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Date: - 27/01/2020 / 09/03/2021

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 2009 TO 2021,** 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. 73, total area admeasuring 0.80 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. 71 & 72
On the west	-	Kh. No. 74
On the north	-	Kh. No. 86
On the south	-	Road

2) List of Documents verified:-

1. Copy of Adhikar Abhilekh Panji.
2. Copy of Computerized 7/12 for Kh. No. 73 mutated in the name of Shri Vasantrao Lalaji Maheshkar vide Ferfar No. 49, dt.24/07/1990.
3. Copy of Computerized 7/12 for Kh. No. 73 mutated in the name of Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan.
4. Copy of registered Agreement to Sale bearing No. NGN-7-186-2020, dt.07/01/2020 between Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah and Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
5. Copy of registered Sale Deed bearing No. NGN-7-3140-2021, dt.11/02/2021 between Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah and Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
6. 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. 73, total area admeasuring 0.80 HR, Bhogwatdar Class - I land, of Mouza Dongargaon, P. H. No. 73, Tahsil - Nagpur Gramin & District Nagpur was owned & possessed by Shri Vasantrao Lalaji Maheshkar and accordingly his name is mutated in the 7/12 revenue records.

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR

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