

THE TITLE VERIFICATION AND SEARCH REPORT.

That, having been engaged by **M/s. Tirupati Developers**, a Partnership firm having its office NKY Tower, Ajni Square, Wardha Road, Nagpur through its Partners, **1. Shri. Prashant Manoharrao Bongirwar**, **2. Shri. Rahul Arunrao Upganlawar**, 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.

Survey No. 72, admeasuring 0.44 Hectors, **Mouza Dongargaon**, Class-I Rights, P.H. No.73, Jama Rs.0.77 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Kh. No.71,

To the South : Pandhan,

To the East : Kh. No.71,

To the West : Kh. No.73.

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

That originally the said **Survey No.72 admeasuring 0.44 Hectors** was recorded in the name of Shri. Rameshlal Shivshankar Jaiswal. That the said Shri. Rameshlal Shivshankar Jaiswal has executed irrevocable power of attorney in favour of Shri. Ishwarlal Chandanlal Jaiswal in respect of the said property, in favour of Shri. Ishwarlal Chandanlal Jaiswal, which is duly registered in the office of Jt. Sub-Registrar Nagpur Gramin-3, at Sr.No.68/2011 on 4/1/2011. (Verified original Power of Attorney).

That the said owner Shri. Rameshlal Shivshankar Jaiswal through its Constituent Attorney Shri. Ishwarlal Chandanlal Jaiswal has transferred the said property i.e. Kh.No.72 admeasuring 0.44 hectors in favour of M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upganlawar by way of



sale deed which is duly registered in the office of Jt. Sub Registrar Nagpur Gramin-7 at Sr.No.7092/2017 on 5/8/2017. (Verified original sale deed). That the Civil Suit No.665/2015 is also withdrawn by the Shri. Ramesh S/o Shivshankar Jaiswal.

That the name of the present owners M/s. Tirupati Developers through its Partners Shri. Prashant Manoharrao Bongirwar and Shri. Rahul Arunrao Upaganlawar are duly recorded in 7/12 extract in respect of **Kh.No.72/1** admeasuring **0.44 hectors**.

That, NMRDA has issued final demarcated residential layout plan the layout map sanctioned from Nagpur Metropolitan Region Development Authority, Nagpur dated 12/1/2021, which is duly approved by Metropolitan Executive Engineer in respect of Survey No.72/1 in favour of the present owner. (Original layout map verified). That the N.A. order and R.L. letter in respect of the present plots is in process so is the case with Maharashtra Real Estate Regulatory Authority (RERA).

That I have search by inspecting the index register for a period of 30 years from 1992 to 2021 in respect of said property in the office of Sub Registrar Nagpur Gramin-10 by depositing fees Rs. 750/- vide receipt/challan No. MH013630809202021E dated 22/3/2021.

The Sale Deed Number, name of the purchase, date, area of property, name of vendor are mentioned in the e-search results conducted online site (website) of Department of Registration and Stamps, Govt. of Maharashtra. The said e-search results showing all the details are enclosed with this report.

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.

