

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 12.03.2019) and verified the details of the property owned by M/s Mahalaxmi Infra through its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre, All R/o Nagpur. The property details are as under :

All the piece and parcel of Western-Southern Side agriculture land admeasuring 4.05 Hectare R (10 Acres) out of agricultural land bearing Kh. No. 27/1, containing by admeasurements 7.12 Hectar R. (17.593 Acres), Bhogwatdar Class-I, Revenue Rs. 18.65, of Mouza Waroda, situated at Village Waroda, Within the limit of Grampanchayat Waroda, Tahsil Nagpur Rural and District Nagpur and is bounded as under:-

TOWARDS EAST	:	Kh. No. 28 & Remaining portion of Kh. No. 27/1
TOWARDS WEST	:	Kh. No. 29/3 and Ring Road
TOWARDS NORTH	:	Remaining portion of Kh. No. 27/1 and Kh. No. 28
TOWARDS SOUTH	:	Kh. No. 26

Further, I certify as under :

1. That there are no prior charges over the said property and M/s Mahalaxmi Infra through its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre 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 : 13.03.2019


Signature of the Advocate





CHALLAN
MTR Form Number-6



GRN	MH013063540201819E	BARCODE			Date	13/03/2019-08:32:00	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		2018-2019 From 01/01/2007 To 13/03/2019		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. 27/1MOUZA WARODA					
Total		325.00		Amount In		Three Hundred Twenty Five Rupees Only			
				Words					
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		00040572019031386570 IK00YWWFZ3	
Cheque/DD No.				Bank Date		RBI Date		13/03/2019-08:32:25 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



LEGAL SCRUTINY REPORT

A. DESCRIPTION OF THE DOCUMENTS SCRUTINISED :-

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	08.01.2019	Sale Deed	Copy
2	24.12.2018	Agreement to Sale	Copy
3	25.02.2019	7/12 Extract	Copy
4	21.02.2019	Letter from NMRDC	Copy
5		NMRDC sanctioned layout plan	Copy

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of Western-Southern Side agriculture land admeasuring 4.05 Hectare R (10 Acres) out of agricultural land bearing Kh. No. 27/1, containing by admeasurements 7.12 Hectar R. (17.593 Acres), Bhogwatdar Class-I, Revenue Rs. 18.65, of Mouza Waroda, situated at Village Waroda, Within the limit of Grampanchayat Waroda, Tahsil Nagpur Rural and District Nagpur and is bounded as under:-

TOWARDS EAST	:	Kh. No. 28 & Remaining portion of Kh. No. 27/1
TOWARDS WEST	:	Kh. No. 29/3 and Ring Road
TOWARDS NORTH	:	Remaining portion of Kh. No. 27/1 and Kh. No. 28
TOWARDS SOUTH	:	Kh. No. 26

C. **TRACING OF TITLE** :- It is observed that All the piece and parcel of land bearing Kh. No. 27/1, containing by admeasurements 7.12 Hectar R. (17.593 Acres), Bhogwatdar Class-I, Revenue Rs. 18.65, of Mouza Waroda, situated at Village Waroda, Within the limit of Grampanchayat Waroda, Tahsil Nagpur Rural and District Nagpur originally belonged to Shri Amarsingh Hirasingh Thakur having acquired the same by him under family partition.

It is observed that the said Shri Amarsingh Hirasingh Thakur left for heavenly abode on 18.01.2017, leaving behind him, his widow Smt. Asha Amarsingh Thakur, 2 sons namely Shri Rajesh and Shri Ketan and only daughter namely Mrs. Deepa Rajeshsingh Gautam as his only legal heirs who inherited the said entire property by way of intestate succession as per revenue records.

It is observed that the said Smt. Asha Amarsingh Thakur, Shri Rajesh Amarsingh Thakur, Shri Ketan Amarsingh Thakur and Mrs. Deepa Rajeshsingh Gautam lateron agreed to sold out the said Western-Southern Side agriculture land admeasuring 4.05 Hectare R (10 Acres) out of agricultural land bearing Kh. No. 27/1 to M/s Mahalaxmi Infra through its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre by an Agreement to Sale dated 24.12.2018 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 94 on 04.01.2019.

It is observed that the said M/s Mahalaxmi Infra thorough its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre had laid the layout over the said land and the said layout have been submitted to the NMRDC for approval and the tentative approval have been granted by the NMRDC vide their letter dated



21.02.2019. It is pointed out that the final sanction of the layout plan and the regularization letter of each plot is awaited from NMRDC

I further state that the above described property owned M/s Mahalaxmi Infra thorough its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre 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 M/s Mahalaxmi Infra thorough its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre.

D.EVIDENCE OF POSSESSION :-

As per the documents scrutinized the said M/s Mahalaxmi Infra thorough its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre 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 :13.03.2019

Receipt no. MH013063540201819E/2019 dated 13.03.2019



Signature of the Advocate

