5) Opinion: -

I have verified the records from the office of the **Sub-Registrar Hingna**, on payment of necessary search fees by their **Receipt No. MH009927888201920E, dt.24/12/2019** (original receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at **Kh. No. 44, total area admeasuring 1.04 HR of Mouza Khadka**, P. H. No. 45, Bhogwatdar Class - I land, Tahsil Hingna & District Nagpur is **owned and possessed by M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar**.

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 Khadka 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.

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

1. Certified Copy of Ferfar Nondvahi vide Ferfar No. 130, dt.11/01/2001.
2. Certified Copy of Ferfar Nondvahi vide Ferfar No. 335, dt.30/05/2007.
3. Original registered Power of Attorney bearing No. HGN-04205-2007, dt.12/07/2007 executed by Shri Prabhakar Maroti Lokhande, Smt. Shobha Tulshiram Chahande, Smt. Fulabai Maroti Lokhande, Shri Milind Gautam Meshram & Shri Amit Gautam Meshram being Minor through their Natural Guardian & Father Shri Gautam Charandas Meshram in favour of M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
4. Original registered Sale Deed bearing No. HGN-03626-2009, dt.13/08/2009 between Shri Prabhakar Maroti Lokhande, Smt. Shobha Tulshiram Chahande, Smt. Fulabai Maroti Lokhande, Shri Milind Gautam Meshram & Shri Amit Gautam Meshram being Minor through their Natural Guardian & Father Shri Gautam Charandas Meshram through their POAH M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar and M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
5. Certified Copy of Computerized 7/12 for Kh. No. 44 mutated in the name of M/s. Tirupati Developers acting through its Partner Shri Prashant S/o. Manoharrao Bongirwar along with Shri Rahul S/o Arunrao Upganlawar vide Ferfar No. 500, dt.09/09/2009.
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 plot wise.

Yours Faithfully,

V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR

Scanned with CamScanner