

VIVEK K. KOLTE

B.Com, LL.B.
ADVOCATE

55, "Gulmohar" Atrey Layout Pratap Nagar
Nagpur-22
2223197, 9822200828

Inspection / verification of Records of landed property at Registrar / Sub-Registrar's Office Nagpur

Sub : Verification of records of landed property at Registrar / Sub-registrar's office Nagpur

This is to confirm that I have visited the Registrar / Sub-registrar's office at Nagpur (Rural) on 27.07.2017 and verified the details of the property owned by Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed, partners M/s Mahalaxmi Infra, R/o Nagpur. The property details are as under :

All the piece and parcel of Non-Agricultural land bearing Kh. No. 61, containing by admeasurements 1.70 Hecter R., Bhogwatdar Class-I, Revenue Rs. 12.19, of Mouza Jamtha, P. H. No. 42, situated at Village Jamtha, Within the limit of Grampanchayat Jamtha, Tahsil Nagpur Rural and District Nagpur and is bounded as under:-

TOWARDS EAST	:	Road
TOWARDS WEST	:	Kh. No. 293 (Udapa)
TOWARDS NORTH	:	Kh. Nos. 60/1 & 60/2
TOWARDS SOUTH	:	Road

Further, I certify as under :

1. That there are no prior charges over the said property and Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed, partners M/s Mahalaxmi Infra are the absolute owner of the said property as per the records made available to me and which forms the part of record are verified by me in the Registrar / Sub-registrar's Office.

OR

2. That as per the records available at Registrar / Sub-registrar's office, the property is mortgaged / charged to :

Date of Document	Description of the Document	In whose favour	Amount mentioned in the document
NA	NA	NA	NA

Place : Nagpur

Date : 27.07.2017



Signature of the Advocate



CHALLAN
MTR Form Number-6

GRN MH003925966201718E	BARCODE 	Date 27/07/2017-18:27:27	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name	ADV V K KOLTE
Location NAGPUR			
Year 2017-2018 From 01/01/2005 To 27/07/2017		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
			KHASRA NO. 61P H 42 MOUZA JAMTHA
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572017072785405 IK00GJJWH0
Cheque/DD No.		Bank Date	RBI Date 27/07/2017-18:27:50 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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.



LEGAL SCRUTINY REPORT

A. DESCRIPTION OF THE DOCUMENTS SCRUTINISED :-

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	31.12.2016	Sale Deed	Original
2	30.05.2016	Agreement to Sale	Original
3	01.03.2017	NIT Permission for N.A.	Original
4		Layout Map	Original
5	11.06.2017	7/12 Extract	Original

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of Non-Agricultural land bearing Kh. No. 61, containing by admeasurements 1.70 Hectar R., Bhogwatdar Class-I, Revenue Rs. 12.19, of Mouza Jamtha, P. H. No. 42, situated at Village Jamtha, Within the limit of Grampanchayat Jamtha, Tahsil Nagpur Rural and District Nagpur and is bounded as under:-

TOWARDS EAST	:	Road
TOWARDS WEST	:	Kh. No. 293 (Udapa)
TOWARDS NORTH	:	Kh. Nos. 60/1 & 60/2
TOWARDS SOUTH	:	Road

C. **TRACING OF TITLE** :- It is observed that ALL THAT Piece and Parcel of land bearing Kh. No. 61 originally belonged to Shri Nathu Jangluji Chikate, Smt. Girajabai Chikate, Mrs. Sumitra Sewakaram Pawar, Mrs. Sita Bhagwan alias Bhagwat Saraykar and Mrs. Shakuntala Pandurang Thakre being their ancestral property.

It is observed that the said Shri Nathu Jangluji Chikate, Smt. Girajabai Chikate, Mrs. Sumitra Sewakaram Pawar, Mrs. Sita Bhagwan alias Bhagwat Saraykar and Mrs. Shakuntala Pandurang Thakre lateron sold out the said Kh. No. 61 by way of sale to Shri Dnyaneshwar Damdu Thakre by a Sale deed dated 27.01.1978 which is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 250 on 27.01.1978.

It is observed that the said Shri Dnyaneshwar Damdu Thakre lateron sold out the said Kh. No. 61 by way of sale to Shri Bhagwat Rajaramji Saraykar by a Sale deed dated 19.06.1986 which is duly registered in the office of Sub-Registrar, Nagpur-10 at Sr. No. 2242 on 19.06.1986.

It is observed that the said Shri Bhagwat Rajaramji Saraykar left for heavenly abode on 27.08.2002 and consequent upon his death his legal heirs namely Shri Rajendra Bhagwat Saraykar, Shri Pramod Bhagwat Saraykar, Shri Chandrashekhar Bhagwat Saraykar, Mrs. Shobha Murlidhar Nemad, Mrs. Sunanda Amrutrao Gawande, Mrs. Usha Rajendra Choure and Mrs. Rajkamal Bhujangrao Wagh as the joint owners of the said property by way of intestate succession.

It is observed that the said Shri Chandrashekhar Bhagwat Saraykar left heavenly abode and consequent upon his share in the property devolved upon his legal heirs namely Smt. Sangita Chandrashekhar Saraykar and his son Ku. Pranav Chandrashekhar Saraykar as the joint owners of the said property.

It is observed that Mrs. Shobha Murlidhar Nemad, Mrs. Sunanda Amrutrao Gawande, Mrs. Usha Rajendra Choure, Mrs. Rajkamal Bhujangrao Wagh lateron



relinquished their undivided share in the Kh. No. 61 to Shri Sitabai Bhagwat Saraykar, Shri Rajendra Bhagwat Saraykar, Shri Pramod Bhagwat Saraykar, Smt. Sangita Chandrashekhar Saraykar and Ku. Pranav Chandrashekhar Saraykar by a Relinquishment Deed dated 21.07.2004 which is duly registered in the office of Sub-Registrar, Nagpur-10 at Sr. No. 4516 on 21.07.2004.

It is observed that the said Ku. Pranav Chandrashekhar Saraykar lateron left for heavenly abode on 20.03.2008 and consequent upon his undivided share in the said property devolved upon to Smt. Sangita Chandrashekhar Saraykar as a owner of the his share in the said property.

It is observed that the said Smt. Chandrakalabai Dnyaneshwar Thakre, Shri Sanjay Dnyaneshwar Thakre lateron filing the case for separate possession in the Hon'ble Judge, Nagpur bearing Case No. 26/2009 and the said case was rejected by Hon'ble Judge, Nagpur.

It is observed that the said Smt. Sitabai Bhagwat Saraykar, Shri Rajendra Bhagwat Saraykar, Shri Pramod Bhagwat Saraykar and Smt. Sangita Chandrashekhar Saraykar and consentors namely Mrs. Padma Rajendra Saraykar, Ku. Shivani Rajendra Saraykar, Ku. Gouri Rajendra Saraykar, Ku. Himanshu Rajendra Saraykar, Shri rajendra Bahgwat Saraykar, Mrs. Savita Pramod Saraykar, Ku. Sakshi Pramod Saraykar, Ku. Sarvesh Pramod Saraykar lateron sold out the Kh. No. 61, adm. 1.70 Hector R by way of sale to Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed, partners M/s Mahalaxmi Infra by a Sale Deed dated 31.12.2016 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 9602 on 31.12.2016.

It is observed that the said Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed, partners M/s Mahalaxmi Infra had put the map for sanctioned in NIT which is under process. It is observed that the final layout map is yet to be sanctioned by NIT.

I further state that the above described property owned Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed, partners M/s Mahalaxmi Infra and the same can form the subject matter of security and having no encumbrance over the said property and no encumbrance affidavit sworn by the said Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed, partners M/s Mahalaxmi Infra.

D.EVIDENCE OF POSSESSION :-

As per the documents scrutinized the said Shri Rahul Jagdish Bondre and Shri Anish Bhawarilalji Chhajed, partners M/s Mahalaxmi Infra are in possession of the said property as per the Sale Deed and mutation effected in the records of rights and Grampanchayat and revenue recrods.

Place :Nagpur

Date :27.07.2017

Receipt no. MH003925966201718E dated 27.07.2017

Signature of the Advocate

