

VIJAY S. DESHPANDE

M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

OFFICE: -

Bhiwapurkar Chambers, 1st Floor,
Above L.G. Best Shoppe,
Opp. Yeshwant Stadium,
Dhantoli, Nagpur.

Cell No.: 9822641434
E-mail: vsdeshpande@rediffmail.com

Res:

63, Bajiprabhu Nagar,
Nagpur-440 033

Date: - 08/04/2022

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 Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar** for a period of **30 Years from 1993 TO 2022**, Accordingly, I have carried out the title search from the records of the Office of the **Sub-Registrar- Hingna and Patwari Office** and based on the documents submitted before me, my report is as under: -

1) Schedule of the property:-

All that piece and parcel of Non Agriculture land at **Kh. No. 89/2, total area admeasuring 1.39 HR**, Land Revenue Rs. 8.45 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 53, total plotable area of 7335.68 Sq. Mtrs., Mouza – Sukali (Gupchup)**, situated in the layout which is popularly known as **“SAMRUDDHI-2”**, P. H. No. 45, Tahsil – Hingna & District Nagpur and the Khasara is bounded as under: -

On the East	-	Kh. No. 88
On the West	-	Sukali Shiv
On the North	-	Kh. No. 89/1
On the South	-	Kh. No. 79/1, 79/2 & 80

2) List of Documents verified:-

1. Copy of Adhikar Abhilekh Panji.
2. Copy of 7/12 for Kh. No. 57 mutated in the name of Shri Namdev Mahadev Umate & Smt. Tulsabai Wd/o. Mahadev Umate vide Ferfar dt.06/01/1973.
3. Copy of 7/12 for Kh. No. 89 mutated in the name of Smt. Vacchalabai Namdev Umate, Shri Dilip Namdev Umate, Shri Subhash Namdev Umate, Shri Arun Namdev Umate, Sunanda Namdev Umate, Sulochana Namdev Umate & Suman Namdev Umate vide Ferfar No. 99, dt.22/12/1995.
4. Copy of Ferfar Nondvahi vide Ferfar No. 99, dt.22/12/1995.
5. Copy of Ferfar Nondvahi vide Ferfar No. 251, dt.21/07/2003.
6. Copy of registered Sale Deed bearing No. HGN-4314-2005, dt.03/08/2005 between Smt. Vacchalabai Namdev Umate, Shri Dilip Namdev Umate, Shri Subhash Namdev Umate, Shri Arun Namdev Umate, Sunanda Namdev Umate after marriage Sau. Sunanda Raju Dhote, Sulochana Namdev Umate after marriage Sau. Sulochana Subhash Rohankar &

