



CHALLAN
MTR Form Number-6



GRN		MH014229266202425E		BARCODE				Date		13/01/2025-13:31:03		Form ID																	
Department						Inspector General Of Registration						Payer Details																	
Type of Payment						Search Fee						TAX ID / TAN (If Any)																	
						Other Items						PAN No.(If Applicable)																	
Office Name						HGN_HINGNA SUB REGISTRAR						Full Name						ADV RITESH MAHENDRA											
Location						NAGPUR						Flat/Block No.						LAXMI NAGAR											
Year						2024-2025 From 13/01/1995 To 13/01/2025						Premises/Building						NAGPUR											
Account Head Details						Amount In Rs.						Road/Street						NAGPUR											
0030072201						SEARCH FEE						750.00						Area/Locality						NAGPUR					
																		Town/City/District											
																		PIN						440022					
																		Remarks (If Any)											
																		MOUZA WANADONGARI PH No 46 KHASRA No 104/21 AND OTHERS											
																		SEARCH FOR 30 YEARS											
																		Amount In						Seven Hundred Fifty Rupees Only					
Total						750.00												Words											
Payment Details						IDBI BANK						FOR USE IN RECEIVING BANK																	
Cheque-DD Details												Bank CIN		Ref. No.		69103332025011314158				2909232496									
Cheque/DD No.												Bank Date		RBI Date		13/01/2025-13:31:51				Not Verified with RBI									
Name of Bank												Bank-Branch				IDBI BANK													
Name of Branch												Scroll No. , Date				Not Verified with Scroll													

Department ID :

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Mobile No. :	0000000000
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RITESH C. MAHENDRA
ADVOCATE
PLOT NO. 0-5 "BHAKTI APARTMENT",
LAXMI NAGAR,
NAGPUR.
Mob. : 9860902292
E mail :- advriteshmahendra@gmail.com

“श्री”

Format A

(Circular No :- 28/2021)

To

Maha RERA,

6 & 7th Floor, Plot No. C-21, E-Block,
Housefin Bhavan,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

Maha RERA,

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to ALL THOSE Pieces and
Parcels of Non Agricultural Lands having Total Area of 1.7937876
Hectors (i.e. 17937.876 Sq. Mtrs), land of 14011.009 Sq. Mtrs. under
Platable Area (i.e. Residential Plots), being a portion of the entire land
bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25,
104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42
& 104/44 of Mouza – WANADONGARI, having Total Area of 1.7937876
Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/-
Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in
Bhogwatdar Class-1 Rights, including all other easementary rights
appurtenant and belonging thereto, all situated at Village – Wanadongari,



Contd. ...

within the limits of the Nagar Parishad – Wanadongari in Tahsil – Hingna and District – NAGPUR (hereinafter referred as the said property).

(1) I have investigated the title on the request of **M/S. PRASANNA PLANNERS**, A Partnership Firm, having its Office at Plot No. 6, Ramkrishna Nagar, Ajni Square, Wardha Road, Nagpur and acting through its **Partners - (1) SHRI. AMIT GOPALJI HEDA**, Resident of Near Station Road, ITI, New Takli, Bhandara, Tahsil and District – BHANDARA (Maharashtra State), **(2) SHRI. PRAKASH DEORAVJI CHAPLE**, Resident of Plot No. 19, Ramkrishna Nagar, Near Ajni Square, Wardha Road, Nagpur, Tahsil and District – NAGPUR (Maharashtra State), **(3) SHRI. SHAKTI GIRISH JAISWAL**, Resident of Plot No. 46, Chakradhar Society, Belrodi Road, Opp. Datta Mandir, Besa Road, Nagpur, Tahsil and District – NAGPUR (Maharashtra State) and the following documents i.e. :-

(I) **Description of the Property :**

ALL THOSE Pieces and Parcels of Non Agricultural Lands having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), land of 14011.009 Sq. Mtrs. under Plotable Area (i.e. Residential Plots), being a portion of the entire land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza – WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Wanadongari, within the limits of the Nagar Parishad – Wanadongari in Tahsil – Hingna and District – NAGPUR.

(II) **The Document of Sale Deed/Ownership of the aforesaid Khasra/Survey Nos.:-**

- (a) Sale Deed for Kh. No. 104 of Mouza – Wanadongari, Dated 11/01/2008, which is duly registered in the office of the Sub Registrar Hingna, in Book No. 1, at Sr. No. 715 on 30/01/2008.
- (b) Sale Deed Dated 10/01/2025, which is duly registered in the office of the Sub Registrar Hingna, in Book No. 1, at Sr. No. 422 on even date.
- (c) N.A. Order issued by Tahsildar Hingna for Conversion of Land Dated 21/05/2024.
- (d) 7/12 Extract of Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza – WANADONGARI of M/s. Ashtvinayak Developers, Acting through its Authorised Partner - Shri. Girish Motilal Jaiswal.
- (e) Sketch of Layout of the above Khasra known as "MORESHWAR PARK-9".
- (f) Layout Sanctioned Plan of Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza – Wanadongari known as



Contd. ...

"MORESHWAR PARK-9" along with Letter issued by Nagar Parishad Wanadongari, bearing Letter No. 2300, on Dated 5/09/2024.

- (g) Development Agreement of the above Khasras of Mouza – Wanadongari executed between M/s. Ashtvinayak Developers, and Nagar Parishad Wanadongari on Dated 31/08/2024.

- (2) Search Report for 30 Years i.e. from 13/01/1995 to 13/01/2025.

- (3) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Owner & Developer i.e. M/S. Prasanna Planners, Acting through its Partners - (1) Shri. Amit Gopalji Heda, (2) Shri. Prakash Deoravji Chaple & (3) Shri. Shakti Girish Jaiswal is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the Land:-

M/S. PRASANNA PLANNERS, Acting through its Partners -
SHRI. AMIT GOPALJI HEDA.
SHRI. PRAKASH DEORAVJI CHAPLE.
SHRI. SHAKTI GIRISH JAISWAL.

- (4) The report reflecting the flow of the title of the said **M/S. PRASANNA PLANNERS**, A Partnership Firm, having its Office at Plot No. 6, Ramkrishna Nagar, Ajni Square, Wardha Road, Nagpur and acting through its Partners - (1) Shri. Amit Gopalji Heda, (2) Shri. Prakash Deoravji Chaple, (3) Shri. Shakti Girish Jaiswal, on the said land is enclosed herewith as Annexure.

Encl : Annexure.

PLACE : NAGPUR

Date :- 16/01/2025



RITESH C. MAHENDRA
R. Mahendra
ADVOCATE

ANNEXURE-A
FLOW OF THE TITLE OF THE SAID LAND

- (1) 7/12 Extract of the said property issued by the Patwari.
- (2) Search Report for 30 Years i.e. from 13/01/1995 to 13/01/2025 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner) is clear and marketable.

(1) DESCRIPTION OF THE PROPERTY :

ALL THOSE Pieces and Parcels of Non Agricultural Lands having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), land of 14011.009 Sq. Mtrs. under Plotable Area (i.e. Residential Plots), being a portion of the entire land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza – WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Wanadongari, within the limits of the Nagar Parishad – Wanadongari in Tahsil – Hingna and District – NAGPUR and bounded as under :-

KHASRA/SURVEY NOS. 104/21 TO 104/28 are collectively bounded

as under :

ON THE EAST	-	BY 9.00 MTRS. WIDE ROAD.
ON THE WEST	-	BY 12.00 MTRS. WIDE ROAD.
ON THE NORTH	-	BY EXISTING PANDHAN ROAD.
ON THE SOUTH	-	BY 7.5 MTRS. WIDE ROAD.

KHASRA/SURVEY NOS. 104/37 TO 104/42 are collectively bounded as under :

ON THE EAST	-	BY 12.00 MTRS. WIDE ROAD.
ON THE WEST	-	BY KHASRA/SURVEY Nos. 105 & 106.
ON THE NORTH	-	BY KHASRA/SURVEY Nos. 103 & EXISTING PANDHAN ROAD.
ON THE SOUTH	-	BY NALLAH.

KHASRA/SURVEY NO. 104/44 is bounded as under :

ON THE EAST	-	BY OPEN SPACE.
ON THE WEST	-	BY 12.00 MTRS. WIDE ROAD.
ON THE NORTH	-	BY 7.50 MTRS. WIDE ROAD.
ON THE SOUTH	-	BY NALLAH.



(3) **TITLE HISTORY OF PROPERTY :**

WHEREAS the aforesaid property originally belonged to SHRI BHAGWAN DAKHLE, having purchased by him out of his own resources, after his death the said property devolved upon his five legal heirs, i.e three brothers and two sisters. However vide a registered relinquishment deed dated 25/02/04 at Sr. No. 561 before the Sub-registrar Hingna the aforesaid two sisters namely Ku. KAMLA BHAGWAN DAKHLE & Ku. YASHODA BHAGWAN DAKHLE relinquished their share in favour of their three brothers Shri Pundlik Dakhle, Shri Namdeo Dakhle, Shri Vasudeo Dakhle absolutely forever without any consideration.

WHEREAS by the virtue of a registered relinquishment deed the said three brothers became the absolute owner of the said Kh. No. 104 admeasuring about 4.86 Hectares, Mouza – Wanadongri, Tah – Hingna, Dist – Nagpur and accordingly they had all the legal right to dispose off the said property to any person/firm/entity whatsoever and accordingly after a valid Sale Deed in their favour M/S ASHTAVINAYAK DEVELOPERS has also become a absolute owner of the said total property.

THAT, it is observed from the Revenue papers produced before me that, the property comprising ALL THOSE Pieces and Parcel of Land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza – WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Wanadongari, within the limits of the Nagar Parishad – Wanadongari in Tahsil – Hingna and District – NAGPUR, belongs to M/S. ASHTAVINAYAK DEVELOPERS, Acting through its Authorised Partner – Shri. Girish Motilal Jaiswal, being its separate and self acquired property.



THAT, it is observed from the Revenue papers produced before me that, M/S. ASHTAVINAYAK DEVELOPERS lateron decided to develop the aforesaid Project land into a Layout by carving out various Plots of different sizes therein. Accordingly thereafter, M/S. ASHTAVINAYAK DEVELOPERS applied for conversion of the said land from Agricultural Use to Non Agricultural (Residential) Use and after considering their request the Tahsildar, Hingna, Nagpur vide its Order Dated 21/05/2024 passed in Revenue Case No. 52/N.A.P.-34/Prastu-1/2023-2024 converted the said Agricultural Land for Non Agricultural (i.e. Residential) Use. As per Order passed by the Tahsildar, Hingna an Area of 1793.787 Sq. Mtrs. is under Open Space, 1262.262 Sq. Mtrs. under Internal Road Area, 690.829 Sq. Mtrs. under Service Road and Highway widening and the remaining land of 14011.009 Sq. Mtrs. under Plottable Area (i.e. Residential Plots).

THAT, it is observed from the documents produced before me that, a separate Development Agreement in respect of the aforesaid property is also executed between the Nagar Parishad Wanadongari and M/S. ASHTAVINAYAK DEVELOPERS on 31/08/2024 for the aforesaid property.

THAT, accordingly the said M/S. ASHTAVINAYAK DEVELOPERS has prepared a Layout of the aforesaid entire land by carving out 107 separate Plots of different sizes therein and the same is also duly sanctioned and approved by the Chief Officer of the Nagar Parishad Wanadongari, bearing No. 2300, Dated 5/09/2024.

THAT, it is observed from the document (i.e. Sale Deed) produced before me that, the aforesaid M/S. ASHTAVINAYAK DEVELOPERS, Acting through its Authorised Partner – Shri. Girish Motilal Jaiswal dropped the idea to develop the said property and lateron in its turn transferred its Land bearing ALL THOSE Pieces and Parcel of Land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza – WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of way, Path ways, Water Courses and all other easementary rights appurtenant and belonging thereto, all situated at Village – Wanadongari, within the limits of the Nagar Parishad – Wanadongari in Tahsil – Hingna and District – NAGPUR by way of sale to M/S. PRASANNA PLANNERS, A Partnership Firm, acting through its Partners (1) Shri. Amit Gopalji Heda, (2) Shri. Prakash Deoravji Chaple & (3) Shri. Shakti Girish Jaiswal by a Sale Deed Dated 10/01/2025, which is duly registered in the office of the Sub Registrar Hingna, in Book No. 1, at Sr. No. 422 on even date.

THAT as a result therefore the said M/S. PRASANNA PLANNERS has now become an exclusive, absolute and full Owner of the aforesaid property with heritable and transferable rights therein.

THAT, the said M/S. PRASANNA PLANNERS lateron decided to develop the aforesaid entire land bearing into a Residential Layout by carving out various Plots of different sizes therein as per the aforesaid layout sanctioned plan by the Chief Office,



Nagar Parishad Wanadongari, bearing Letter No. 2300, Dated 5/09/2024 and the said layout is known and styled as "MORESHWAR PARK-9".

THAT, with the result I am of the opinion that the aforesaid property is not mortgage with any Bank/Financial Institution as well as the present Owner/Developer **M/S. PRASANNA PLANNERS**, A Partnership Firm, Acting through its Partners (1) Shri. Amit Gopalji Heda, (2) Shri. Prakash Deoravji Chaple & (3) Shri. Shakti Girish Jaiswal holds a good, valid and marketable title in respect of the said property and it has full right and authority to develop the said land and sell out the Plots hereon.

THAT, all the aforesaid copies produced before me are Original/Xerox copies in the custody of the aforesaid present land Owner. In the like manner it is further necessary to obtain an Affidavit from the said Owner **M/S. PRASANNA PLANNERS**, A Partnership Firm, Acting through its Partners (1) Shri. Amit Gopalji Heda, (2) Shri. Prakash Deoravji Chaple & (3) Shri. Shakti Girish Jaiswal that it has not executed any unregistered deed or document or it has not mortgaged the aforesaid property to any Financial Institution whereby its ownership rights is affected, diluted or a third party interest is created.

THAT, naturally therefore any prospective buyer(s) who desires to purchase Plots on the said ALL THOSE Pieces and Parcels of Non Agricultural Lands having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), land of 14011.009 Sq. Mtrs. under Plotable Area (i.e. Residential Plots), being a portion of the entire land bearing Khasra/Survey Nos. 104/21, 104/22, 104/23, 104/24, 104/25, 104/26, 104/27, 104/28, 104/37, 104/38, 104/39, 104/40, 104/41, 104/42 & 104/44 of Mouza – WANADONGARI, having Total Area of 1.7937876 Hectors (i.e. 17937.876 Sq. Mtrs), Total Land Revenue Rs. 1788.00/- Yearly, bearing P.H. No. 46, Khate Nos. 14089 & 17095, all held in Bhogwatdar Class-1 Rights, including all other easementary rights appurtenant and belonging thereto, all situated at Village – Wanadongari, within the limits of the Nagar Parishad – Wanadongari in Tahsil – Hingna and District – NAGPUR and known and styled as "MORESHWAR PARK-9" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owner.

THAT, during our online search I did not come across any adverse entry recorded relating to the aforesaid property.

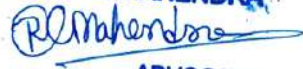
(4) Any other relevant title :- N.A.

(5) There is No Litigation/Pending Litigation against the aforesaid property as on today.

PLACE : NAGPUR

DATED : 16/01/2024



RITESH C. MAHENDRA

ADVOCATE