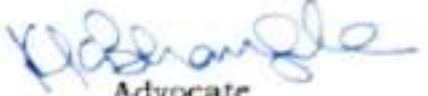


became the absolute owner of the said land at Kh. No. 45/4, area admeasuring 1.21 HR land of Mouza Shankarpur.

That the name of the present owners **M/s. Tirupati Developers Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar** is duly recorded in 7/12 extract in respect of Kh. No. 45/4 admeasuring 1.21 hectares of Mouza Shankarpur.

Encl. : Annexure No.1.

Date : 25/9/2021


Advocate
(Kishor Bhangde)

FORMAT - A
(Circular No.:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.

That the name of the present owners **M/s. Tirupati Developers Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar** is duly recorded in 7/12 extract in respect of Kh. No. 45/4 admeasuring 1.21 hectares of Mouza Shankarpur.

- 2) Mutation Entry No.2021.

- 3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar's office at Nagpur Gramin.

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. MH003010452202122E dated 01/07/2021.

- a) Original search fee receipt Dated 01/07/2021.
b) Yearwise e-search in respect of Kh. No. 45/4 from 1992 to 2021 (Total 43 pages).

- 4) Any other relevant title – Not applicable.

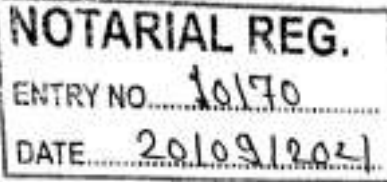
- 5) Litigations if any. – Affidavit of land present owners is submitted.

Date : 25/9/2021


Advocate
(Kishor Bhangde)

BEFORE THE EXECUTIVE MAGISTRATE, NAGPUR.

DEPONENTS :



M/s. Tirupati Developers, (PAN NO. AAFT 2905 K) a Partnership firm having its office NKY Tower, Ajni Square, Wardha Road, Nagpur through its Partners,

1. **Shri. Prashant Manoharrao Bongirwar**,
Aged about 45 years, Occ. Business,
R/o 391, Khare Town, Dharampeth,
Nagpur.
2. **Shri. Rahul Arunrao Urganlawar**,
Aged about 42 years, Occ : Business,
R/o Akshay Heights, Cement Road,
Shivaji Nagar, Nagpur.

AFFIDAVIT

We, the above named deponents do hereby take oath and state on solemn affirmation as under :-

1. We affirm and say that, We are the owners of the following property-

All that piece and parcel of Agricultural land from **Kh. No. 45/4**, admeasuring **1.21 Hectors**, P. H. No. 42, **Mouza Shankarpur**, Bhogwatdar Class-I Rights, Jama Rs.4.33 along with all easementary rights Tahsil Nagpur Gramin, Dist. Nagpur and same is bounded as under :-

To the North : Kh. No. 45/2,
To the South : Shiv Pandhan,
To the East : Kh. No. 44,
To the West : Kh. No. 45/3.

2. We further affirm and say that, the title of the said property is good, valid and marketable. There are no encumbrance over the said properties. That there is no litigation is pending in respect of the said property. That there is no stay order of the court operating against the said property.
3. We affirm and say that, nothing is suppressed in this connection and no part of this affidavit untrue or false.

