# CHALLAN
## MTR Form Number-6

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|---|---|---|---|
| GRN MH016324041202425E | BARCODE | Date 17/02/2025-19:58:54 | Form ID |

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|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Search Fee<br>Other Items | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | NGR_NAGPUR NO10 RURAL SUB REGISTRAR | Full Name | ADV RITESH MAHENDRA |
| Location | NAGPUR | | |
| Year | 2024-2025 From 17/02/1996 To 17/02/2025 | Flat/Block No. | LAXMI NAGAR |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030072201 SEARCH FEE | 750.00 | Road/Street | NAGPUR |
| | | Area/Locality | NAGPUR |
| | | Town/City/District | |
| | | PIN | 4 4 0 0 2 2 |
| | | Remarks (If Any) | MOUZA PARSODI PH No 42 KHASRA No 12/1 and 12/2 SEARCH FOR 30 YEARS |
| | | Amount In Words | Seven Hundred Fifty Rupees Only |
| Total | 750.00 | | |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332025021720794 | 2915341864 |
| Cheque/DD No. | | Bank Date | RBI Date | 17/02/2025-19:57:35 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Mobile No. : 0000000000

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 नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.



Print Date 17-02-2025 07:57:46

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*RITESH C. MAHENDRA*
**ADVOCATE**
**PLOT NO. O-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 Parcel of Non Agricultural Land bearing Survey/Khasra No. 12/1 of Mouza – PARSODI, having an area of 1.87 Hectors (i.e. 18700 Sq. Mtrs.), Rental Rs. 9.25 Yearly & Survey/Khasra No. 12/2 of Mouza – PARSODI, having an area of 1.27 Hectors (i.e. 12700 Sq. Mtrs.) out of Total admeasurements 1.87 Hectors, Rental Rs. 6.28 Yearly, both held in Bhogwatdar Class-1 Rights, P.S.K. 42, Khate Nos. 1173 & 1172 respectively, situated at Village – Parsodi in Tahsil – Nagpur (Gramin) and District – NAGPUR (hereinafter referred as the said property).

RITESH C. MAHENDRA ADVOCATE

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(1) I have investigated the title on the request of **(I) M/S. RISHANK REALTORS 1 LLP,** A Limited Liability Partnership Firm, Registered under the Limited Liability Partnership Act, 2008, bearing Incorporation Certificate No. ABZ-2982 having its Office at Plot No. 33, Opposite RPTS Road, Vivekanand Nagar, Nagpur-440015, Tahsil and District - NAGPUR **(Income Tax PAN ABGFR1242N),** and acting through its Designated Partner - **SHRI. RAVI S/o RAMKARANDAS MITTAL,** Resident of Duplex No. 1, "Royal Regency", RPTS Road, Surendra Nagar, Nagpur-440015, Tahsil and District – NAGPUR (Maharashtra State), **(Income Tax PAN ABWPM4688D, Aadhar Card No. 5448 8989 9562 & Mobile No. 9823099160) & (II) SHRI. MINAL S/o NARHARI KAWALE,** Resident of Plot No. 51, Bhamti Road, Near Nagoba Mandir, Gudadhe Layout, Nagpur-440022, Tahsil and District – NAGPUR (Maharashtra State), (Income Tax PAN ACUPK8963A, **Aadhar Card No. 9357 2182 1326 & Mobile No. 9823781202),** and the following documents i.e. :-

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

ALL THOSE Pieces and Parcel of Non Agricultural Land bearing Survey/Khasra No. 12/1 of Mouza – PARSODI, having an area of 1.87 Hectors (i.e. 18700 Sq. Mtrs.), Rental Rs. 9.25 Yearly & Survey/Khasra No. 12/2 of Mouza – PARSODI, having an area of 1.27 Hectors (i.e. 12700 Sq. Mtrs.) out of Total admeasurements 1.87 Hectors, Rental Rs. 6.28 Yearly, both held in Bhogwatdar Class-1 Rights, P.S.K. 42, Khate Nos. 1173 & 1172 respectively, situated at Village – Parsodi in Tahsil – Nagpur (Gramin) and District – NAGPUR.

**(II)** The Document of Sale Deed/Ownership & other Papers of Khasra/Survey Nos. 12/1 and 12/2 :-

(a) Sale Deed for Khasra/Survey No. 12/1 of Mouza – Parsodi, Dated 20/10/2023, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin No. 7, in Book No. 1, at Sr. No. 10799 on even date.

(b) Sale Deed for Khasra/Survey No. 12/2 of Mouza – Parsodi, Dated 1/11/2023, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin No. 7, in Book No. 1, at Sr. No. 11230 on even date.

(c) Correction Deed for Khasra/Survey No. 12/1 of Mouza – Parsodi, Dated 6/11/2024, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin No. 7, in Book No. 1, at Sr. No. 12916 on even date.

(d) Partition Deed for the Plots situated in Khasra/Survey Nos. 12/2 of Mouza – Parsodi, Dated 28/01/2025, which is duly registered in the office of the Joint Sub Registrar Nagpur City No. 8, in Book No. 1, at Sr. No. 899 on even date.

(e) 7/12 Extract of Khasra/Survey Nos. 12/1 and 12/2 of Mouza – Parsodi of **(I) M/S. RISHANK REALTORS 1 LLP,** Acting through its Designated Partner - **SHRI. RAVI RAMKARANDAS MITTAL & (II) SHRI. MINAL S/o NARHARI KAWALE.**

RITESH C. MAHENDRA ADVOCATE

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(f) N.A. Order issued by Tahsildar Nagpur (Rural) for Conversion of Land passed in Revenue Case No. 20/N.A.P.-34/2024-2025.

(g) Sketch of Layout of Khasra Nos. 12/1 and 12/2 known as "Radha Krishna Nagar".

(h) Letter of tentative approval for demarcation of land sub-division layout issued by Executive Engineer, NMRDA, Dated 2/09/2024.

**(III)** Search Report for 30 Years i.e. from 17/02/1996 to 17/02/2025.

(2) 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. **(I) M/S. RISHANK REALTORS 1 LLP,** Acting through its Designated Partner - **SHRI. RAVI RAMKARANDAS MITTAL & (II) SHRI. MINAL S/o NARHARI KAWALE** are clear, marketable and without any encumbrances as per the available search from the online portal.

Owners of the Land :-

(1)

**M/S. RISHANK REALTORS 1 LLP,**

Acting through its Designated Partner –

**SHRI. RAVI RAMKARANDAS MITTAL &**

(2)

**SHRI. MINAL S/o NARHARI KAWALE.**

Qualifying comments/remarks if any -

In accordance with the available search from the online portal the Title of the aforesaid land owners on the said land is good, valid marketable, clear and selable and **M/S. RISHANK REALTORS 1 LLP & SHRI. MINAL S/o NARHARI KAWALE** have full right and authority to develop the said property jointly.

(3) The report reflecting the flow of the title of the said **(1) M/S. RISHANK REALTORS 1 LLP & (2) SHRI. MINAL S/o NARHARI KAWALE** on the said land is enclosed herewith as annexure.

**Encl :- Annexure.**

**Date :- 18/02/2025.**

RITESH C. MAHENDRA ADVOCATE

**RITESH C. MAHENDRA**

**ADVOCATE**

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**FORMAT - A**

**(Circular No :- 28/2021)**

**ANNEXURE**

**FLOW OF THE TITLE OF THE SAID LAND**

Mutation Entry –

The names of **(1) M/S. RISHANK REALTORS 1 LLP & (2) SHRI. MINAL S/o NARHARI KAWALE** are mutated in 7/12 Extracts vide Ferfar No. 1532, Dated 24/11/2023 & Ferfar No. 1535, Dated 14/05/2024.

Search report for 30 Years from 17/02/1996 to 17/02/2025 taken from the online portal.

**THAT,** it is observed from the Revenue papers produced before me that, the property comprising ALL THAT Piece and Parcel of Land bearing Survey/Khasra No. 12/1 of Mouza – PARSODI, having an area of 1.87 Hectors, Rental Rs. 9.25 Yearly, held in Bhogwatdar Class-1 Rights, P.S.K. 42, Khate No. 1173, situated at Village – Parsodi in Tahsil – Nagpur (Gramin) and District – NAGPUR, belongs to (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal & (II) Shri. Minal Narhari Kawale, jointly, having purchased the same by it/him from Sonali Gajanan Deulkar, by a Sale Deed Dated 20/10/2023, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin No. 7, in Book No. 1, at Sr. No. 10799 on even date.

**THAT,** in the like manner it is observed from the Revenue papers produced before me that, the property comprising ALL THAT Piece and Parcel of Land bearing Survey/Khasra No. 12/2 of Mouza – PARSODI, having an area of 1.27 Hectors out of Total admeasurements 1.87 Hectors, Rental Rs. 6.28 Yearly, held in Bhogwatdar Class-1 Rights, P.S.K. 42, Khate No. 1172, situated at Village – Parsodi in Tahsil – Nagpur (Gramin) and District – NAGPUR, belongs to (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal & (II) Shri. Minal Narhari Kawale, jointly, having purchased the same by it/him from Shri. Amol Chandrabhan Deulkar & others, by a Sale Deed Dated 1/11/2023, which is duly registered in the office of the Joint Sub Registrar Nagpur Gramin No. 7, in Book No. 1, at Sr. No. 11230 on even date.

**THAT** as a result therefore the said (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal & (II) Shri. Minal Narhari Kawale, have now become absolute, exclusive, full and joint Owners of the aforesaid properties comprising Khasra/Survey No. 12/1 having an area of 1.87 Hector and Khasra/Survey No. 12/2 having a total area of 1.27 Hector, thus total area of 3.14 Hectors (i.e. 31400 Sq. Mtrs.) with heritable and transferable rights therein and the same is also accordingly mutated in its/his joint names in all relevant records as also in 2 separate 7/12 Extracts.

RITESH C. MAHENDRA ADVOCATE

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**THAT,** the said (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal & (II) Shri. Minal Narhari Kawale lateron jointly decided to develop the aforesaid entire land bearing Khasra Nos. 12/1 and 12/2, having total area of 3.14 Hectors (i.e. 31400 Sq. Mtrs.) of Mouza – Parsodi, in Tahsil – Nagpur Rural and District – NAGPUR into a Residential Layout by carving out 60 Plots of different sizes therein.

**THAT,** (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal & (II) Shri. Minal Narhari Kawale applied for conversion of the said land from Agricultural Use to Non Agricultural (Residential) Use and after considering its request the Tahsildar, Nagpur (Gramin), vide its Order in Revenue Case No. 20/N.A.P.-34/2024-2025 converted the said Agricultural Land for Non Agricultural (i.e. Residential) Use. As per Order passed by the Tahsildar, Nagpur (Gramin) an Area 3055.62 Sq. Mtrs. is under Proposed Amenity Space, 3045.04 Sq. Mtrs. is under Proposed Recreation Open Space/Play Ground, 10284.23 Sq. Mtrs. is under Internal Road Area and the remaining land of 20129.05 Sq. Mtrs. under Plotable Area (i.e. Residential Plots).

**THAT,** thereafter, the Deed of Partition is executed between (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal, (II) Shri. Minal Narhari Kawale & (III) Sunita Vijay Mankar regarding the plots situated in the said layout on 28/01/2025, which is duly registered in the office of the Joint Sub Registrar Nagpur City No. 8, in Book No. 1, at Sr. No. 899 on even date. That as per the said Deed of Partition, Sunita Vijay Mankar is absolute, exclusive and full owner of the Plot Nos. 1 & 2 and (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal & (II) Shri. Minal Narhari Kawale are absolute, exclusive, full and joint owners of the Plot Nos. 3 & 60 and Amenity Space in the said layout.

**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 Owners/Developers (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal & (II) Shri. Minal Narhari Kawale holds a good, valid and marketable title in respect of the said property and it/he 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 Owners. In the like manner it is further necessary to obtain an Affidavit from the said Owners (I) M/s. RISHANK REALTORS 1 LLP, Acting through its Designated Partner - Shri. Ravi Ramkarandas Mittal & (II) Shri. Minal Narhari Kawale that it/he has not executed any unregistered deed or document or it has not mortgaged the aforesaid property to any Financial Institution whereby its/his 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 Parcel of Non Agricultural Land bearing

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Survey/Khasra No. 12/1 of Mouza – PARSODI, having an area of 1.87 Hectors (i.e. 18700 Sq. Mtrs.), Rental Rs. 9.25 Yearly & Survey/Khasra No. 12/2 of Mouza – PARSODI, having an area of 1.27 Hectors (i.e. 12700 Sq. Mtrs.) out of Total admeasurements 1.87 Hectors, Rental Rs. 6.28 Yearly, both held in Bhogwatdar Class-1 Rights, P.S.K. 42, Khate Nos. 1173 & 1172 respectively, situated at Village – Parsodi in Tahsil – Nagpur (Gramin) and District – NAGPUR and known and styled as "Radha Krishna Nagar" shall also acquire equally good, valid and marketable title thereto on obtaining a proper and duly registered Sale Deed from the present Owners.

**THAT,** I have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Mouza – PARSODI, P.H. No. 42, Khasra Nos. 112/1 & 12/2 for the period of 30 Years by depositing necessary Search Fees online with the department of Registration vide GRN No. MH016324041202425E, Dated 17/02/2025, the receipt of the same is enclosed herewith.

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

Any other relevant Title :- N.A.

Litigations if any. – There is no any litigation found.

**PLACE : NAGPUR**
**DATED : 18/02/2025**

RITESH C. MAHENDRA
ADVOCATE

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