

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 24.01.2019) and verified the details of the property owned by M/s Mahalaxmi Estate through its partners Shri Anish Bhawarilal Chhajed, Shri Rahul Jagdish Bondre Shri Girish Surajmalji Bothra and Shri Sunil Parasmalji Golechha, All R/o Nagpur. The property details are as under :

All the piece and parcel of land bearing Kh. No. 53 containing by admeasurements 2.59 Hecter R., Bhogwatdar Class-I, Revenue Rs. 8.69, 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	:	Kh. No. 54
TOWARDS WEST	:	Kh. No. 51
TOWARDS NORTH	:	Govt. Pandhan
TOWARDS SOUTH	:	Kh. No. 52 and Nallah

Further, I certify as under :

1. That there are no prior charges over the said property and M/s Mahalaxmi Estate through its partners Shri Anish Bhawarilal Chhajed, Shri Rahul Jagdish Bondre , Shri Girish Surajmalji Bothra and Shri Sunil Parasmalji Golechha 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.

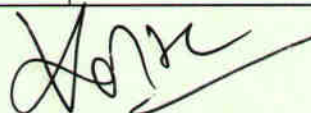
OR

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 :24.01.2019



Signature of the Advocate





CHALLAN
MTR Form Number-6



GRN	MH011064283201819E	BARCODE			Date	24/01/2019-18:34:29		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID (If Any)					
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 01/01/2006 To 24/01/2019		Flat/Block No.			
Account Head Details				Amount In Rs.		Premises/Building			
0030072201 SEARCH FEE				350.00		Road/Street			
						Area/Locality			
						Town/City/District			
						PIN			
						Remarks (If Any)			
						KHASRA NO. 53 P H 42 MOUZA JAMTHA			
						Amount In		Three Hundred Fifty Rupees Only	
Total				350.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		00040572019012411250 IK00XCJVJ7	
Cheque/DD No.				Bank Date		RBI Date		24/01/2019-18:34:57 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 :
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 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	30.10.2018	Sale Deed	Original
2	22.12.2018	7/12 Extract	Original
3	17.01.2019	Letter from NMRDC	Copy
4		Tentative layout plan	Copy

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of land bearing Kh. No. 53 containing by admeasurements 2.59 Hectar R., Bhogwatdar Class-I, Revenue Rs. 8.69, 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	:	Kh. No. 54
TOWARDS WEST	:	Kh. No. 51
TOWARDS NORTH	:	Govt. Pandhan
TOWARDS SOUTH	:	Kh. No. 52 and Nallah

C. TRACING OF TITLE :- It is observed that All the piece and parcel of land bearing Kh. No. 53, containing by admeasurements 2.59 Hectares, Bhogwatdar Class-I, Revenue Rs. 8.69 yearly, of Mouza Jamtha, P. H. No. 42, situated at Village Jamtha, Within the limit of Grampanchayat Jamtha, Tahsil Nagpur Rural and District Nagpur originally belonged to Shri Paikuiji Narayanrao Dhage being his separate property.

It is observed that consequent upon the death of the aforesaid Shri Paikuiji Narayanrao Dhage his aforesaid property devolved upon his legal heir namely Shri Wamna Paikuiji Dhage, Shri Suresh Paikuiji Dhage, Smt. Chandrabhagabai Mahadeo Gandhare, Smt. Meerabai Ramuji Rokde, Smt. Sitabai Natthuji Watmode, Smt. Saraswatibai Uttamrao Hatwar, Smt. Kalpana Vinod Patil, Smt. Bhagirathabai Paikuiji Dhage, Shri Dilip Ramaji Kathane, Smt. Chabu Sheshrao Chaple, Smt. Talsa Madhukar Chaple and Shri Baban Ramaji kathane jointly by way of intestate succession, being the only legal heirs of the deceased.

It is observed that the said Smt. Chandrabhagabai Mahadeo Gandhare, Smt. Meerabai Ramuji Rokde, Smt. Sitabai Natthuji Watmode, Smt. Saraswatibai Uttamrao Hatwar, Smt. Kalpana Vinod Patil, Smt. Bhagirathabai Paikuiji Dhage, Shri Dilip Ramaji Kathane, Smt. Chabu Sheshrao Chaple, Smt. Talsa Madhukar Chaple and Shri Baban Ramaji kathane lateron relinquished their share and interest the said Kh. No. 53 in favour of Shri Wamna Paikuiji Dhage, Shri Suresh Paikuiji Dhage by a Sale deed dated 28.12.2005 which is duly registered in the office of Sub-Registrar, Nagpur Rural-10 at Sr. No. 7514 on even date.

It is observed that the said Shri Wamna Paikuiji Dhage, Shri Suresh Paikuiji Dhage through their power of attorney holder Shri Deepak Sureshrao Gadge lateron sold out the said Kh. No. 53 by way of sale to Mothers Pet Kindergarten School by a



Sale Deed dated 20.12.2006 which is duly registered in the office of Sub-Registrar, Nagpur Rural - 10 at Sr. No. 6110 on even date.

It is observed that the said Mothers Pet Kindergarten School lateron sold out the said Kh. No. 53 by way of sale to M/s Mahalaxmi Estate through its partners Shri Anish Bhawarilal Chhaged, Shri Rahul Jagdish Bondre and Shri Girish Surajmalji Bothra adn Shri Sunil Parasmalji Golechha by a Sale Deed dated 30.10.2018 which is duly registered in the office of Sub-Registrar, Nagpur -7 at Sr. No. 9885 on even date.

It is observed that the said M/s Mahalaxmi Estate through its partners Shri Anish Bhawarilal Chhaged, Shri Rahul Jagdish Bondre Shri Girish Surajmalji Bothra and Shri Sunil Parasmalji Golechha had laid the layout over the said land and the said layout have been submitted to the NMRDC for approval and the tentative temporary approval have been granted by the NMRDC vide their letter dated 17.01.2019. **That the final layout is yet to be sanctioned by NMRDC Nagpur and the final N.A. order is awaited**

I further state that the above described property owned M/s Mahalaxmi Estate through its partners Shri Anish Bhawarilal Chhaged, Shri Rahul Jagdish Bondre and Shri Girish Surajmalji Bothra adn Shri Sunil Parasmalji Golechha 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 Estate through its partners Shri Anish Bhawarilal Chhaged, Shri Rahul Jagdish Bondre Shri Girish Surajmalji Bothra and Shri Sunil Parasmalji Golechha.

D.EVIDENCE OF POSSESSION :-

As per the documents scrutinized the said M/s Mahalaxmi Estate through its partners Shri Anish Bhawarilal Chhaged, Shri Rahul Jagdish Bondre , Shri Girish Surajmalji Bothra and Shri Sunil Parasmalji Golechha 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 :24.01.2019

Receipt no MH011064283201819E dated 24.01.2019

Signature of the Advocate

