Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar and accordingly executed a registered Agreement to Sale bearing No. HGN-479-2022, dt.01/02/2022 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna.

The owners have submitted the scheduled property for its conversion into Non Agriculture land for Residential purpose and the property is coming under Nagpur Metropolitan Region Development Authority (NMRDA) and the Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) recommended the said Layout Plan for Demarcation Purpose only on 26/05/2022.

4) Title of the Property:-

The scheduled property is owned & possessed by
Shri Dhiraj Jagannath Abhyankar. 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. MH004812230202223E, 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. 71/1, total area admeasuring 1.41 HR**, Land Revenue Rs. 5.77 yearly with Occupant Class I rights, comprising of **Plot No. 1 to 65, total plotable area of 7972.98 Sq. Mtrs., Mouza – Sukali (Gupchup),** situated in the layout which is popularly known as "**SAMRUDDHI-4**", P. H. No. 45, Tahsil – Hingna & District Nagpur **is owned and possessed by Shri Dhiraj Jagannath Abhyankar, entered into a registered Agreement to Sale bearing No. HGN-479-2022, dt.01/02/2022 with M/s. Tirupati Developers, Acting through its Partner Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar, thereby they created their interest in the said property, subject to verification of All required Original Title Deeds.**

Since the Zone Certificate indicates the scheduled property is coming under Residential and the Purchaser already being agriculturist does not needs to seek the permission u/s 89 of the Mumbai Tenancy & Agricultural Land (Vidarbha Region) Act 1958, for purchase of agricultural land by Non Agriculturist.

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 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. Certified Copy of Ferfar Nondvahi vide Ferfar No. 80, dt.07/08/1992.
2. Certified Copy of Ferfar Nondvahi vide Ferfar No. 146, dt.01/01/1999.

ANJALI SADASHIV DESHPANDE ADVOCATE NAGPUR