

Tahsil - Nagpur Gramin & District Nagpur is owned and possessed by Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.

I have verified the records from the Office of the concern Sub Registrar & Patwari of Dongargaon 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.

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

1. Certified Copy of Adhikar Abhilekh Panji.
2. Original registered Sale Deed between Shri Vasantao Lalaji Maheshkar (Whether this document is available or NOT, so that accordingly it will be demanded).
3. Original registered Sale Deed bearing No. NGN-7-4264-2015, dt.22/06/2015 between Shri Vasantao Lalaji Maheshkar and Shri Ashish Bhagwan Balpande.
4. Original registered Sale Certificate bearing No. NGN-7-6697-2019, dt.25/07/2019 executed by Pusad Urban Co-Operative Bank Ltd., Pusad, Gandhibag Branch, Nagpur in favour of Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah.
5. Original No Dues Certificate issued by Bank Bharti Maind Nagri Sahakari Pat Sanstha Pusad.
6. Original registered Re-conveyance Deed bearing No. NGN-7-9006-2019, dt.08/11/2019 executed by Bharti Maind Nagri Sahakari Pat Sanstha Pusad in favour of Dr. Shri Ravindra Balaji Govindwar.
7. Original registered Agreement to Sale bearing No. NGN-7-186-2020, dt.07/01/2020 between Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah and Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
8. Original registered Sale Deed bearing No. NGN-7-3140-2021, dt.11/02/2021 between Dr. Shri Ravindra Balaji Govindwar, Akhtar Hussain Nurool Hasan Siddiqui & Shri Ramiz Rizwan Shah and Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
9. Certified Copy of Computerized 7/12 for Kh. No. 73 mutated in the name of Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.
10. Original NA Order issued by the Collector Nagpur.
11. Original Town Planning Permission issued by Assistant Director Town Planning Nagpur.
12. Original RL from NMRDA.
13. Certified Copy of Computerized plot wise 7/12.

Yours Faithfully,



V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR

CHALLAN
MTR Form Number-6



RN MH012929828202021E		BARCODE		Date 09/03/2021-17:35:16		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR				Full Name		ADVOCATE V S DESHPANDE	
Location NAGPUR				Flat/Block No.		BHIWAPURKAR CHAMBERS	
Year 2020-2021 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		DHANTOLI	
0030072201 SEARCH FEE			25.00	Area/Locality		NAGPUR	
				Town/City/District			
				PIN		4 4 0 0 1 2	
				Remarks (If Any)			
				KH. NO. 73 P. H. NO. 73 MOUZA DONGARGAON TAH. NAGPUR			
				GRAMIN DIST. NAGPUR			
				Amount In Twenty Five Rupees Only			
Total			25.00	Words			
Payment Details CENTRAL BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02810672021030959022	148321291
Cheque/DD No.				Bank Date	RBI Date	09/03/2021-17:35:02	Not Verified with RBI
Name of Bank				Bank-Branch		CENTRAL BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :
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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 9822641434