

Original Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 10/02/2022.

Original NA order No. 174/NAP-34/Mouza-Sukali(Gupchup)/Hingna/2021-22, dt.31/03/2022 issued by the Collector Nagpur.

3) 7/12 extract or property card issued by Patwari Sukali (Gupchup) is in the process.

**4) Search report for 30 years from 1993 till 2022**

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar) is clear, marketable and without any encumbrances.

**Owners of the land**

(1) M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar Kh. No. 89/2, total area admeasuring 1.39 HR of Mouza – Sukali (Gupchup).

(2) The owner M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Urganlawar 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/६६४२ dt.10/02/2022 for the sanction of layout of the land at Kh. No. 89/2, total area admeasuring 1.39 HR of Mouza – Sukali (Gupchup) and accordingly the Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) sanctioned the layout plan on 10/02/2022 and the Collector Nagpur granted its permission for the conversion of the said land at Kh. No. 89/2, total area admeasuring 1.39 HR of Mouza – Sukali (Gupchup) converted it into Non-Agriculture use for the residential purpose vide his Order in the Rev. Case No. 174/NAP-34/Mouza-Sukali(Gupchup)/Hingna/2021-22, dt.31/03/2022 and converted 1.202519 HR of land into Non-Agriculture use for the residential purpose.

(3) Qualifying comments/remarks if any the mutation entry on the 7/12 revenue records is in the process.

The report reflecting the flow of the title of the owner M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar on the said land is enclosed herewith as Annexure A.

**Encl.: Annexure A.**

**Date: 08/04/2022**



**V. S. Deshpande**  
Advocate

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Advocate  
NAGPUR