VIVEK K. KOLTE
B.Com, LL.B.
ADVOCATE

55, "Gulmohar" Atrey Layout Pratap Nagar
Nagpur-22
2223197, 9822200828

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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 21.08.2019) 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. 52, containing by admeasurements 0.50 Hector R., Bhogwatdar Class-I, Revenue Rs. 1.07, 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. 53
TOWARDS WEST	:	Road (Pandhan)
TOWARDS NORTH	:	Kh. No. 53
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 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 :21.08.2019

Signature of the Advocate

VIVEK K. KOLTE ADVOCATE & NOTARY NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH005427404201920E	BARCODE		Date	21/08/2019-18:18:48	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	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	ADV V K KOLTE
Location	NAGPUR		
Year	2019-2020 From 01/01/2007 To 21/08/2019	**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. 52P H 42 MOZUA JAMTHA	
		Amount In Words	Three Hundred Twenty Five Rupees Only
Total	325.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572019082174794	IK0AEPYHA2
Cheque/DD No.		Bank Date	RBI Date	21/08/2019-18:24:19	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 नमुद कारणासाठीच लागु आहे . इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही .

VIVEK K. KOLTE ADVOCATE & NOTARY NAGPUR

Print Date 21-08-2019 06:19:12

LEGAL SCRUTINY REPORT

A.**DESCRIPTION OF THE DOCUMENTS SCRUTINISED** :-

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	14.06.2019	Sale Deed	Copy
2	20.02.2019	NMRDA sanctioned layout Map	Copy
3	11.08.2018	7/12 Extract	Copy
4		Tentative layout plan	Copy

B. **DESCRIPTION OF THE PROPERTY**:-

All the piece and parcel of land bearing Kh. No. 52, containing by admeasurements 0.50 Hector R., Bhogwatdar Class-I, Revenue Rs. 1.07, 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. 53
TOWARDS WEST	:	Road (Pandhan)
TOWARDS NORTH	:	Kh. No. 53
TOWARDS SOUTH	:	Nallah

C. **TRACING OF TITLE** :- It is observed that All the piece and parcel of land bearing Kh. No. 52, containing by admeasurements 0.50 Hector R., Bhogwatdar Class-I, Revenue Rs. 1.07, 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 Purushottam Vithoba Hinge and Shri Vithoba Shrawan Hinge joinly being their separate property.

It is observed that the said Shri Vithoba Shrawan Hinge left for heavenly abode on 23.08.1986 and consequent upon his death/demise, his share in the said property devolved upon his son Shri Purushottam Vithoba Hinge by way of intestate succession, being the only legal heirs of the deceased.

It is observed that the Shri Purushottam Vithoba Hinge lateron sold out the said Kh. No. 52 by way of sale to Shri Deepak Sureshrao Gadge by a Sale deed dated 21.07.2007 which is duly registered in the office of Sub-Registrar, Nagpur Rural-10 at Sr. No. 3797 on 17.08.2007.

It is observed that the Shri Deepak Sureshrao Gadge lateron sold out the said Kh. No. 52 by way of sale to Mother pet Kindergarten School by a Sale deed dated 04.12.2007 which is duly registered in the office of Sub-Registrar, Nagpur Rural-10 at Sr. No. 5848 on even date.

It is observed that the said Mother pet Kindergarten School lateron sold out the said Kh. No. 52 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

VIVEK R. ROY ADVOCATE NOTARY NAGPUR

Shri Sunil Parasmalji Golechha by a Sale Deed dated 14.06.2019 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 5850 on 15.06.2019.

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 approval have been granted by the NMRDC vide their letter dated 20.02.2019. **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 :21.08.2019

Signature of the Advocate

Receipt no. MH005427404201920E dated 21.08.2019

VIVEK K. KOLTE
ADVOCATE
&
NOTARY
NAGPUR