

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 Hingana on 02.08.2017) and verified the details of the property owned by Shri Arun Shyamlal Jaiswal, R/o Nagpur. The property details are as under :

All the piece and parcel of Non-Agricultural land admeasuring 1.27 Hectare R out of 1.90 Hectare R bearing Kh. No. 5, Bhogwatdar Class-I, Revenue Rs. 15.00, of Mouza Gumthala, P. H. No. 48, situated at Village Gumthala, Within the limit of Grampanchayat Gumthala, Tahsil Hingana and District Nagpur and is bounded as under:-

TOWARDS EAST	:	land adm. 0.63 HR of Shri Shendre of Kh. No. 5
TOWARDS WEST	:	Kh. No. 6 & 7
TOWARDS NORTH	:	Kh. No. 8
TOWARDS SOUTH	:	Gumgaon Devali Road

Further, I certify as under :

1. That there are no prior charges over the said property and Shri Arun Shyamlal Jaiswal 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.

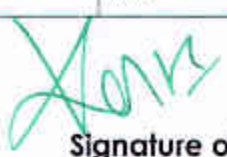
OR

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 : 03.08.2017


Signature of the Advocate



CHALLAN
MTR Form Number-6

GRN MH004141099201718E	BARCODE 	Date 02/08/2017-18:15:24	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 HGN_HINGNA SUB REGISTRAR	Full Name	ADV V K KOLTE	
Location NAGPUR			
Year 2017-2018 One Time	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. 5 KHATE NO. 477 BHOGWATDAR 1 MOUZA GUMGAON	
		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.
		00040572017080220176	IK00GOSWG9
Cheque/DD No.		Bank Date	RBI Date
		02/08/2017-18:15:51	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
 संदर्भ चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.
 Mobile No. : Not Available



LEGAL SCRUTINY REPORT

A. DESCRIPTION OF THE DOCUMENTS SCRUTINISED :-

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	16.08.2008	Sale Deed	Original
2	04.06.2007	Power of Attorney	Original
3	13.06.2007	Power of Attorney	Original
4	15.06.2007	Power of Attorney	Original
5	07.06.2007	Power of Attorney	Original
6	08.05.2007	Power of Attorney	Original
7	23.05.2007	Power of Attorney	Original
8	23.05.2007	Power of Attorney	Original
9	11.10.2010	N.A. order	Original
10	30.01.2009	Town Planning sanctioned Layout Map	Original
11	14.10.2008	'K' Prat Mojani	Original
12	05.01.2015	Search Ahwal	Original
13	23.06.2017	7/12 Extract	Original
14	20.01.2017	8A	Original
15	20.01.2017	Patwari map	Original

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of Non-Agricultural land admeasuring 1.27 Hectare R out of 1.90 Hectare R bearing Kh. No. 5, Bhogwatdar Class-I, Revenue Rs. 15.00, of Mouza Gumthala, P. H. No. 48, situated at Village Gumthala, Within the limit of Grampanchayat Gumthala, Tahsil Hingana and District Nagpur and is bounded as under:-

TOWARDS EAST	:	land adm. 0.63 HR of Shri Shendre of Kh. No. 5
TOWARDS WEST	:	Kh. No. 6 & 7
TOWARDS NORTH	:	Kh. No. 8
TOWARDS SOUTH	:	Gumgaon Devali Road

C. **TRACING OF TITLE** :- It is observed that All the piece and parcel of land bearing Kh. No. 5, admeasuring about 1.90 Hectare R, Bhogwatdar Class-I, Revenue Rs. 15.00, of Mouza Gumthala, P. H. No. 48, situated at Village Gumthala, Within the limit of Grampanchayat Gumthala, Tahsil Hingana and District Nagpur originally belonged to Shri Sitaram Shyamrao Lokhande, Shri Kawadu Maroti Lokhande, Smt. Shewanti Shiram Umale, Smt. Anjani Prabhakar Kolhe, Shri Sandip Laxman Lokhande, Ku. Jyoti Laxman Lokhande, Smt. Shashikala Laxman Lokhande, Shri Ganesh Pandurang Bhujbale, Smt. Janabai Pandurang Bhujbale, Shri Ramkrushna Pandurang Bankar, Shri Devrao Raghunath Kondalwar and Shri Chindhu Dattoba Rajankar being their ancestral property.

It is observed that the said Shri Sandip Laxman Lokhande, Ku. Jyoti Laxman Lokhande, Smt. Shashikala Laxman Lokhande lateron executed a Power of attorney dated 04.06.2007 in favour of Shri Ishwar Vithobaji Lokhande in respect of Kh. No. 5 and same is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 3386 on 04.06.2007.

It is observed that the said Shri Ramkrushna Pandurang Bankar lateron executed a Power of attorney dated 13.06.2007 in favour of Shri Ishwar Vithobaji Lokhande in respect of Kh. No. 5 and same is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 3596 on 13.06.2007.

It is observed that the said Shri Devrao Raghunath Kondhalkar lateron executed a Power of attorney dated 15.06.2007 in favour of Shri Ishwar Vithobaji Lokhande in respect of Kh. No. 5 and same is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 3663 on 15.06.2007.

It is observed that the said Shri Chindhu Dattobaji Rajankar lateron executed a Power of attorney dated 07.06.2007 in favour of Shri Ishwar Vithobaji Lokhande in respect of Kh. No. 5 and same is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 3459 on 07.06.2007.

It is observed that the said Smt. Jankibai Pandurang Bhujbale and Shri Ganesh Pandurang Bhujbale lateron executed a Power of attorney dated 08.05.2007 in favour of Shri Ishwar Vithobaji Lokhande in respect of Kh. No. 5 and same is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 2681 on 08.05.2007.

It is observed that the said Smt. Anjali Prabhakar Kolhe lateron executed a Power of attorney dated 23.05.2007 in favour of Shri Ishwar Vithobaji Lokhande in respect of Kh. No. 5 and same is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 3071 on 23.05.2007.

It is observed that the said Smt. Shewanti Shriram Umale lateron executed a Power of attorney dated 23.05.2007 in favour of Shri Ishwar Vithobaji Lokhande in respect of Kh. No. 5 and same is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 3072 on 23.05.2007.

It is observed that the said Shri Sitaram Shyamrao Lokhande, Shri Kawadu Maroti Lokhande and Smt. Shewanti Shriram Umale, Smt. Anjani Prabhakar Kolhe, Shri Sandip Laxman Lokhande, Ku. Jyoti Laxman Lokhande, Smt. Shashikala Laxman Lokhande, Shri Ganesh Pandurang Bhujbale, Smt. Janabai Pandurang Bhujbale, Shri Ramkrushna Pandurang Bankar, Shri Devrao Raghunath Kondalwar and Shri Chindhu Dattoba Rajankar through their power of attorney Shri Ishwar Vithobaji Lokhande lateron sold out the land adm. 1.27 Hectare R out of the total land of Kh. No. 5 by way of sale to Shri Arun Shyamlal Jaiswal by a Sale deed dated 16.08.2007 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 4824 on 16.08.2007.

It is observed that, the aforesaid Shri Arun Shyamlal Jaiswal later on converted the said land for Non-Agricultural (Residential) Use vide order of Collector, Nagpur in N.A. Case No. 38/NAP-34/2010-2011 Dated 11.10.2010 of Mouza – GUMTHALA.

It is observed that, the aforesaid owner Shri Arun Shyamlal Jaiswal later on prepared a layout of the aforesaid land by carving out various Plots of different sizes therein and the said layout is also duly sanctioned and approved by the Assistant Town Planner, Town Planning Department, Nagpur vide his Order Dated 30.01.2009 and the said layout also sanctioned by Collector, Nagpur.

I further state that the above described property owned Shri Arun Shyamlal Jaiswal 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 Arun Shyamlal Jaiswal.

D.EVIDENCE OF POSSESSION :-

As per the documents scrutinized the said Shri Arun Shyamlal Jaiswal are in possession of the said property as per the Sale Deed and mutation effected in the records of rights and Grampanchayat and revenue records.

Place :Nagpur

Date :03.08.2017



Signature of the Advocate

Receipt no.MH004141099201718E/ 2017 dated 03.08.2017