5. Copy of Computerized 7/12 for Kh. No. 72 mutated in the name of Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar vide Ferfar No. 1341, dt.18/02/2022.
6. Copy of Letter for Non Agriculture bearing No. का.अभि./नामप्रविप्रा/६९८९ dt.25/05/2022 issued by Nagpur Metropolitan Region Development Authority (NMRDA).
7. Copy of Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 25/05/2022.
8. Copy of registered Sale Deed bearing No. HGN-3601-2022, dt.14/06/2022 between Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
9. Copy of E-search.

**3) A link of chain of transfer of property: -**

On verification of the above-mentioned documents and title search carried out by me, I am of the opinion that initially the agriculture land at Kh. No. 66 (Old), total area admeasuring 8.95 Acres of Mouza – Sukali (Gupchup) with Occupant Class II rights, P. H. No. 45, Tahsil – Hingna & District Nagpur, was owned & possessed by Shri Vyankatrao Shinde. Consequent upon death the of Shri Vyankatrao Shinde the said land at Kh. No. 66 (Old), total area admeasuring 8.95 Acres of Mouza – Sukali (Gupchup) devolved upon his legal heirs namely Smt. Anjirabai Vyankatrao Shinde, Kumar Vijay Vyankatrao Shinde, Kumar Narendra Vyankatrao Shinde, Kumari Nirmala Vyankatrao Shinde being Minor through their Natural Guardian & Mother Smt. Anjirabai Vyankatrao Shinde, Kumari Mangla Vyankatrao Shinde & Sau. Suman Vasantrao Jachak.

Thereafter the then joint owners Smt. Anjirabai Vyankatrao Shinde, Kumar Vijay Vyankatrao Shinde, Kumar Narendra Vyankatrao Shinde, Kumari Nirmala Vyankatrao Shinde being Minor through their Natural Guardian & Mother Smt. Anjirabai Vyankatrao Shinde, Kumari Mangla Vyankatrao Shinde & Sau. Suman Vasantrao Jachak jointly transferred the said land at Kh. No. 66 (Old), total area admeasuring 8.95 Acres is divided by north south wise & western portion, area admeasuring 3.00 Acres (1.21 HR) of Mouza – Sukali (Gupchup) in favour of Shri Vishwambhar Dadaji Shambharkar and accordingly executed a registered Sale Deed bearing No. NPR-1664-1977, dt.10/06/1977 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 1. Thereby by virtue of the registered Sale Deed Shri Vishwambhar Dadaji Shambharkar became the absolute owner of the said land Kh. No. 66 (Old), total area admeasuring 8.95 Acres is divided by north south wise & western portion, area admeasuring 3.00 Acres (1.21 HR) of Mouza – Sukali (Gupchup). During the consolidation the said portion of Khasara is newly numbered as Kh. No. 72, area admeasuring 1.21 HR of Mouza – Sukali (Gupchup) and accordingly his name is mutated in the 7/12 records vide Ferfar No. 15, dt.07/02/1980.

Thereafter the land at Kh. No. 72, area admeasuring 1.21 HR of Mouza – Sukali (Gupchup), Bhogwatdar Class II rights was converted into Bhogwatdar Class-1 rights by the Sub Divisional Officer Nagpur vide its Order passed in the Rev Case No. 59/LND-18/2002-2003, dt.12/09/2002 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 129.

Thereafter the owner Shri Vishwambhar Dadaji Shambharkar transferred the said land at Kh. No. 72, area admeasuring 1.21 HR of Mouza – Sukali (Gupchup) in favour of Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar and accordingly executed a registered Sale Deed bearing No. HGN-373-2022, dt.25/01/2022 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 Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar became the absolute

SADASHIV DESHPANDE ADVOCATE NAGPUR