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LL.B.
ADVOCATE
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(27)

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 properties.

Survey No. 153/1 admeasuring **3.16 Hectors and Survey No. 161/1 admeasuring 1.25 Hectors** (Total Admeasuring 4.41 Hectors) , **Mouza Kotewada ,** Class-I Rights, P.H. No.72, Jama Rs.7.00 and 4.8 respectively along with all easementary rights Tahsil Hingna, Dist. Nagpur and same is bounded as under :-

Survey No. 153/1 admeasuring **3.16 Hectors**
To the North : Kh.No. 152,
To the South : Kh. No.153/2,
To the East : Nala
To the West : Kh no. 143 and 161/1.

Survey No. 161/1 admeasuring 1.25 Hectors
To the North : Kh. No. 143,
To the South : Kh. No. 161/2,
To the East : Adj. Kh. No. 153/1 and Kh.No.153/2,
To the West : Kh. No. 162 and Kh.No. 163.

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

In respect of **Survey No. 153/1** admeasuring **3.16 Hectors**

That originally the said **Survey No.153/1 total admeasuring 3.16 Hectors** was recorded in the name of Shri. Gopal Fakira Ashtankar. That, his name is duly recorded in 7/12 extract.

That the said Shri. Gopal Fakira Ashtankar executed sale deed in favour of **M/s. Tirupati Developers**, a Partnership firm through its Partners, **1. Shri. Prashant Manoharrao Bongirwar, 2. Shri. Rahul Arunrao Upganlawar**, in respect of said property which is duly registered in the office of Jt. Sub Registrar Hingna at Sr.No. 1178/2019 on 20/02/2019.(Original Sale Deed verified)

KISHOR K. BHANGDE TILAK NAGAR NAGPUR ADVOCATE

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That the name of the present owners **M/s. Tirupati Developers** through its Partners **Shri. Prashant Manoharrao Bongirwar** and **Shri. Rahul Arunrao Upaganlawar** is duly recorded in 7/12 extract in respect of Kh.No.153/1 admeasuring 3.16 hectors.

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 Hingna by depositing fees Rs. 750/- vide receipt/challan No.MH001061461202122E dated 7/5/2021.

In respect of **Survey No. 161/1 admeasuring 1.25 Hectors** That originally the said **Survey No.161 total admeasuring 3.76 Hectors** was recorded in the name of (1) Shri. Gopal Fakiraji Ashtankar (2) Shri. Sadashiv Fakiraji Ashtankar (3) Shri. Govind Fakiraji Ashtankar. That, the said ancestral property was inherited by the said legal heirs jointly. That, their name are duly recorded in 7/12 extract.

That, the said joint owners have executed the Partition Deed between themselves in the year 2003 and as per the said partition, the said property was divided by demarcating East – West and the Northern portion admeasuring 1.25 Hectors came in the share of Shri Gopal Fakiraji Ashtankar. That, the said partition deed was duly recorded in the Government record and accordingly separate 7/12 extract in respect their shares are prepared. Thus, separate 7/12 in the name of Shri. Gopal Fakira Ashtankar was prepared in respect of Survey No. 161/1 admeasuring 1.25 Hectors.

That the said Shri. Gopal Fakira Ashtankar executed sale deed in favour of **M/s. Tirupati Developers**, a Partnership firm through its Partners, **1. Shri. Prashant Manoharrao Bongirwar, 2. Shri. Rahul Arunrao Upganlawar**, in respect of said property which is duly registered in the office of Jt. Sub Registrar Hingna at Sr.No. 1178/2019 on 20/02/2019. (Original Sale Deed verified)

KISHOR K. BU

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