

could not be verified. However, the property is clear, transferable and marketable. Please verify the original documents as mentioned in documents verified.

As the land is coming under NMRDA the Layout Plan needs to be sanctioned from NMRDA and get plot wise RL Letter from the NMRDA.

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

1. Copy of Adhikar Abhilekh Panji.
2. Copy of 7/12 for Kh. No. 57 mutated in the name of Shri Namdev Mahadev Umate & Smt. Tulsabai Wd/o. Mahadev Umate vide Ferfar dt.06/01/1973.
3. Copy of 7/12 for Kh. No. 89 mutated in the name of Smt. Vacchalabai Namdev Umate, Shri Dilip Namdev Umate, Shri Subhash Namdev Umate, Shri Arun Namdev Umate, Sunanda Namdev Umate, Sulochana Namdev Umate & Suman Namdev Umate vide Ferfar No. 99, dt.22/12/1995.
4. Copy of Ferfar Nondvahi vide Ferfar No. 99, dt.22/12/1995.
5. Copy of Ferfar Nondvahi vide Ferfar No. 251, dt.21/07/2003.
6. Copy of registered Sale Deed bearing No. HGN-4314-2005, dt.03/08/2005 between Smt. Vacchalabai Namdev Umate, Shri Dilip Namdev Umate, Shri Subhash Namdev Umate, Shri Arun Namdev Umate, Sunanda Namdev Umate after marriage Sau. Sunanda Raju Dhote, Sulochana Namdev Umate after marriage Sau. Sulochana Subhash Rohankar & Suman Namdev Umate after marriage Sau. Suman Rajesh Jivtode in favour of Shri Dilip Bakshomal Aaswani & Shri Zaman Godhumal Gehani.
7. Copy of Ferfar Nondvahi vide Ferfar No. 286, dt.03/08/2005.
8. Copy of registered Sale Deed bearing No. HGN-3082-2006, dt.25/05/2006 between Shri Dilip Bakshomal Aaswani & Shri Zaman Godhumal Gehani in favour of Smt. Sarala Ramsharan Madan, Smt. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Smt. Kanchan Sanjay Punyani.
9. Copy of Ferfar Nondvahi vide Ferfar No. 372, dt.03/08/2006.
10. Copy of registered Sale Deed bearing No. HGN-7000-2007, dt.13/12/2007 between Smt. Sarala Ramsharan Madan, Smt. Neha Atul Mashru, Shri Radheshyam Ghanshyamdas Chachada & Smt. Kanchan Sanjay Punyani through her POAH Shri Subodh Prabhakar Rao Kayarkar in favour of Shri Anil Gyanchand Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain.
11. Copy of Ferfar Nondvahi vide Ferfar No. 610, dt.03/08/2006.
12. Copy of Computerized 7/12 for Kh. No. 89/2 mutated in the name of Shri Anil Gyanchand Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain.
13. Copy of Bhag Nakasha & Zone Dakhla vide Letter No. क्रमांक नर/भान/नामप्रविप्रा/१३६०२, dt.09/02/2022 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.
14. Copy of registered Sale Deed bearing No. HGN-1894-2022, dt.01/04/2022 between Shri Anil Gyanchand Kochar, Shri Vikas Ramvilasji Jain & Shri Deepak Ramvilasji Jain in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
15. Copy of Letter bearing No. का.अभि./नामप्रविप्रा/६६४२ dt.10/02/2022 for recommendation of the Layout by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA).
16. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 10/02/2022.



17. Copy of NA order No. 174/NAP-34/Mouza-Sukali(Gupchup)/Hingna/2021-22, dt.31/03/2022 issued by the Collector Nagpur.
18. Copy of Computerized 7/12 for Kh. No. 89/2 mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
19. Copy of MAHA RERA Registration Certificate.
20. Copy of Development Agreement between Nagpur Metropolitan Region Development Authority and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.
21. Copy of Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.
22. Copy of RL from NMRDA.
23. Copy of Computerized 7/12 plot wise.
24. Registered Agreement to Sale and / OR Sale Deed with the individual Purchasers.

Yours Faithfully,



V. S. Deshpande
Advocate

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Advocate
NAGPUR