and land area admeasuring 1.39 HR from the southern side at Kh. No. 89/1 have come to the share of Shri Arun Namdev Umate.

Thereafter the owner Shri Arun Namdev Umate (Vendor) along with Shri Dilip Namdev Umate (Consenter) transferred his undivided portion of the said land at Kh. No. 89/1, total area admeasuring 2.77 HR is divided by east west wise & southern portion, area admeasuring 1.39 HR of Mouza – Sukali (Gupchup) in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and accordingly executed a registered Sale Deed bearing No. HGN-8047-2021, dt.22/12/2021 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna, thereby by virtue of the said registered Sale Deed M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar became the absolute joint owners of the said land at Kh. No. 89/1, total area admeasuring 2.77 HR is divided by east west wise & southern portion, area admeasuring 1.39 HR of Mouza – Sukali (Gupchup).

The owners have submitted the scheduled property for its conversion into Non Agriculture land for Residential purpose and the property is coming under Nagpur Metropolitan Region Development Authority (NMRDA) and the Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) recommended the said Layout Plan for Demarcation Purpose only on 06/01/2022.

4) Title of the Property:-

The scheduled property is owned & possessed by
M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar. 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 Hingna**, on payment of necessary search fees by their **Receipt No. MH012362255202122E, dt.29/01/2022** (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at **Kh. No. 89/1, total area admeasuring 2.77 HR is divided by east west wise & southern portion, area admeasuring 1.39 HR**, Land Revenue Rs. 16.55 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 47, total plotable area of 7081.63 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "**SAMRUDDHI-3**", P. H. No. 45, Tahsil – Hingna & District Nagpur **is owned and possessed by M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.**

I have verified the records from the Office of the concern Sub Registrar & Patwari of Sukali (Gupchup) 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 Adhikar Abhilekh Panji.
2. Certified Copy of Ferfar Nondvahi vide Ferfar No. 251, dt.21/07/2003.
3. Certified Copy of Ferfar Nondvahi vide Ferfar No. 286, dt.03/08/2005.
4. Original registered Relinquishment Deed bearing No. HGN-06981-2007, dt.13/12/2007 executed by Smt. Vacchalabai Namdev Umate, Shri Subhash Namdev Umate, Ku. Sunanda

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR

Namdev Umate alias Sau. Sunanda Rajesh Dhote, Ku. Sulochana Namdev Umate alias Sau. Sulochana Subhash Rohankar & Ku. Suman Namdev Umate alias Sau. Suman Rajesh Jivtode in favour of Shri Dilip Namdev Umate & Shri Arun Namdev Umate.

5. Certified Copy of 7/12 for Kh. No. 89/1, area 2.77 HR mutated in the name of Shri Dilip Namdev Umate & Shri Arun Namdev Umate.
6. Original Family Settlement Agreement between Shri Dilip Namdev Umate & Shri Arun Namdev Umate.
7. Original Bhag Nakasha & Zone Dakhla vide Letter No. क्रमांक नर/भान/नामप्रविप्रा/१२४२९, dt.14/12/2021 issued by the Town Planner NMRDA Nagpur that the scheduled property is coming under Residential, West A-EC01025 (Educational Complex), 18.00 M. Road Widening.
8. Original registered Sale Deed (of undivided share) bearing No. HGN-8047-2021, dt.22/12/2021 between Shri Arun Namdev Umate (Vendor) along with Shri Dilip Namdev Umate (Consenter) in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
9. Original Letter bearing No. का.अभि./नामप्रविप्रा/६४६९ dt.06/01/2022 for recommendation of the Layout by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).
10. Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 06/01/2022.
11. **Certified Copy of Computerized 7/12 for Kh. No. 89/1, area admeasuring 1.39 HR mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.**
12. **Original Final approved Layout Plan issued by Executive Engineer, NMRDA, Nagpur.**
13. **Original NA Order issued by the Collector Nagpur.**
14. **Copy of MAHA RERA Registration Certificate.**
15. **Original Development Agreement between Nagpur Metropolitan Region Development Authority and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.**
16. **Original Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.**
17. **Original RL from NMRDA.**
18. **Certified Copy of Computerized 7/12 plot wise.**
19. **Registered Agreement to Sale and / OR Sale Deed with the individual Purchasers.**

Yours Faithfully,

V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR