joint owners of the said land at Kh. No. 72, area admeasuring 1.21 HR of Mouza – Sukali (Gupchup) and their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 1341, dt.18/02/2022.

Subsequently the owner Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar have decided to develop the said land at Kh. No. 72, area admeasuring 1.21 HR of Mouza – Sukali (Gupchup) 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 (NMRDA), vide its Letter No. का.अभि./नामप्रविप्रा/६९८९ dt.25/05/2022 recommended the layout.

Thereafter the owner Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar through their POAH Shri Nishant Vasantrao Yangatwar transferred the said land at Kh. No. 72, area admeasuring 1.21 HR of Mouza – Sukali (Gupchup) in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and accordingly executed a registered Sale Deed bearing No. HGN-3601-2022, dt.14/06/2022 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 Upganlawar became the absolute owners of the said land at Kh. No. 72, area admeasuring 1.21 HR of Mouza – Sukali (Gupchup).

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. MH004812806202223E, dt.11/07/2022** (Original Receipt enclosed herewith). However as per the searches made all that piece and parcel of agriculture land at **Kh. No. 72, total area admeasuring 1.21 HR**, Land Revenue Rs. 5.00 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 54, total plotable area of 7057.09 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "SAMRUDDHI-6", 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, subject to verification of All required Original Title Deeds.**

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

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR