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Date: 24/12/2019

TO WHOM SO EVER IT MAY CONCERN

TITLE VERIFICATION AND SEARCH REPORT

I have been engaged by you to carry out the title search and verification report of the property **acquired** by **M/s. Tirupati Developers acting through its Partner Shri Prashant S/o. Manoharrao Bongirwar along with Shri Rahul S/o Arunrao Upganlawar** for a period of **13 Years from 2007 to 2019**. Accordingly, I have carried out the title search from the records of the Office of the **Sub-Registrar Hingna** and based on the documents submitted before me, my report is as under:-

1) Schedule of the property:-

All that piece and parcel of agriculture land at **Kh. No. 44, total area admeasuring 1.04 HR of Mouza Khadka**, P. H. No. 45, Bhogwatdar Class - I land, Tahsil Hingna & District Nagpur and the said Khasara is bounded as under:-

On the east	-	Pandhan Nallah & Thereafter Kh. No. 43
On the west	-	Shiv of Sukali Village
On the north	-	Shiv of Sukali Village
On the south	-	Nallah & Thereafter Kh. No. 45

2) List of Documents verified:-

1. Copy of 7/12 for Kh. No. (Old 14) mutated in the name of Shri Maroti Damdu Lokhande in the year 1958-59.
2. Copy of Ferfar Nondvahi vide Ferfar No. 130, dt.11/01/2001.
3. Copy of 7/12 for Kh. No. 44 mutated in the name of Shri Prabhakar Maroti Lokhande, Smt. Shobha Tulshiram Chahande, Smt. Rekha Gautam Meshram & Smt. Fulabai Maroti Lokhande vide Ferfar No. 130, dt.11/01/2001.
4. Copy of Ferfar Nondvahi vide Ferfar No. 335, dt.30/05/2007.
5. Copy of 7/12 for Kh. No. 44 mutated in the name of Shri Prabhakar Maroti Lokhande, Smt. Shobha Tulshiram Chahande, Smt. Fulabai Maroti Lokhande, Shri Milind Gautam Meshram & Shri Amit Gautam Meshram being Minor through their Natural Guardian & Father Shri Gautam Charandas Meshram vide Ferfar No. 335, dt.30/05/2007.
6. Copy of registered Power of Attorney bearing No. HGN-04205-2007, dt.12/07/2007 executed by Shri Prabhakar Maroti Lokhande, Smt. Shobha Tulshiram Chahande, Smt. Fulabai Maroti Lokhande, Shri Milind Gautam Meshram & Shri Amit Gautam Meshram being Minor through their Natural Guardian & Father Shri Gautam Charandas Meshram in favour of M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
7. Copy of registered Sale Deed bearing No. HGN-03626-2009, dt.13/08/2009 between Shri Prabhakar Maroti Lokhande, Smt. Shobha Tulshiram Chahande, Smt. Fulabai Maroti Lokhande, Shri Milind Gautam Meshram & Shri Amit Gautam Meshram being Minor through their Natural Guardian & Father Shri Gautam Charandas Meshram through their POAH M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR

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