

favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.

8. Copy of Demarcated Layout Plan recommended by Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) on 26/05/2022.
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 the records of rights indicates, that initially the agriculture land at Kh. No. 71/1, total area admeasuring 2.87 HR of Mouza – Sukali (Gupchup) with Occupant Class I rights, P. H. No. 45, Tahsil – Hingna & District Nagpur, was owned & possessed by Sau. Mangla Ganesh Badwaik and her name is mutated in the 7/12 revenue records vide Ferfar No. 80, dt.07/08/1992.

Thereafter the land at Kh. No. 71/1, total area admeasuring 2.87 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. 105/LND-18/1998-1999, dt.24/12/1998 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 146, dt.01/01/1999.

Thereafter the then owner Sau. Mangla Ganesh Badwaik transferred the said land at Kh. No. 71/1 is divided by north south wise & eastern portion, total area admeasuring 1.41 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) in favour of Shri Dhiraj Jagannath Abhyankar and accordingly executed a registered Sale Deed bearing No. HGN-2128-2007, dt.13/04/2007 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 Shri Dhiraj Jagannath Abhyankar became the absolute owner of the said land at Kh. No. 71/1 is divided by north south wise & eastern portion, total area admeasuring 1.41 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) and accordingly his name is mutated in the 7/12 revenue records vide Ferfar No. 517, dt.30/04/2007.

Thereafter the then owner Sau. Mangla Ganesh Badwaik also transferred remaining portion of the said land at Kh. No. 71/1 is divided by north south wise & western portion, total area admeasuring 1.46 HR out of total area 2.87 HR of Mouza – Sukali (Gupchup) in favour of Shri Dhirajlal Ratilal Mandaviya, Shri Narendra Dhirajlal Mandaviya & Sau. Yamini Narendra Mandaviya and accordingly executed a registered Sale Deed bearing No. HGN-3061-2007, dt.25/05/2007 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 Shri Dhirajlal Ratilal Mandaviya, Shri Narendra Dhirajlal Mandaviya & Sau. Yamini Narendra Mandaviya became the absolute joint owners of the said land at Kh. No. 71/1, total area admeasuring 2.87 HR is divided by north south wise & western portion, area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) and the said portion is newly numbered as Kh. No. 71/3, total area admeasuring 1.46 HR of Mouza – Sukali (Gupchup) and accordingly their names are jointly mutated in the 7/12 revenue records vide Ferfar No. 577, dt.21/06/2007.

Thereafter the owner Shri Dhiraj Jagannath Abhyankar executed a registered General Power of Attorney bearing No. NGN-4-4534-2019, dt.03/07/2019 in favour of Shri Prashant Jagannath Abhyankar and the document is duly registered in the Office of the Sub Registrar Nagpur 4.

Thereafter the then owner Shri Dhiraj Jagannath Abhyankar through his POAH Shri Prashant Jagannath Abhyankar decided to dispose of the scheduled property at Kh. No. 71/1, total area admeasuring 1.41 HR, Mouza – Sukali (Gupchup) in favour of M/s. Tirupati Developers, Acting

