possessed by M/s. Tirupati Developers through its Partners Mr. Prashant Manoharrao Bongirwar & Mr. Rahul Arunrao Upganlawar.

I have verified the records from the Office of the concern Sub Registrar & Patwari of Shankarpur 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. Copy of Adhikar Abhilekh Panji indicating the records of rights from 1954-55.
2. Copy of 7/12 for Kh. No. 25 mutated in the name of Ramkrushna Maroti Dandekar, Devrao Maroti Dandekar & Madhukar Maroti Dandekar.
3. Copy of Ferfar Nondvahi No. 280, dt.27/01/2003.
4. Copy of 7/12 for Kh. No. 25, area admeasuring 6.64 HR mutated in the name of Manohar Ramaji Shinde, Kawadu Ramaji Shinde & Ankush Ramaji Shinde.
5. Copy of 7/12 for Kh. No. 25/1 mutated in the name of Shri Kawdu Ramaji Shinde vide Ferfar No. 280, dt.27/01/2003.
6. Copy of Order bearing No. 26/LND-18/2007-2008, dt.06/09/2007 issued by the Sub Divisional Officer Nagpur.
7. Original registered Power of Attorney bearing No. NGN-GRA-10-4-2374-2007, dt.30/05/2007 executed by Shri Kawdu Ramaji Shinde, Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde in favour of Shri Omprakash Jagumal Sacchani.
8. Original registered Sale Deed bearing No. NGN-GRA-10-05581-2007, dt.21/11/2007 between Shri Kawdu Ramaji Shinde, Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde through their POAH Shri Omprakash Jagumal Sacchani and Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani.
9. Original registered Sale Deed bearing No. NGN-GRA-10-05902-2007, dt.06/12/2007 between Shri Kawdu Ramaji Shinde, Shri Bhupesh Kawduji Shinde, Shri Mangesh Kawduji Shinde & Ku. Archana Kawduji Shinde through their POAH Shri Omprakash Jagumal Sacchani and Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani.
10. Certified Copy of Ferfar Nondvahi No. 653, dt.15/05/2008.
11. Certified Copy of Ferfar Nondvahi No. 654, dt.15/05/2008.
12. Certified Copy of 7/12 for Kh. No. 25/1 mutated in the name of Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani.
13. Certified Copy of 7/12 for Kh. No. 25/2 mutated in the name of Shri Manohar Ramaji Shinde.
14. Certified Copy of 7/12 for Kh. No. 25/3 mutated in the name of Shree Ganesh Buildhome Infrastructure Ltd., Through its Director, Shri Vijay Kimatrai Ramani.
15. Certified Copy of Ferfar Nondvahi No. 1150, dt.20/02/2013.
16. Certified Copy of Ferfar Nondvahi No. 1875, dt.06/08/2019.
17. Original registered Sale Deed bearing No. NGN-7-10371-2021, dt.22/07/2021 between Shree Ganesh Buildhome Infrastructure Ltd. (Now change to Shree Ganesh Builders Ltd.) through its Director Shri Vijay Kimatrai Ramani in favour of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar.
18. Original registered General Power of Attorney bearing No. NGN-7-10372-2021, dt.22/07/2021 executed by Shree Ganesh Buildhome Infrastructure Ltd. (Now change to Shree Ganesh Builders Ltd.) through its Director Shri Vijay Kimatrai Ramani in favour of

VIJAY SADASHIV DESHPANDE ADVOCATE NAGPUR

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

19. Copy of Computerized 7/12 for Kh. No. 25, area admeasuring 1.62 HR out of total area 3.12 HR mutated in the name of M/s. Tirupati Developers, Acting Through its Partners, Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar vide Ferfar No. 2647, dt.05/10/2021.
20. Original Letter for Non Agriculture bearing No. का.अभि./नामप्रविप्रा/५७१६ dt.11/08/2021 issued by Nagpur Metropolitan Region Development Authority (NMRDA).
21. Original Final approved Layout Plan issued by Executive Engineer, NMRDA, Nagpur.
22. Original NA Order issued by the Collector Nagpur.
23. Copy of MAHA RERA Registration Certificate.
24. 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.
25. Original Final approval for the layout plan duly sanctioned by the Executive Engineer, (Metro) NMRDA & the Collector Nagpur.
26. Original RL from NMRDA.
27. Certified Copy of Computerized 7/12 plot wise.
28. Registered Agreement to Sale and / OR Sale Deed with the individual Purchasers.

Yours Faithfully,

V. S. Deshpande
Advocate

V. S. Deshpande
Advocate
NAGPUR

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CHALLAN
MTR Form Number-6

GRN	MH009243807202122E	BARCODE		Date	25/11/2021-18:00:01	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	Full Name	ADVOCATE V S DESHPANDE
Location	NAGPUR		
Year	2021-2022 One Time	Flat/Block No.	BHIWAPURKAR CHAMBERS
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	750.00	Road/Street	DHANTOLI
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 1 2
		Remarks (If Any)	KH. NO. 25 NORTH PORTION P. H. NO. 42 MOUZA SHANKARPUR TAHSIL NAGPUR GRAMIN DISTRICT NAGPUR
Total	750.00	Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	CENTRAL BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02810672021112570498	818110220
Cheque/DD No.		Bank Date	RBI Date	25/11/2021-18:01:02	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 :

Mobile No. : 9822641434

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 लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 25-11-2021 06:01:14

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