VIVEK K. KOLTE
B.Com, LL.B.
ADVOCATE

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

-=-

CERTFICATE

Dear Sir,

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 on 22.06.2018) and verified the details of the property owned by Shri Ashish Arun Kalode, Smt. Smita Vijay Vairagade and Smt. Vinatai Arunrao Kaloder, R/o Nagpur. The property details are as under :

All the piece and parcel of Non-Agricultural Land bearing Kh. No. 20, admeasuring about 7.54 Hector R (75400 Sq. Mtrs.), Bhogwatdar Class-I, Land Revenue Rs. 3770.00, Khate No. 65, of Mouza Pewtha, situated at Village Pewtha, Grampanchayat Pewtha, Tahsil Nagpur Gramin and District Nagpur and is bounded as under:-

TOWARDS EAST	:	Kh. No. 21 & 26,
TOWARDS WEST	:	Shiv and Kh. No. 12,
TOWARDS NORTH	:	Kh. No. 26,
TOWARDS SOUTH	:	Kh. No. 17 & 18

Further, I certify as under:

1. That there are no prior charges over the said property and Shri Ashish Arun Kalode, Smt. Smita Vijay Vairagade and Smt. Vinatai Arunrao Kaloder 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 : 22.06.2018

Signature of the Advocate

VIVEK K. KOLTE ADVOCATE & NOTARY NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH002994046201819E	BARCODE		Date	22/06/2018-08:05:12	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	ADV V K KOLTE
Location	NAGPUR		
Year	2018-2019 From 01/01/2006 To 22/06/2018	**Flat/Block No.**	
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	
0030072201 SEARCH FEE	325.00	**Area/Locality**	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		KHASRA NO. 20 KHATE 65 MOUZA PEWATHA	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572018062294432	IK00QLEKX9
Cheque/DD No.		Bank Date	RBI Date	22/06/2018-08:05:35	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9822200828

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 कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 22-06-2018 08:05:36

VIVEK K. KOLTE
ADVOCATE
&
NOTARY
NAGPUR

ANNEXURE – IV

LEGAL SCRUTINY REPORT

A. **DESCRIPTION OF THE DOCUMENTS SCRUTINISED** :-

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	12.12.1986	Sale Deed	Original
2	12.12.1986	Sale Deed	Copy
3	13.08.2008	Non Agriculture Order	Copy
4	08.06.2018	Sanctioned Layout Map	Copy
5	21.09.2018	Ferfar Patrak	Original
6		Gaon Namuna 8A	Original
7		7/12 Extract	Original

B. **DESCRIPTION OF THE PROPERTY**:-

All the piece and parcel of Non-Agricultural Land bearing Kh. No. 20, admeasuring about 7.54 Hector R (75400 Sq. Mtrs.), Bhogwatdar Class-I, Land Revenue Rs. 3770.00, Khate No. 65, of Mouza Pewtha, situated at Village Pewtha, Grampanchayat Pewtha, Tahsil Nagpur Gramin and District Nagpur and is bounded as under:-

TOWARDS EAST	:	Kh. No. 21 & 26,
TOWARDS WEST	:	Shiv and Kh. No. 12,
TOWARDS NORTH	:	Kh. No. 26,
TOWARDS SOUTH	:	Kh. No. 17 & 18

C. **TRACING OF TITLE** :- It is observed that All the piece and parcel of Land bearing Kh. No. 20, total admeasuring about 7.54 Hector R (75400 Sq. Mtrs.) out of that 9 acres, Bhogwatdar Class-I, of Mouza Pewtha, situated at Village Pewtha, Grampanchayat Pewtha, Tahsil Nagpur Gramin and District Nagpur originally belonged to Shri Arun Namdeorao Kalode having purchased the same from Shri Tulshiram Vishwanathraoji Kakde by a Sale Deed dated 12.12.1986 which is duly registered in at serial no. 146(Chha) in the office of Sub Registrar, Nagpur-1 on 28.01.1987.

It is observed that All the piece and parcel of Land bearing Kh. No. 20, admeasuring about 7.54 Hector R (75400 Sq. Mtrs.) out of total admeasuring about 9.62 Acre, Bhogwatdar Class-I, of Mouza Pewtha, situated at Village Pewtha, Grampanchayat Pewtha, Tahsil Nagpur Gramin and District Nagpur originally belonged to Smt. Vina Arun Kalode having purchased the same from Shri Tulshiram Vishwanathraoji Kakde by a Sale Deed dated 12.12.1986 which is duly registered in at serial no. 147(Chha) in the office of Sub Registrar, Nagpur-1 on 28.01.1987.

It is observed that the said Shri Arun Namdeorao Kalode left for heavenly abode on 28.08.1998 leaving behind him, his legal heirs namely Smt. Vina Arun Kalode, Ku. Smita Arun Kalode (After Marriage Smt. Smita Vijay Vairagade) and Shri Ashish Arun Kalode become the joint owners of the 7.54 Hector R of Kh. No. 20.

It is observed that the said owners Smt. Vina Arun Kalode, Ku. Smita Arun Kalode (After Marriage Smt. Smita Vijay Vairagade) and Shri Ashish Arun Kalode have got the said land bearing Kh. No. 20, admeasuring about 7.54 Hector R (75400 Sq. Mtrs.) are converted for Non-Agricultural (Residential) use as per the order of S.D.O., Nagpur on 13.08.2008 in Revenue Case No. 75/NAP-34/2007-2008.

VIVEK K. KOLTE ADVOCATE & NOTARY NAGPUR

It is observed that, the aforesaid owners Smt. Vina Arun Kalode, Ku. Smita Arun Kalode (After Marriage Smt. Smita Vijay Vairagade) and Shri Ashish Arun Kalode later on prepared a layout of the aforesaid land by carving out various Plots of different sizes therein and the said layout is also temporary sanctioned and approved by the Nagpur Metropolitan Region Development Authority, Nagpur vide his Order Dated 08.06.2018 bearing No. 478. That the final layout plan is yet to be sanctioned.

I further state that the above described property absolutely to be owned Shri Ashish Arun Kalode, Smt. Smita Vijay Vairagade and Smt. Vinatai Arunrao Kaloder 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 Ashish Arun Kalode, Smt. Smita Vijay Vairagade and Smt. Vinatai Arunrao Kaloder.

D.**ENCUMBRANCE CERTIFICATE FOR 13 YEARS**:-

I have taken the search on my behalf (only those made available and excluding those form record) in respect of said property in the office of sub-registrar, Nagpur for period of 13 years from 01.01.2005 to 22.06.2018 vide search receipt no. MH002994046201819E/2018. There are no encumbrances, charges, liens, mortgages, could be seen for the period of last 13 years.

E.EVIDENCE OF POSSESSION :-

As per the documents scrutinized the said Shri Ashish Arun Kalode, Smt. Smita Vijay Vairagade and Smt. Vinatai Arunrao Kaloder is in possession of the said property as per the Sale Deed.

G.**CERTIFICATE OF TITLE**:-

a) Thus it can be said that Shri Ashish Arun Kalode, Smt. Smita Vijay Vairagade and Smt. Vinatai Arunrao Kaloder will have valid and marketable title to the above mentioned property.

b) Shri Ashish Arun Kalode, Smt. Smita Vijay Vairagade and Smt. Vinatai Arunrao Kalode can execute valid equitable mortgage to the Canara Bank.

c) The property intended to be given by way of mortgage is not subject to any minors interest.

Nagpur
Date:- 22.06.2018

(VIVEK.K.KOLTE)

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&
NOTARY
NAGPUR