

portion, area admeasuring 5.82 HR of Mouza Shankarpur and accordingly his name is mutated in the 7/12 revenue records vide Ferfar No. 928, dt.02/03/2010.

Whereas, the land at Kh. No. 30/1/K (Old 64), total area admeasuring 14.60 HR is divided by north south wise & eastern portion, area admeasuring 5.82 HR of Mouza Shankarpur, Bhogwatdar Class-2 was converted into Bhogwatdar Class-1 rights under section 29 Sub Section 2 (K) of the Maharashtra Land Revenue Code 1997 by the Sub Divisional Officer Nagpur vide its Order passed in the Rev Case No. 209/LND-18/2015-16 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 1542.

Thereafter the owner Shri Sudhakar Rajeshwar Komawar decided to dispose of the scheduled property at Kh. No. 30/1/K (Old 64), area admeasuring 5.82 HR of Mouza Shankarpur to M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Uppanlawar and accordingly entered into a registered Agreement to Sale bearing No. NGN-7-5201-2019, dt.27/05/2019 and the document is duly registered in the Office of the Sub Registrar Nagpur 7.

4) Title of the Property:-

The scheduled property is owned & possessed by Shri Sudhakar Rajeshwar Komawar. Report based on the Documents verified in Point No. 2 here in above.

5) Opinion: -

I have verified the records from the office of the **Sub-Registrar Nagpur 7**, on payment of necessary search fees by their **Receipt No. MH008951725201920E, dt.30/11/2019** (original receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at **Kh. No. 30/1/K (Old 64), total area admeasuring 14.64 HR is divided by north south wise & eastern portion, area admeasuring 5.82 HR of Mouza Shankarpur, P. H. No. 42, Bhogwatdar Class - I land, Tahsil Nagpur Gramin & District Nagpur is owned and possessed by Shri Sudhakar Rajeshwar Komawar, entered into a registered Agreement to Sale bearing No. NGN-7-5201-2019, dt.27/05/2019 with M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Uppanlawar, thereby they created their interest in the said property.**

Both the Purchaser already being agriculturist does not needs to seek the permission u/s 89 of the Mumbai Tenancy & Agricultural Land (Vidarbha Region) Act 1958, for purchase of agricultural land by Non Agriculturist.

I have verified the records from the Office of the concern Sub Registrar & Patwari of Shankarpur however, the records are not maintained properly and hence some of the records could not be verified. However, the property is clear, transferable and marketable. Please verify the original documents as mentioned in documents verified. It is come to my knowledge that the boundaries of the schedule property needs to be verified and accordingly mentioned in the Sale Deed, if required.

In order to convert the said land into Non Agriculture, as the land is coming under NMRDA the due process needs to be followed for the conversion of the said land.

The following documents are required to be deposited for creation of equitable mortgage:



1. Certified Copy of registered Sale Deed bearing No. NGN-7-2608-2007, dt.30/04/2007 between Shri Shamrao Ganpat Kalbande & Shri Bapurao Ganpat Kalbande along with M/s. Krushna Builders and Developers through its Partners Shri Ratnakar Bapurao Kalbande, Sau. Rekha Baban Kalbande, Shri Gunwantrao Namdevrao Tapre & Shri Ravindra alias Narendra Vinayakrao Gorle and M/s. Jagdamba Realtors Pvt. Ltd. through its Director Shri Gopal Laxmanrao Kondawar.
2. Original registered Sale Deed bearing No. NGN-7-2505-2009, dt.04/04/2009 between M/s. Jagdamba Realtors Pvt. Ltd. through its Director Shri Gopal Laxmanrao Kondawar and Shri Sudhakar Rajeshwar Komawar.
3. Certified Copy of Computerized 7/12 for Kh. No. 30/1/K mutated in the name of Shri Sudhakar Rajeshwar Komawar vide Ferfar No. 928, dt.02/03/2010.
4. Original registered Agreement to Sale bearing No. NGN-7-5201-2019, dt.27/05/2019 between Shri Sudhakar Rajeshwar Komawar and M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Urganlawar.
5. Original registered Sale Deed between Shri Sudhakar Rajeshwar Komawar and M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Urganlawar.
6. Original NA Order issued by the Collector Nagpur.
7. Original Town Planning Permission issued by Assistant Director Town Planning Nagpur.
8. Original RL from NMRDA.
9. Certified Copy of Computerized 7/12.

Yours Faithfully,



V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR



CHALLAN
MTR Form Number-6



GRN MH008951725201920E	BARCODE	Date 30/11/2019-10:41:21	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name	ADVOCATE V S DESHPANDE
Location NAGPUR		Flat/Block No.	BHIWAPURKAR CHAMBERS
Year 2019-2020 One Time		Premises/Building	
Account Head Details		Amount In Rs.	
0030072201 SEARCH FEE		325.00	
		Road/Street	DHANTOLI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 2
		Remarks (If Any)	
		KH. NO. 30-1-K OLD-64 P. H. NO. 42 MOUZA SHANKARPUR TAH.	
		NAGPUR GRAMIN DIST. NAGPUR	
		Amount In	Three Hundred Twenty Five Rupees Only
Total		325.00	Words
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572019113023015 IK0AIPHL3
Cheque/DD No.		Bank Date	RBI Date 30/11/2019-10:24:42 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9822641434
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.