

accordingly their names are mutated in the 7/12 revenue records vide Ferfar No. 610, dt.25/02/2008.

Thereafter the then owners Shri Anil Gyanchand Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain transferred the land at Kh. No. 89/2, total 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 Urganlawar and accordingly executed a registered Sale Deed bearing No. HGN-1894-2022, dt.01/04/2022 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 Urganlawar became the absolute joint owners of the land at Kh. No. 89/2, total area admeasuring 1.39 HR of Mouza – Sukali (Gupchup).

Subsequently 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.

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 Urganlawar. 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. MH000330345202223E, dt.08/04/2022** (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of Non Agriculture land at **Kh. No. 89/2, total area admeasuring 1.39 HR**, Land Revenue Rs. 8.45 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 53, total plotable area of 7335.68 Sq. Mtrs., Mouza – Sukali (Gupchup)**, situated in the layout which is popularly known as **“SAMRUDDHI-2”**, 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 Urganlawar.**

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

