

Thereafter the then joint owners Smt. Sarubai Raghoba Raut, Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba Raut, Sau. Mandakini Madhukarrao Doifode, Sau. Damyanti Vitthalrao Choudhari & Sau. Chandrakala Pradeep Rao Belsare executed a registered Power of Attorney bearing No. 385, dt.28/01/1999 in favour of Shri Dhanraj Raghoba Raut and the document is duly registered in Add Book No. 4, Volume 8 on Pages 4 to 6 at Serial No. 38 on even date in the Office of the Sub Registrar Nagpur 2.

Thereafter the then joint owners Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba Raut, Smt. Sarubai Raghoba Raut, Sau. Mandakini Madhukarrao Doifode, Sau. Damyanti Vitthalrao Choudhari & Sau. Chandrakala Pradeep Rao Belsare through their POAH and for Himself Shri Dhanraj Raghoba Raut transferred the said land at Kh. No. 41, total area admeasuring 2.00 HR is divided by east west wise & southern portion, area admeasuring 1.01 HR of Mouza – Shankarpur to Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-05085-2007, dt.24/10/2007 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur Gramin 10, thereby by virtue of the said registered Sale Deed Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani became the absolute owner of the said land area admeasuring 1.01 HR and the said portion is newly numbered as Kh. No. 41/2, total area admeasuring 1.01 HR of Mouza – Shankarpur and accordingly their names are mutated in the 7/12 revenue records vide Ferfar No. 553, dt.30/11/2008.

Whereas the Revenue Authority later on resurveyed the Kh. Nos. 40, 41 & 42 of Mouza Shankarpur and thereby measurement and corrected the areas of the said Khasara and Sub Khasara thereof also and accordingly an Order to that effect is also passed by the Deputy Superintendent Land Records Nagpur (Rural) vide its Letter No. पु.मो.अ./त.क./क.जा.प./८०८९/२०१६ dt.29/08/2016. As per the said order the area of the said Kh. No. 41/2 is shown and declared as 1.01 HR and thus the area of the said Kh. No. 41/2 is at present 1.01 HR of Mouza Shankarpur.

Subsequently the owner Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani have decided to develop the said land at Kh. No. 41/2, total area admeasuring 1.01 HR of Mouza – Shankarpur by converting it into Non Agriculture land for residential purpose and the said area is coming under the Metro Region of Nagpur Metropolitan Region Development Authority (NMRDA), and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA), on due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA), vide its Letter No. का.अभि./नामप्रविप्रा/२७९८ dt.01/10/2019 recommended the layout.

Whereas now the owners Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani decided to dispose of the scheduled property at Kh. No. 41/2, total area admeasuring 1.01 HR of Mouza – Shankarpur to M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar and accordingly executed a registered Agreement to Sale bearing No. NGN-7-3564-2020, dt.29/07/2020. So also the owner Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani executed a registered General Power of Attorney bearing No. NGN-7-3565-2020, dt.29/07/2020 in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar and both the documents are duly registered in the Office of the Sub Registrar Nagpur 7.



4) Title of the Property:-

The scheduled property is owned & possessed by Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani. 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. MH010603450202021E, dt.25/01/2021 (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at Kh. No. 41/2, total area admeasuring 1.01 HR, Land Revenue Rs. 3.90 yearly with Occupant Class I rights at Mouza – Shankarpur, P. H. No. 42, comprising of Plot No. 1 to 39, total plotable area of 4995.799 Sq. Mtrs., within the limits of Grampanchayat Shankarpur, Tahsil – Nagpur Gramin & District Nagpur is owned and possessed by Jai Amarlal Gruha Nirman Sahakari Sanstha Maryadit Nagpur through its President Shri Mohan Dayaram Choithani.

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 Ghogali 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.

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 into Non Agriculture for Residential purpose. The Layout Plan needs to be sanctioned from NMRDA, obtained NA Order from the Collector Nagpur and get plot wise RL Letter from the NMRDA.

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

1. Copy of Adhikar Abhilekh Panji.
2. Certified Copy of Ferfar Nondvahi No. 164, dt.31/07/1998.
3. Copy of 7/12 for Kh. No. 41 mutated in the name of Shri Dhanraj Raghoba Raut, Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba Raut, Smt. Sarubai Raghoba Raut, Sau. Mandakini Madhukarrao Doifode, Sau. Damyanti Vitthalrao Choudhari & Sau. Chandrakala Pradeeprao Belsare vide Ferfar No. 164, dt.31/07/1998.
4. Copy of Order bearing No. 30/LND-18/1998-99, dt.29/12/1999 issued by the Sub Divisional Officer Nagpur.
5. Copy of registered Power of Attorney bearing No. 385, dt.28/01/1999 executed by Smt. Sarubai Raghoba Raut, Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba Raut, Sau. Mandakini Madhukarrao Doifode, Sau. Damyanti Vitthalrao Choudhari & Sau. Chandrakala Pradeeprao Belsare in favour of Shri Dhanraj Raghoba Raut.
6. Original registered Sale Deed bearing No. NGN-GRA-10-05085-2007, dt.24/10/2007 between Shri Vasanta Raghoba Raut, Shri Nitin Raghoba Raut, Shri Rajendra Raghoba

