

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 Chhajer, 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. 54/2, containing by admeasurements 0.81 Hecter R., Bhogwatdar Class-I, Revenue Rs. 3.48, 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. Nos. 55 & 56
TOWARDS WEST	:	Kh. No. 53
TOWARDS NORTH	:	Road
TOWARDS SOUTH	:	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 Chhajer, 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.

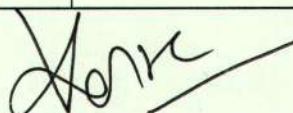
OR

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



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. 54/2, containing by admeasurements 0.81 Hectar R., Bhogwatdar Class-I, Revenue Rs. 3.48, 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. Nos. 55 & 56
TOWARDS WEST	:	Kh. No. 53
TOWARDS NORTH	:	Road
TOWARDS SOUTH	:	Nallah

C. **TRACING OF TITLE** :- It is observed that All the piece and parcel of land bearing Kh. No. 54/1 and 54/2, containing by admeasurements 0.40 Hectares out of total area of 0.89 Hectares and 0.81 Hectar R. respectively thus total area of 1.21 Hectares, Bhogwatdar Class-I, Revenue Rs. 3.48 and 3.83 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 Deepak Sureshrao Gadge being his separate property.

It is observed that the Shri Deepak Sureshrao Gadge lateron sold out the said Kh. No. 54/1 and 54/2 by way of sale to Mother pet Education Society by a Sale deed dated 06.05.2009 which is duly registered in the office of Sub-Registrar, Nagpur Rural-10 at Sr. No. 1853 on even date.

It is observed that during measurement of the said land it was found that the land of Kh. No. 54/10 was not in existence and the said fact is duly admitted and confirmed by the said Mother Pet Education Society. Thus the land available at site is admeasuring 0.81 Hectares bearing Kh. No. 54/2. The said Mother Pet Education Society has voluntarily released its rights relating to Kh. No. 54/1 and the said Mother Pet Education Society shall get the 7/12 extract of Kh. No. 54/1 closed through Revenue Authority and shall claim no right, title and/or interest in respect thereof in future.

It is observed that the said Mother Pet Education Society lateron sold out the said Kh. No. 54/2 by way of sale to M/s Mahalaxmi Estate through its partners Shri Anish Bhawarilal Chhajed, Shri Rahul Jagdish Bondre Shri Girish Surajmalji Bothra and 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. 9886 on 30.10.2018.



It is observed that the said M/s Mahalaxmi Estate through its partners Shri Anish Bhawarilal Chhajed, 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 Chhajed, Shri Rahul Jagdish Bondre Shri Girish Surajmalji Bothra and 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 Chhajed, 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 Chhajed, 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. MH011064630201819E dated 24.01.2019

Signature of the Advocate

