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.

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

4) Title of the Property:-

The scheduled property is owned & possessed by
Sau. Sonali Pankaj 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/B, 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 Sau. Sonali Pankaj 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.क्रं.०३/एस.आर.व्ही.-४३/२०१८-१९ dt.15/05/2019 issued by the Tahsildar Nagpur Gramin.

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR

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12. Copy of Order bearing No. क्रं./अक्र/कानूनगो/नाग्र(ग्रा)/कावि-१३२/२०१९, dt.30/07/2019 issued by Tahsildar Nagpur Gramin.
13. Original 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. Original 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/B mutated in the name of Sau. Sonali Pankaj Waghmare.
16. Original registered Sale Deed between Sau. Sonali Pankaj Waghmare and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
17. Certified Copy of Computerized 7/12 for Kh. No. 45/3/B mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
18. Original NA Order issued by the Collector Nagpur.
19. Original Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.
20. Original RL from NMRDA.
21. Certified Copy of Computerized 7/12 plot wise.

Yours Faithfully,

V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR

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CHALLAN

MTR Form Number-6

GRN	MH010604520202021E	BARCODE	Date	25/01/2021-13:23:06	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADVOCATE V S DESHPANDE
Location	NAGPUR		
Year	2020-2021 One Time	Flat/Block No. Premises/Building	BHIWAPURKAR CHAMBERS

Account Head Details	Amount In Rs.
030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	DHANTOLI
Area/Locality Town/City/District	NAGPUR
PIN	4 4 0 0 1 2
Remarks (If Any)	KH. NO. 45-3-A 45-3-B 45-3-K P. H. NO. 42 MOUZA SHANKARPUR TAH. NAGPUR GRAMIN DIST. NAGPUR
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	CENTRAL BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	02810672021012538383	30676045
Bank Date	RBI Date	25/01/2021-13:22:54	Not Verified with RBI
Bank-Branch		CENTRAL BANK OF INDIA	
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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 25-01-2021 01:24:21

14. Copy of registered Sale Deed bearing No. NGN GRA 10 3922 2019 dt 08/04/2019

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