

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 Hingana on 20.04.2019) and verified the details of the property owned by MM/s Padmalaxmi Infratech through its Partners Shri Anish Bhawarilalji Chhajed, Shri Subhash Lakhmichand Jain and Shri Rahul Jagdish Bondre, R/o Nagpur. The property details are as under :

All the piece and parcel of land bearing Kh. No. 108, containing by admeasurements 2.59 Hecter R., Bhogwatdar Class-I, Revenue Rs. 16.19, of Mouza Kotewada, P. H. No. 72, situated at Village Kotewada, Within the limit of Grampanchayat Kotewada, Tahsil Hingana and District Nagpur and is bounded as under:-

TOWARDS EAST	:	Kh. No. 109 and 110
TOWARDS WEST	:	Remaining land of Kh. No. 120/1
TOWARDS NORTH	:	Road
TOWARDS SOUTH	:	Kh. No. 107 & 101

Further, I certify as under :

1. That there are no prior charges over the said property and M/s Padmalaxmi Infratech through its Partners Shri Anish Bhawarilalji Chhajed, Shri Subhash Lakhmichand Jain 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 : 20.04.2019

Signature of the Advocate





CHALLAN
MTR Form Number-6



GRN	MH000723390201920E	BARCODE	22/04/2019-17:53:56		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 HGN_HINGNA SUB REGISTRAR		Full Name		ADV V K KOLTE	
Location NAGPUR		Flat/Block No.			
Year 2019-2020 From 01/01/2006 To 22/04/2019		Premises/Building			
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		325.00		Road/Street	
				Area/Locality	
				Town/City/District	
		PIN			
		Remarks (If Any)			
		KHASRA NO. 108 P H 72 MOUZA KOTEWADA			
		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.	00040572019042252095	IK0AAIKBT7
Cheque/DD No.		Bank Date	RBI Date	22/04/2019-17:54:22	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 दस्त्यासाठी लागू नाही.



LEGAL SCRUTINY REPORT

A. DESCRIPTION OF THE DOCUMENTS SCRUTINISED :-

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1	09.04.2019	Sale Deed	Copy
2		NMRDA sanctioned Layout Map	Copy

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of land bearing Kh. No. 108, containing by admeasurements 2.59 Hectar R., Bhogwatdar Class-I, Revenue Rs. 16.19, of Mouza Kotewada, P. H. No. 72, situated at Village Kotewada, Within the limit of Grampanchayat Kotewada, Tahsil Hingana and District Nagpur and is bounded as under:-

TOWARDS EAST	:	Kh. No. 109 and 110
TOWARDS WEST	:	Remaining land of Kh. No. 120/1
TOWARDS NORTH	:	Road
TOWARDS SOUTH	:	Kh. No. 107 & 101

C. TRACING OF TITLE :-

It is observed that All the piece and parcel of land bearing Kh. No. 108 (Old Kh. No. 60), containing by admeasurements 2.59 Hectar R., Bhogwatdar Class-I, Revenue Rs. 16.19, of Mouza Kotewada, P. H. No. 72, situated at Village Kotewada, Within the limit of Grampanchayat Kotewada, Tahsil Hingana and District Nagpur originally belonged to Smt. Chandrabhagabai Ramchandra Sonkusare.

It is observed that the said Smt. Chandrabhagabai Ramchandra Sonkusare left for heavenly abode on 07.05.1978 and consequent upon her demise the said property devolved upon Shri Homdeo Govindrao Borikar.

It is observed that the said Shri Homdeo Govindrao Borikar left for heavenly abode on his only son namely Shri Shivshankar Homdeo Borikar.

It is observed that the said Shri Shivshankar Homdeo Borikar executed an Irrevocable Power of Attorney on 21.07.2007 and thereby appointed Shri Kishor Suryabhan Waghade as his duly constituted attorney.

It is observed that the said Shri Shivshankar Homdeo Borikar being desirous of selling the said property and one Shri Ranjeet Suresh Shendre having also offered a fairy good price for it, the said Shri Shivshankar Homdeo Borikar after detailed negotiations agreed to sell the same to the said Shri Ranjeet Suresh Shendre upon the several terms and conditions contained therein. The said Shri Ranjeet Suresh Shendre lateron dropped the idea of purchasing the said property nominated M/s Pandit Estate private Limited for registration of sale deed.

It is observed that the said Shri Shivshankar Homdeo Borikar through his power of attorney Shri Kishor Suryabhan Waghade along with Shri Ranjeet Suresh Shendre lateron sold out the an area of 2.59 Hectare by way of sale to M/s Pandit Estate private Limited by a Sale Deed dated 25.07.2007 which is duly registered in the office



of Sub-Registrar, Hingana at Sr. No. 4466 on even date. The said sale deed duly consented by Shri Ranjeet Suresh Shendre in the capacity of consenter.

It is observed that the said M/s Pandit Estate private Limited lateron sold out the an area of 2.59 Hectare by way of sale to M/s Padmalaxmi Infratech through its Partners Shri Anish Bhawarilalji Chhajed, Shri Subhash Lakhmichand Jain and Shri Rahul Jagdish Bondre by a Sale Deed dated 09.04.2019 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 2247 on even date.

It is observed that the said M/s Padmalaxmi Infratech through its Partners Shri Anish Bhawarilalji Chhajed, Shri Subhash Lakhmichand Jain and Shri Rahul Jagdish Bondre had put the map for sanctioned in NMRDA which is sanctioned by NMRDA, Nagpur.

It is observed that the said NMRDA had put the condition in the said map that the sale deed of the aforesaid plots involved in the said layout should not be executed till the time the NMRDA Issued the release letter of individual plots.

I further state that the above described property owned M/s Padmalaxmi Infratech through its Partners Shri Anish Bhawarilalji Chhajed, Shri Subhash Lakhmichand Jain 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 Padmalaxmi Infratech through its Partners Shri Anish Bhawarilalji Chhajed, Shri Subhash Lakhmichand Jain and Shri Rahul Jagdish Bondre.

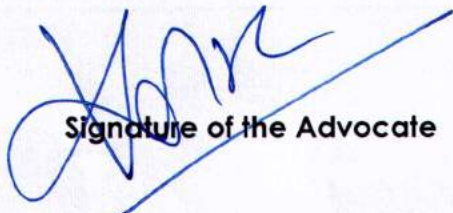
D.EVIDENCE OF POSSESSION :-

As per the documents scrutinized the said M/s Padmalaxmi Infratech through its Partners Shri Anish Bhawarilalji Chhajed, Shri Subhash Lakhmichand Jain 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 recrods.

Place :Nagpur

Date : 22.04.2019.

Receipt no. MH000723390201920E


Signature of the Advocate

