Arunrao

Ferfar No. 1150, dt.20/02/2013. However, vide Ferfar No. 1875, the land admeasuring 1.62 HR owned & possessed by Shri Manohar Ramaji Shinde has been converted into Non Agriculture use and therefore separate 7/12 extract of the said land has been made and therefore the said land has been separated from Kh. No. 25 on the 7/12 revenue records and is renumbered as Kh. No. 25/Part/2 vide Ferfar No. 2115, dt.27/11/2020.

Thereafter the then owner Shri Manohar Ramaji Shinde (Vendor) along with Shri Nagorao Manohar Shinde, Shri Pradeep Manohar Shinde, Shalutai Subhash Raut, Shri Deepak Manohar Shinde & Niranjana Ashokrao Nimbalkar (Consenter) transferred the said land at Kh. No. 25/Part/2, total area admeasuring 1.62 HR is divided by east west wise & northern portion, area admeasuring 0.81 HR at Mouza – Shankarpur to the above named Vendor i.e. Shri Ritesh Radhyeshyam Sharma and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-8889-2020, dt.27/10/2020 and the document is duly registered in the Office of the Sub Registrar Nagpur Gramin 10. Thereby by virtue of the above said registered Sale Deed the above named Vendor Shri Ritesh Radheshyam Sharma became the absolute owner of the said land Kh. No. 25/Part/2, total area admeasuring 1.62 HR is divided by east west wise & northern portion, area admeasuring 0.81 HR at Mouza – Shankarpur and accordingly his name is mutated in the 7/12 records.

Whereas the Deputy Superintendent of Land Records Nagpur Gramin vide his Letter आकार फोड पत्रक/मौजा शंकरपूर/२०२१ dt.27/01/2021 in the Measurement Case No. 4025/2020, Gat No. 25 granted Pot Hissa and requested Tahsildar to initiate the further process through Talathi Shankarpur for the Pot Hissa and accordingly submit the report to him. Thereby the said land at Kh. No. 25/Part/2, total area admeasuring 1.62 HR is divided by east west wise & northern portion, area admeasuring 0.81 HR at Mouza – Shankarpur is renumbered as Kh. No. 25/2/A, area admeasuring 0.81 HR of Mouza Shankarpur and accordingly the said entry was mutated in the 7/12 records vide Ferfar No. 2213, dt.06/03/2021.

Thereafter the then owner Shri Ritesh Radheshyam Sharma decided to dispose of the land at 25/2/A, area admeasuring 0.81 HR of Mouza – Shankarpur to M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and accordingly executed a registered Agreement to Sale bearing No. NGN-7-3699-2021, dt.23/02/2021. So also the owner Shri Ritesh Radheshyam Sharma executed a registered General Power of Attorney bearing No. NGN-7-3700-2021, dt.23/02/2021 in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and both the documents are duly registered in the Office of the Sub Registrar Nagpur 7. In the meantime the owner Shri Ritesh Radheshyam Sharma transferred the said land at Kh. No. 25/2/A, area admeasuring 0.81 HR of Mouza – Shankarpur to M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and accordingly executed a registered Sale Deed bearing No. NGN-7-8837-2021, dt.23/06/2021 and the document is duly registered in the Office of the Sub Registrar Nagpur 7, thereby by virtue of the said registered Agreement to Sale followed by registered Sale Deed M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar became the absolute owner of the said land at Kh. No. 25/2/A, area admeasuring 0.81 HR of Mouza – Shankarpur and accordingly their names are mutated in the 7/12 revenue records vide Ferfar No. 2426, dt.23/08/2021.

Subsequently the owner M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar have decided to develop the said land 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, vide its Letter No. का. अभि./नामप्रविप्रा/५५९८ dt.22/07/2021 finally sanctioned the layout of the land at Kh. No. 25/2/A, area admeasuring 0.81 HR of Mouza – Shankarpur.

VIJAY SADASHIV DESH ADVOCATE

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4) Title of the Property:-

The scheduled property is owned & possessed by M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. 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 Nagpur 7**, on payment of necessary search fees by their **Receipt No. MH009243550202122E, dt.25/11/2021** (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at **Kh. No. 25/2/A, total area admeasuring 0.81 HR, Land Revenue Rs. 2.45** yearly with Occupant Class I rights, comprising of **Plot No. 1 to 31, total plotable area of 4496.38 Sq. Mtrs., Mouza – Shankarpur**, situated in the layout which is popularly known as **"SILVERPARK - 8"**, P. H. No. 42, Tahsil – Nagpur Gramin & District Nagpur **is owned and possessed by M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.**

I have verified the records from the Office of the concern Sub Registrar & Patwari of Shankarpur 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. So also the Layout needs to be registered under the provisions of Maha RERA.

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

1. Copy of Adhikar Abhilekh Panji indicating the records of rights from 1954-55.
2. Certified Copy of Computerized 7/12 for Kh. No. 25/Part/2 mutated in the name of Shri Manohar Ramaji Shinde.
3. Copy of Ferfar Nondvahi No. 1875, dt.06/08/2019.
4. Original registered Sale Deed bearing No. NGN-GRA-10-8889-2020, dt.27/10/2020 between Shri Manohar Ramaji Shinde as a Vendor along with Shri Nagorao Manohar Shinde, Shri Pradeep Manohar Shinde, Sau. Shalutai Subhash Raut, Shri Deepak Manohar Shinde & Sau. Niranjana Ashokrao Nimbalkar in favour of Shri Ritesh Radheshyam Sharma.
5. Copy of Computerized 7/12 for Kh. No. 25/Part/2 mutated in the name of Shri Manohar Ramaji Shinde & Shri Ritesh Radheshyam Sharma vide Ferfar No. 2115, dt.07/11/2020.
6. Copy of Computerized 7/12 for Kh. No. 25/2/A mutated in the name of Shri Ritesh Radheshyam Sharma.
7. Copy of Computerized 7/12 for Kh. No. 25/2/A mutated in the name of Shri Ritesh Radheshyam Sharma vide Ferfar No. 2388.
8. Original registered Agreement to Sale bearing No. NGN-7-3699-2021, dt.23/02/2021 between Shri Ritesh Radheshyam Sharma in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
9. Original registered General Power of Attorney bearing No. NGN-7-3700-2021, dt.23/02/2021 executed by Shri Ritesh Radheshyam Sharma in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
10. Original registered Sale Deed bearing No. NGN-7-8837-2021, dt.23/06/2021 between Shri Ritesh Radheshyam Sharma in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

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