

THE TITLE VERIFICATION AND SEARCH REPORT.

That, having been engaged by **M/s. Tirupati Developers**, a Partnership firm having its office NKV Tower, Ajni Square, Wardha Road, Nagpur through its Partners, **1. Shri. Prashant Manoharrao Bongirwar, 2. Shri. Rahul Arunrao Ugganlawar**, 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. 88/2 admeasuring **1.15 Hectors, Mouza Dongargaon (Jamtha)**, Class-I Rights, P.H. No.73, Jama Rs.1.46 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Jamtha Shiv,

To the South : Kh. No.88/1,

To the East : Adj. Kh. No.89,

To the West : Kh. No.87/1.

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

That originally the said **Survey No.88** total admeasuring **2.76 Hectors** was recorded in the name of Smt. Parvati Govinda Ghode and Shri. Prabhu Baliramji Dhole. That the said above mentioned joint owners partitioned the said entire land between themselves in the year 1996. That the Survey No.88/1 admeasuring 1.61 H.R. was recorded in the name of Smt. Parvati Govinda Ghode and her family members and Survey No.88/2 admeasuring 1.15 H.R. was recorded in the name of Shri. Prabhu Baliramji Dhole and his name is duly recorded in 7/12 extract.

That the said Shri. Prabhu Baliramji Dhole 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 Ugganlawar**, in respect of said property which



is duly registered in the office of Jt. Sub Registrar Nagpur Gramin-10, at Sr.No. 1778/2007 on 24/4/2007.

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.88/2 admeasuring 1.15 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.MH000293592202122E 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.



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

Encl. :

1. Original search fee receipt Dated 8/4/2021.
2. Yearwise e-search in respect of Survey No.88/2 from 1992 to 2021 (Total 53 pages).