

Land Revenue Code 1966, order dt.15/05/2019 and allowed the application and accordingly demarcated the partition of Shri Pankaj Chandrakant Waghmare, area admeasuring 0.80 HR, Sau. Sonali Pankaj Waghmare, area admeasuring 0.80 HR and Shri Madhukar Maroti Dandekar, area admeasuring 0.71 HR and the khasara is newly numbered as Kh. No. 45/3/K, Kh. No. 45/3 is divided by east west wise & northern portion, area admeasuring 0.80 HR come to the share of Sau. Sonali Pankaj Waghmare and is newly numbered as Kh. No. 45/3/B and remaining portion of the said land at Kh. No. 45/3 is divided by east west wise & northern portion, area admeasuring 0.71 HR come to the share of Shri Madhukar Maroti Dandekar and is newly numbered as Kh. No. 45/3/A and their names are mutated in the 7/12 revenue records.

Subsequently the owner Shri Madhukar Maroti Dandekar have decided to develop the said land at Kh. No. 45/3/K, total area admeasuring 0.80 HR, 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.अमि. /नामप्रविप्रा/४९०० dt.21/05/2020 recommended the layout.

Whereas now the owner Shri Pankaj Chandrakant Waghmare decided to dispose of the scheduled property at Kh. No. 45/3/K, total area admeasuring 0.80 HR, Mouza – Shankarpur to M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.

4) Title of the Property:-

The scheduled property is owned & possessed by Shri Pankaj Chandrakant Waghmare. 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. MH010604520202021E, 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. 45/3/K, total area admeasuring 0.80 HR, Land Revenue Rs. 2.86 yearly with Occupant Class I rights at Mouza – Shankarpur, P. H. No. 42, within the limits of Grampanchayat Shankarpur, Tahsil – Nagpur Gramin & District Nagpur is owned and possessed by Shri Pankaj Chandrakant Waghmare.

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 Computerized 7/12 for Kh. No. 45/3 mutated in the name of Shri Madhukar Maroti Dandekar vide Ferfar No. 142, dt.02/04/1996.



2. Copy of Ferfar Nondvahi No. 142, dt.02/04/1996.
3. Copy of Ferfar Nondvahi No. 1584, dt.26/08/2016.
4. Copy of Ferfar Nondvahi No. 1616, dt.12/01/2017.
5. Copy of Ferfar Nondvahi No. 1839, dt.15/05/2019.
6. Copy of Ferfar Nondvahi No. 1851, dt.27/05/2019.
7. Copy of Ferfar Nondvahi No. 1882, dt.09/08/2019.
8. Copy of Ferfar Nondvahi No. 1883, dt.09/08/2019.
9. Copy of Gaov Nakasha.
10. Copy of Order bearing No. क्रं./दु.लि./आकार फोड पत्रक/मौजा शंकरपूर/२०१९ dt.22/07/2019 issued by Deputy Superintendent Land Records Nagpur (Rural).
11. Copy of Order bearing No. रा.मा.क्र.०३/एस.आर.व्ही.-४३/२०१८-१९ dt.15/05/2019 issued by the Tahsildar Nagpur Gramin.
12. Copy of Order bearing No. क्रं./अका/कानूनगो/नाग्र(ग्राम)/कावि-९३२/२०१९ dt.30/07/2019 issued by Tahsildar Nagpur Gramin.
13. Certified Copy of registered Sale Deed bearing No. NGN-GRA-10-3922-2019, dt.08/04/2019 between Shri Madhukar Maroti Dandekar, Shri Sanjay Madhukar Dandekar, Shri Nandu Madhukar Dandekar, Sau. Rekha Tukaram Mute & Sau. Vanita Prabhakar Borkar and Shri Pankaj Chandrakant Waghmare & Sau. Sonali Pankaj Waghmare.
14. Copy of Notarized Partition Deed between Shri Pankaj Chandrakant Waghmare and Sau. Sonali Pankaj Waghmare and Shri Madhukar Maroti Dandekar on 09/04/2019.
15. Certified Copy of Computerized 7/12 for Kh. No. 45/3/K mutated in the name of Shri Pankaj Chandrakant Waghmare.
16. Original Letter for Non Agriculture bearing No. का.अभि./नामप्रविप्रा/४९०० dt.21/05/2020 issued by Nagpur Metropolitan Region Development Authority (NMRDA).
17. Original Sanctioned Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 21/05/2020.
18. Original registered Sale Deed between Shri Pankaj Chandrakant Waghmare and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uppanlawar.
19. Certified Copy of Computerized 7/12 for Kh. No. 45/3/K mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uppanlawar.
20. Original NA Order issued by the Collector Nagpur.
21. Original Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.
22. Original RL from NMRDA.
23. Certified Copy of Computerized 7/12 plot wise.

Yours Faithfully,



V. S. Deshpande
Advocate

V. S. Deshpande
Advocat
NAGPUR