, 51/1, 52 & 53/1 is divided by north south wise & western portion area admeasuring 1.20 HR of Mouza – Dongargaon to Shri Laxman Kolba Lonare thereby by virtue of the registered Sale Deed Shri Laxman Kolba Lonare became the absolute owner of the said land at Kh. No. 49, 50/2, 51/1, 52 & 53/1 western portion area admeasuring 1.20 HR of Mouza – Dongargaon. Whereas the above named Vendors jointly sold the said agricultural land partitioned north south wise & the eastern portion admeasuring 4.05 HR to Sau. Vanmala Manoharrao Kamdi on 30/06/1982 by way of a registered Sale Deed No. 4616 and is duly mutated vide Ferfar No. 36 on 01/01/1983. So also the middle portion of the said land partitioned north south wise & admeasuring 2.02 HR by way of a registered Sale Deed to Shri Arvind Narayan Tarekar on 30/06/1982 by way of a registered Sale Deed No. 4621 and is duly mutated vide Ferfar No. 37 on 01/01/1983.

However, the said land at Kh. No. 49, 50/2, 51/1, 52 & 53/1, total area admeasuring 10.84 HR of Mouza – Dongargaon was under the tenancy of Kisan Mahar and Laxman Bobadu.

During the consolidation in the year 1983-84 vide Order No. SV-23/SR-49/89-90, dt.30/05/1990, the above said agriculture land at Kh. No. 49, 50/2, 51/1, 52 & 53/1 of Mouza – Dongargaon is corrected and the land under Shri Laxman Kolba Lonare is newly numbered as Kh. No. 14, total area admeasuring 1.20 HR, Bhogwatdar Class - II land of Mouza – Dongargaon, Tahsil - Nagpur Gramin & District Nagpur.

Whereas, the land at Kh. No. 14, total area admeasuring 1.20 HR of Mouza – Dongargaon, Bhogwatdar Class-2 was converted into Bhogwatdar Class-1 rights under section 29 Sub Section

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2 (K) of the Maharashtra Land Revenue Code 1997 by the Sub Divisional Officer Nagpur vide its Order passed in the Rev Case No. 210/LND-18/2004-05, dt.07/01/2005 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 590, dt.07/02/2005. **So also during the order, the tenancy of Kisan Mahar and Laxman Bobadu is squashed and the land is made free from tenancy.**

Thereafter the then owner Shri Laxman Kolba Lonare transferred the said land at Kh. No. 14, total area admeasuring 1.20 HR of Mouza – Dongargaon to Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-1529-2005, dt.03/03/2005 and the document is duly registered in the Office of the Sub-Registrar Nagpur Gramin 10, thereby by virtue of the said registered Sale Deed Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar became the absolute joint owners of the said land at Kh. No. 14, total area admeasuring 1.20 HR of Mouza – Dongargaon and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 694, dt.09/01/2006.

Thereafter the then owners Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar executed a registered General Power of Attorney bearing No. NGN-GRA-10-2118-2007, dt.17/05/2007 in favour of Shri Kiran Vasantrao Panke and the document is duly registered in the Office of the Sub-Registrar Nagpur Gramin 10. However, it reveals that the Power of Attorney of Shri Kiran Vasantrao Panke have lost the original document of Power of Attorney dt.17/05/2007 from his custody and therefore he lodged a Complaint for the loss of document at No. 389/2018, dt.15/11/2018 with the Bajaj Nagar Police Station, Nagpur. **In order to create secondary evidence with respect to the said loss of document a Public Notice is to be published in the daily News Paper Nagpur and FIR to be filed with the concern Police Station for the loss of document.**

Thereafter the owner Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar through their POAH Shri Kiran Vasantrao Panke decided to dispose of the said land at Kh. No. 14, total area admeasuring 1.20 HR of Mouza – Dongargaon to Shri Jeevan Vedimal Shivnani & Shri Ashish Bhagwanji Kamble and accordingly entered into an Agreement to Sale on 07/08/2007. Whereas the said Agreement to Sale was executed on Rs.50/- Stamp Paper between the Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar through their POAH Shri Kiran Vasantrao Panke and Shri Jeevan Vedimal Shivnani & Shri Ashish Bhagwanji Kamble and the same was Impounded by the Collector of Stamps, Nagpur City U/S 33 of Bombay Stamp Act 1958 on 05/08/2015 and Full Stamp Duty of Rs. 69, 900/- along with Penalty of Rs. 1, 28, 620/- is recovered thereon vide EVN Case No. 4600901/142/2015. Subsequently Shri Jeevan Vedimal Shivnani & Shri Ashish Bhagwanji Kamble dropped an idea of purchasing the said land at Kh. No. 14, total area admeasuring 1.20 HR of Mouza – Dongargaon and desire to transfer the said land to Third Party Purchaser as a Consenter.

Thereafter the then owners Shri Pandurangji Somaji Ambatkar & Shri Sachin Diwakarrao Sadhankar through their POAH Shri Kiran Vasantrao Panke along with Shri Jeevan Verhomal Shivnani & Shri Ashish Bhagwanji Kamble as a Consenter transferred the said land at Kh. No. 14, total area admeasuring 1.20 HR of Mouza – Dongargaon to Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar through their POAH Shri Nishant Vasantrao Yangatwar and accordingly executed a registered Sale Deed bearing No. NGN-7-10420-2018, dt.22/11/2018 and the document is duly registered in the Office of the Sub Registrar Nagpur 7, thereby by virtue of the said registered Sale Deed Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar became the absolute owner of the said land at Kh. No. 14, total area admeasuring 1.20 HR of Mouza – Dongargaon.

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