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THE TITLE VERIFICATION AND SEARCH REPORT.

That, having been engaged by **1. Shri. Prashant Manoharrao Bongirwar, 2. Shri. Rahul Arunrao Upganlawar** R/o NKY Tower, Ajni Square, Wardha Road, Nagpur, for preparing the Title Verification and Search Report, I Kishor K. Bhangde, Advocate, Nagpur does hereby submit my report as under.

Description of the property-A.

Survey No. 17/1 admeasuring 1.21 Hector, **Mouza Panjri,** Class-I Rights, P.H. No.71/A, Jama Rs.3.56, Khate No.128, along with all easementary rights Tahsil Hingna, Dist. Nagpur and same is bounded as under :-

To the East : Survey No.15,
To the West : Survey No.21,
To the North : Survey No.17/2,
To the South : Survey No.18.

Description of the property-B.

Survey No. 17/2 admeasuring 2.44 Hector, **Mouza Panjri,** Class-I Rights, P.H. No.71/A, Jama Rs.3.00, Khate No.128, along with all easementary rights Tahsil Hingna, Dist. Nagpur and same is bounded as under :-

To the East : Survey No.15,
To the West : Survey No.21,
To the North : Pandhan,
To the South : Survey No.71/1.

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

That originally the said **Survey No.17 admeasuring 2.44 Hectors** was recorded in the name of (1) Shri. Ramesh Vithoba Kakde, (2) Sau. Bebi Nagorao Ghyar, (3) Sau. Meera Ishwar Churad and (4) Sau. Lila Krushnarao Kadu. That the said above mentioned 4 joint owners have transferred the said property in favour of Shri. Rajendra Domaji Duf by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Hingna at Sr.No.6319/2006 on 8/12/2006. (Verified Original Sale Deed)

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That the said **Survey No.17/1 admeasuring 1.21 Hectors** was recorded in the name of (1) Shri. Ramesh Vithoba Kakde, (2) Sau. Bebi Nagorao Ghyar, (3) Sau. Meera Ishwar Churad and (4) Sau. Lila Krushnarao Kadu. That the said above mentioned 4 joint owners have transferred the said property in favour of (1) Shri. Rajendra Domaji Duf, (2) Shri. Manohar Tukaramji Katore & (3) Shri. Ganpat Shravanji Hulke by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Hingna at Sr.No.1483/2007 on 9/3/2007. (Verified Original Sale Deed)

That the said **Survey No. 17/2 admeasuring 2.44 Hector** was transferred by Shri. Rajendra Domaji Duf in favour of Sau. Kanchan Anil Kochar and Sau. Neeta Navin Shailarka by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Hingna at Sr.No.4503/2007 on 27/7/2007. (Verified Original Sale Deed)

That the said **Survey No. 17/1 admeasuring 1.21 Hector** was transferred by (1) Shri. Rajendra Domaji Duf, (2) Shri. Manohar Tukaramji Katore & (3) Shri. Ganpat Shravanji Hulke in favour of Sau. Kanchan Anil Kochar and Sau. Neeta Navin Shailarka by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Hingna at Sr.No.6108/2007 on 24/10/2007. (Verified Original Sale Deed)

That before purchasing the Survey No.17/1 and 17/2the present owners have published the **public notice** in daily newspaper on 11/7/2014 in respect of said property inviting any objection in respect of the aforesaid property but no one has taken any objection to the said public notice. (Original Newspaper verified)

That the said owners namely Sau. Kanchan Anil Kochar and Sau. Neeta Navin Shailarka have transferred the said Survey No. 17/1 admeasuring 1.21 H.R. and Survey No.17/2 admeasuring 2.44 H.R. of Mouza Panjri in favour of **Shri. Prashant Manoharrao Bongirwar, Shri. Rahul Arunrao Upganlawar** by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Hingna at Sr.No.268/2015 on 14/1/2015. (Verified Original Sale Deed). That the name of the

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present owners is accordingly recorded in the 7/12 extract in respect of the said property. (Verified original both 7/12 extracts)

That the Collector Nagpur have passed the **N.A. order** in respect of the said property in Rev.Case No. 193/NAP-34/2015-2016 on 12/2/2016 in favour of present owners namely **Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upganlawar**. That the layout plan was **finally approved by Hon'ble Chairman NIT Nagpur** on 19/1/2016 in respect of the said layout. (Verified original N.A. order and final layout map)

That I have search by inspecting the index register for a period of 13 years from 2008 to 2020 in respect of Survey No.17/1 and 17/2 in the office of Sub Registrar, Hingna by depositing fees Rs. 325/- + 325/- vide receipt/challan No. MH006246750202021E and MH0062473202021E dated 2/11/2020 respectively.

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 : 5/11/2020.

KISHOR K. BHANGDE
TILAK NAGAR, NAGPUR
ADVOCATE

Kishor K. Bhangde.
(Advocate)

Encl.

1. Both original search fee receipts mentioned above.
2. 8 Online search year wise results.

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