Development Authority (NMRDA) recommended the said Layout Plan for Demarcation Purpose only on 10/02/2022.

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. MH014417704202122E, dt.10/03/2022** (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at **Kh. No. 79/2/A, total area admeasuring 0.72 HR**, Land Revenue Rs. 2.42 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 15, total plotable area of 3989.08 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "**SAMRUDDHI-1**", 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, subject to verification of Original Title Documents:

1. Copy of Adhikar Abhilekh Panji.
2. Copy of Computerized 7/12 for Kh. No. 79, area 2.67 HR mutated in the name of Shri Rajaram Ramchandra Larokar.
3. Copy of Ferfar Nondvahi No. 334, dt.14/03/2006.
4. Copy of registered Sale Deed bearing No. HGN-2514-2006, dt.03/05/2006 between Shri Rajaram Ramchandra Larokar in favour of Shri Ashok Godhumal Gehani.
5. Copy of Ferfar Nondvahi No. 356, dt.03/05/2006.
6. Copy of Computerized 7/12 for Kh. No. 79/2, area 0.82 HR mutated in the name of Shri Ashok Godhumal Gehani vide Ferfar No. 356, dt.03/05/2006.
7. Copy of registered Sale Deed bearing No. HGN-3083-2006, dt.25/05/2006 between Shri Ashok Godhumal Gehani in favour of Shri Anand Ramsharan Madan, Sau. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Sau. Kanchan Sanjay Punyani.
8. Copy of Ferfar Nondvahi No. 371, dt.03/08/2006.
9. Copy of Computerized 7/12 for Kh. No. 79/2, area 0.82 HR mutated in the name of Shri Anand Ramsharan Madan, Sau. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Sau. Kanchan Sanjay Punyani vide Ferfar No. 371, dt.03/08/2006.

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR