Agriculture for Residential purpose. The Layout Plan needs to be sanctioned from NMRDA, obtained NA Order from the Collector Nagpur and get plot wise RL Letter from the NMRDA.

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

1. Original registered Sale Deed bearing No. NPR-1664-1977, dt.10/06/1977 between 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 in favour of Shri Vishwambhar Dada Shambharkar.
2. Original Bhag Nakasha & Zone Dakhla vide Letter No. क्रमांक नर/भान/नामप्रविप्रा/१२९४२, दि. १७/०१/२०२२ issued by the Town Planner NMRDA Nagpur that the scheduled property is coming under Residential.
3. Original registered Sale Deed bearing No. HGN-373-2022, dt.25/01/2022 between Shri Vishwambhar Dada Shambharkar in favour of Sau. Vrushali Prashant Bongirwar & Sau. Pallavi Rahul Upganlawar.
4. Certified 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.
5. Original Letter for Non Agriculture bearing No. का.अभि./नामप्रविप्रा/६९८९ dt.25/05/2022 issued by Nagpur Metropolitan Region Development Authority (NMRDA).
6. Original Layout Plan issued by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 25/05/2022.
7. Original 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.
8. **Certified Copy of Computerized 7/12 for Kh. No. 72 mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.**
9. **Original Final approved Layout Plan issued by Executive Engineer, NMRDA, Nagpur.**
10. **Original NA Order issued by the Collector Nagpur.**
11. **Copy of MAHA RERA Registration Certificate.**
12. **Original Development Agreement between Nagpur Metropolitan Region Development Authority and M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.**
13. **Original Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.**
14. **Original RL from NMRDA.**
15. **Certified Copy of Computerized 7/12 plot wise.**
16. **Registered Agreement to Sale and / OR Sale Deed with the individual Purchasers.**

Yours Faithfully,

V. S. Deshpande
Advocate

V. S. Deshpa
Adv
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