

THE TITLE VERIFICATION AND SEARCH REPORT.

That, having been engaged by **1. San. Vrushali Prashant Bongirwar** **2. San. Pallavi Rahul Uppanlawar**, having its office 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 properties.

All that piece and parcel of Agricultural land from **Kh.No. 87/1**, admeasuring **1.36 Hectors**, P.H. No.73, **Mouza Dongargaon**, Bhogwatdar Class-1 Rights, Jama Rs.1.73 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Jamtha Shiv,

To the South : Part of Kh. No.87,

To the East : Part of Kh. No.88,

To the West : Part of Kh. No.84.

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

That originally the said **Survey No.87/1** admeasuring **1.36 Hectors** was recorded in the name of Shri. Ramchandra Lahanu Sambre. That the said Shri. Ramchandra Lahanu Sambre has partitioned 1.36 H.R. area of the said property in favour of Shri. Pundlik Ramchandra Sambre in the year 1988. That the name of the said owner Shri. Pundlik Ramchandra Sambre is duly recorded in 7/12 extract.

That the said Shri. Pundlik Ramchandra Sambre executed Irrevocable General Power of Attorney in favour of Dr. Shri. Sameer Narayanrao Paltewar in respect of said property which is duly registered in the office of Jt. Sub Registrar, Nagpur-4, at Sr.No. 3696/2006 on 27/1/2006. (Original POA verified)



That the said Shri. Pundlik Ramchandra Sambre through its constituted irrevocable general power of attorney holder Dr. Shri. Sameer Narayanrao Paltewar has transferred the said property in favour of Sau. Vrushali Prashant Bongirwar and Sau. Pallavi Rahul Upaganlawar by way of sale deed which is duly registered in the office of Jt. Sub-Registrar Nagpur Gramin-10, at Sr.No. 537/2007 on 7/2/2007. (Original Sale Deed verified)

That the name of the present owners **Sau. Vrushali Prashant Bongirwar and Sau. Pallavi Rahul Upaganlawar** is duly recorded in 7/12 extract in respect of Kh.No.87/1 admeasuring 1.36 hectares.

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.MH000294262202122E dated 8/4/2021.

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. That e-search was conducted online site (website) of Department of Registration and Stamps, Govt. of Maharashtra in respect of the said property. The said e-search results showing all the details are enclosed with this report.

That, from above search and inspection I am of the opinion that the title of the said property is clean and marketable.

Hence this report of search and verification of title.

Nagpur.

Date : 19/4/2021.

Encl. :



Kishor K. Bhangde
Kishor K. Bhangde.
(Advocate)

1. Original search fee receipt Dated 8/4/2021.
2. Yearwise e-search in respect of Survey No.87/1 from 1992 to 2021 (Total 45 pages).