Court in respect of the properties described in schedule A & B (As per Exh. 19 of the Suit copy enclosed for your ready reference).

The Hon'ble 5th Jt. C. J. Sr. Dn. Nagpur vide Exh. 21 passed an Order below Exh. 1 and disposed of the suit by virtue of Compromise under Exh. 19 as mentioned above on 08/08/2018 (Copy of the Order enclosed for your ready reference).

It is to be noted that subsequently Pusad Urban Co-Operative Bank Ltd., Pusad, Gandhibag Branch, Nagpur have issued a registered Certificate of Sale bearing No. 6697/2019 in favour of Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah on 24/07/2019 for Kh. No. 73 Mouza Dongargaon.

Whereas the joint owners Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah borrowed a Loan for Rs.50,00,000/- from Bharti Maind Nagri Sahakari Pat Sanstha Pusad and accordingly executed a registered Mortgage Deed bearing No. NGN-7-6706-2019, dt.25/07/2019 and mortgage the land at **Kh. No. 73, total area admeasuring 0.80 HR & Kh. No. 74, total area admeasuring 0.72 HR of Mouza Dongargaon** with the said Mortgagee Bank and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 7. Subsequently the joint owners Shri Pravin Ajabrao Ingle, Shri Anil Nanakram Hotwani along with Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah also borrowed a Loan from Bharti Maind Nagri Sahakari Pat Sanstha Pusad and accordingly executed a registered Mortgage Deed bearing No. NGN-7-8889-2019, dt.02/11/2019 and mortgage the land at **Kh. No. 73, total area admeasuring 0.80 HR, Kh. No. 74, total area admeasuring 0.72 HR & Kh. No. 77/1, total area admeasuring 1.15 HR of Mouza Dongargaon** with the said Mortgagee Bank and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 7. In the meantime the borrower Dr. Shri Ravindra Balaji Govindwar repaid the entire loan amount along with the interest thereon and the said Mortgagee Bank Bharti Maind Nagri Sahakari Pat Sanstha Pusad and accordingly executed a registered Re-conveyance Deed bearing No. NGN-7-9006-2019, dt.08/11/2019 in favour of Dr. Shri Ravindra Balaji Govindwar and the document is duly registered in the Office of the Sub Registrar Nagpur 7 and make the property at **Kh. No. 73, total area admeasuring 0.80 HR & Kh. No. 74, total area admeasuring 0.72 HR of Mouza Dongargaon** free from all encumbrance, lien or mortgage.

Thereafter the joint owners Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah decided to dispose of the scheduled property at Kh. No. 73, total area admeasuring 0.80 HR of Mouza Dongargaon to Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar and accordingly entered into an registered Agreement to Sale bearing No. NGN-7-186-2020, dt.07/01/2020 followed by registered Sale Deed bearing No. NGN-7-3140-2021, dt.11/02/2021 and both the documents are duly registered in the Office of the Sub Registrar Nagpur 7. Thereby by virtue of the said registered Agreement to Sale followed by registered Sale Deed Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar becomes the absolute joint owners of the Kh. No. 73, total area admeasuring 0.80 HR of Mouza Dongargaon.

4) Title of the Property:-
The scheduled property is owned & possessed by
Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar. Report based on the Documents verified in Point No. 2 here in above.

5) Opinion: -

I have verified the records from the office of the **Sub-Registrar Nagpur 7**, on payment of necessary search fees by their **Receipt No. MH011295779201920E, dt.27/01/2020 & MH012929828202021E, dt.09/03/2021** (Original Receipt enclosed herewith). However as per the searches made 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**,

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR

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