

4) Title of the Property:-

The scheduled property is owned & possessed by **Mohan Dayaram Choithani (HUF) through its Karta 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. MH010604009202021E, 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. 40/3, total area admeasuring 0.84 HR**, Land Revenue Rs. 3.15 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 Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani.**

The Agreement to Sale bearing No. NGN-7-3562-2020, dt.29/07/2020 between Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar is for 0.84 HR i.e. 2.07 Acres of land. Whereas the land transferred by the owner and the Consenter in favour of one Mohan Dayaram Choithani (HUF) through its Karta Shri Mohan Dayaram Choithani is admeasuring 0.77 HR. So there is a difference of 0.07 HR of land which needs to be corrected by way of Correction Deed by the then owners Shri Manohar Ramaji Shinde, Shri Kawdu Ramaji Shinde, Shri Ankush Ramaji Shinde, Smt. Sumitrabai Kashinath Thakre & Smt. Indubai Kashinath Khode through their POAH M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani (Vendor) along with M/s. Choithani Developers Pvt. Ltd. through its Director Shri Mohan Dayaram Choithani (Consenter).

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. Certified Copy of Ferfar Nondvahi No. 2, dt.13/07/1978.
2. Certified Copy of Ferfar Nondvahi No. 280, dt.02/01/2003.
3. Certified Copy of Ferfar Nondvahi No. 300, dt.17/09/2003.
4. Certified Copy of Ferfar Nondvahi No. 164, dt.31/07/1998.

