

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 to be 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 land bearing Kh. No. 29/3, containing by admeasurements 2.27 Hecter R. (5.609 Acres), Bhogwatdar Class-I, Revenue Rs. 7.40, 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. 27/1
TOWARDS WEST	:	Ring Road
TOWARDS NORTH	:	Kh. No. 27/1
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 thorough 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.

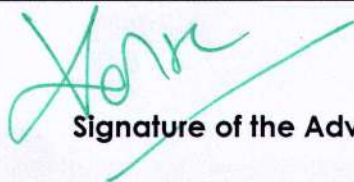
OR

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	MH013063483201819E	BARCODE			Date	13/03/2019-08:26:18	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. 29/3 MOUZA WARODA						
				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.	00040572019031386530	IK00YWWEP1			
Cheque/DD No.				Bank Date	RBI Date	13/03/2019-08:26:46	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.DESCRPTION OF THE DOCUMENTS SCRUTINISED :-

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	24.12.2018	Agreement to Sale	Copy
2	24.12.2018	Power of Attorney	Copy
3	25.10.2018	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 land bearing Kh. No. 29/3, containing by admeasurements 2.27 Hectar R. (5.609 Acres), Bhogwatdar Class-I, Revenue Rs. 7.40, 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. 27/1
TOWARDS WEST	:	Ring Road
TOWARDS NORTH	:	Kh. No. 27/1
TOWARDS SOUTH	:	Kh. No. 26

C. **TRACING OF TITLE** :- It is observed that All the piece and parcel of land bearing Kh. No. 29/3, containing by admeasurements 2.27 Hectar R. (5.609 Acres), Bhogwatdar Class-I, Revenue Rs. 7.40, of Mouza Waroda, situated at Village Waroda, Within the limit of Grampanchayat Waroda, Tahsil Nagpur Rural and District Nagpur originally belonged to Shri Anantsingh Hirasingh Thakur having acquired the same by him under family partition as per adhikar abhilekh Panji of revenue department.

It is observed that the said Shri Anantsingh Hirasingh Thakur lateron agreed to sold out the said Kh. No. 29/3 to M/s Mahalaxmi Infra thorough 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. 104 on 04.01.2019 and the said owner Shri Anantsingh Hirasingh Thakur also executed a Power of attorney in favour of M/s Mahalaxmi Infra thorough its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre on 24.12.2018 and same is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 105 on 04.01.2019.

It is observed that the said M/s Mahalaxmi Infra through 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 to be owned M/s Mahalaxmi Infra thorough its Partners Shri Anish Bhawarlal Chhajed and Shri Rahul Jagdish Bondre after execution and registration of sale deed 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 Shri Anantsingh Hirasingh Thakur is in possession of the said property as per Adhikar Abhilekh panji and mutation effected in the records of rights and Grampanchayat and revenue records.

Place :Nagpur

Date :13.03.2019

Receipt no. MH013063483201819E

dated 13.03.2019



Signature of the Advocate

