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

Dear Sir,

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 on 27.05.2020 and verified the details of the property owned to M/s Mahalaxmi Realities through its Partners , R/o Nagpur

The property details are as under :-

All the piece and parcel of Agricultural land bearing Kh. No. 14/5, Admeasuring 0.92 Hectares, Jama 4.18 and All the piece and parcel of Agricultural land admeasuring about 0.46 Hectares comprising the Western Portion of the entire land bearing Kh. No. 14/4, total Admeasuring 0.92 Hectares, Jama 4.20, thus total area of 1.38 Hectares, both in Occupancy Class-1 Rights, P. H. No. 38, Mouza:- Vela Harishchandra, Tahsil Nagpur Gramin District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Remaining Portion of Kh. No. 14/4 belonging to Shri Siddharth Jeevan Kamble and Kh. No. 14/1
TOWARDS WEST	:	Kh. No. 14/3
TOWARDS NORTH	:	Shiv of Village Ghotal Panjari
TOWARDS SOUTH	:	Vela Shankarpur Road

Further, I certify as under :-

1. That there are no prior charges over the aforesaid property and M/s Mahalaxmi Realities through its Partners is 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

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH000755229202021E	BARCODE		Date	27/05/2020-15:56:31	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGP7_JT NAGPUR NO 7 SUB REGISTRAR	**Full Name**	VIVEK KRISHNARAO KOLTE
Location	NAGPUR		
Year	2020-2021 From 01/01/2006 To 27/05/2020	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street							
Area/Locality							
Town/City/District							
PIN		4	4	0	0	2	2

Remarks (If Any)

khasra no. 14/5 p h 38 mouza vela harishchandra

Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020052768553	IK0ANVWDU3
Cheque/DD No.		Bank Date	RBI Date	27/05/2020-15:24:57	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 :

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 .

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

Place :Nagpur

Date :27.05.2020 **Signature of the Advocate**

APPENDIX-II

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

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	20.05.2020	Sale Deed	Original
2	08.06.2004	Sale Deed	Original
3	16.03.1999	Exchange Deed	Original
4	16.03.1999	Sale Deed	Original
5	11.12.2003	Relinquishment Deed	Original
6	11.12.2003	Partition Deed	Original
7	26.12.2019	7/12 Extract	Xerox

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

All the piece and parcel of Agricultural land bearing Kh. No. 14/5, Admeasuring 0.92 Hectares, Jama 4.18 and All the piece and parcel of Agricultural land admeasuring about 0.46 Hectares comprising the Western Portion of the entire land bearing Kh. No. 14/4, total Admeasuring 0.92 Hectares, Jama 4.20, thus total area of 1.38 Hectares, both in Occupancy Class-1 Rights, P. H. No. 38, Mouza:- Vela Harishchandra, Tahsil Nagpur Gramin District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Remaining Portion of Kh. No. 14/4 belonging to Shri Siddharth Jeevan Kamble and Kh. No. 14/1
TOWARDS WEST	:	Kh. No. 14/3
TOWARDS NORTH	:	Shiv of Village Ghotal Panjari
TOWARDS SOUTH	:	Vela Shankarpur Road

C.**TRACING OF TITLE** :- It is observed that as per the revenue records All the piece and parcel of Agricultural land bearing Kh. No. 14/4, Admeasuring 0.92 Hectares, Bhogwatdar No. 1, Jama 4.20, P. H. No. 38, Mouza:- Vela Harishchandra, Tahsil Nagpur Gramin District Nagpur originally belonging to Shri Mohan Dayaram Choithani being his separate property.

It is observed that in the like manner All the piece and parcel of Agricultural land bearing Kh. No. 14/5, Admeasuring 0.92 Hectares, Bhogwatdar No. 1, Jama 4.18, P. H. No. 38, Mouza:- Vela Harishchandra, Tahsil Nagpur Gramin District Nagpur originally belonging to Shri Chandrabhan Jagan Kamble being his separate property.

It is observed that the said agricultural lands bearing Kh. Nos. 14/4 and 14/5 are converted from Occupancy Class-II into Occupancy Class-1 rights by the Competent Authority empowered in this behalf vide Order dated 16.01.1999 and 20.03.1998 respectively and the necessary entries are taken in separate 7/12 extracts for each khasras.

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It is observed that the said Shri Mohan Dayaram Choithani lateron in his turn sold out the said Kh. No. 14/4 by way of sale to Shri Sharad Namdeorao Kotambar, Shri Moreshwar Yashwant Kukde, Shri Vasant Natthuji Mane and Shri Siddharth Jeevan Kamble jointly by a Sale Deed dated 16.03.1999 which is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 2123(P) on even date.

It is observed that the said Shri Chandrabhan Jagan Kamble was owner of the land bearing Kh. No. 14/5 admeasuring 0.92 Hectares and Shri Sharad Namdeorao Kotambar, Shri Moreshwar Yashwant Kukde, Shri Vasant Natthuji Mane and Shri Siddharth Jeevan Kamble were owners of land bearing Kh. No. 13, admeasuring 0.81 Hectares. For better utilization of agricultural land, the said Shri Chandrabhan Jagan Kamble lateron by a Exchange Deed dated 16.03.1999, exchange a portion of his said agricultural land having an area of 0.81 Hectares bearing Kh. No. 14/5 in Tah. And Dist. Nagpur with the joint property of Shri Sharad Namdeorao Kotambar, Shri Moreshwar Yashwant Kukde, Shri Vasant Natthuji Mane and Shri Siddharth Jeevan Kamble bearing Kh. No. 13, admeasuring about 0.81 Hectares absolutely forever with heritable and transferable rights therein and the said Exchange Deed is duly registered at the office of the Sub-Registrar, Nagpur-1 at Sr. No. 2124(P) on even date.

It is observed that in terms of said Exchange Deed the said Shri Chandrabhan Jagan Kamble became owner of Kh. No. 13, adm. 0.81 Hectares and owner of balance land admeasuring 0.11 Hectares of Kh. No. 14/5. Similarly the said Shri Sharad Namdeorao Kotambar, Shri Moreshwar Yashwant Kukde, Shri Vasant Natthuji Mane and Shri Siddharth Jeevan Kamble became owners of the land bearing Kh. No. 14/5, adm. 0.81 Hectares.

It is observed that the said Shri Chandrabhan Jagan Kamble lateron sold the said agricultural land having an area of 0.11 Hectares bearing Kh. No. 14/5 by way of sale to Shri Sharad Namdeorao Kotambar, Shri Moreshwar Yashwant Kukde, Shri Vasant Natthuji Mane and Shri Siddharth Jeevan Kamble by a Sale Deed dated 17.12.1999 which is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 10041(P) on even date.

It is observed that by a Deed of Release/Relinquishment dated 11.12.2003, Shri Sharad Namdeorao Kotambar and Shri Siddharth Jeevan Kamble released/relinquished their share and interest in the said property bearing Kh. No. 14/5 in favour of Shri Moreshwar Yashwant Kukde and Shri Vasant Natthuji Mane and said deed is duly registered in the office of Sub-Registrar, Nagpur Rural 10 at Sr. No. 5026 on even date.

It is observed that by a Deed of Release/Relinquishment dated 11.12.2003, Shri Moreshwar Yashwant Kukde and Shri Vasant Natthuji Mane released/relinquished their share and interest in the said property bearing Kh. No. 14/4 in favour of Shri Sharad Namdeorao Kotambar and Shri Siddharth Jeevan Kamble and said deed is duly registered in the office of Sub-Registrar, Nagpur Rural 10 at Sr. No. 5027 on even date.

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It is observed that the said Shri Moreshwar Yashwant Kukde and Shri Vasant Natthuji Mane lateron by a Deed of Partition dated 11.12.2003, partitioned their said Kh. No. 14/5 in between them and in terms of which 0.46 Hectares comprising of Eastern Portion of Kh. No. 14/5 was allotted to Shri Moreshwar Yashwantrao Kukde. By the said Partition Deed dated 11.12.2003, 0.46 Hectare comprising of Western Portion of Kh. No. 14/5 was allotted to Shri

Vasant Natthuji Mane and the said Partition Deed is duly registered in the office of Sub-Registrar Nagpur Rural 10 at Sr. No. 5028 on even date.

It is observed that the said Shri Sharad Namdeorao Kotambar and Shri Siddharth Jeevan Kamble lateron by a Deed of Partition dated 11.12.2003, partitioned their said Kh. No. 14/4 in between them and in terms of which 0.46 Hectares comprising of Eastern Portion of Kh. No. 14/5 was allotted to Shri Siddharth Jeevan Kamble. By the said Partition Deed dated 11.12.2003, 0.46 Hectare comprising of Western Portion of Kh. No. 14/4 was allotted to Shri Sharad Namdeorao Kotambar and the said Partition Deed is duly registered in the office of Sub-Registrar Nagpur Rural 10 at Sr. No. 5029 on even date.

It is observed that the said Shri Moreshwar Yashwant Kukde, Shri Vasant Natthuji Mane and Shri Sharad Namdeorao Kotambar lateron sold out the agricultural land adme. 0.46 Hectares comprising western portion of Kh. No. 14/4 and Kh. No. 14/5, adm. 0.92 Hectares by way of sale to Shri Rajesh Gourishankar Kedia and Smt. Jaya Rajesh Kedia by a Sale Deed dated 08.06.2004 which is duly registered in the office of Sub-Registrar Nagpur Rural 10 at Sr. No. 3556 on even date.

It is observed that the said Shri Rajesh Gourishankar Kedia and Smt. Jaya Rajesh Kedia lateron sold out the said the agricultural land adme. 0.46 Hectares comprising western portion of Kh. No. 14/4 and Kh. No. 14/5, adm. 0.92 Hectares by way of sale to M/s Mahalaxmi Realities through its Partners Shri Anish Bhawarilalji Chhajed, Shri Rahul Jagdish Bondre and Shri Atul Premchand Tajpuriya by a Sale Deed dated 20.05.2020 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 2366 on even date.

I further state that the above described property absolutely owned and possessed by M/s Mahalaxmi Realities through its Partners and form the subject matter of security having no encumbrance over the said property subject to no encumbrance affidavit sworn by M/s Mahalaxmi Buildcon through its Partners.

D.**ENCUMBRANCE CERTIFICATE FOR 13 YEARS**:-

I have taken the search on my behalf (only those made available and excluding those form record) in respect of said property in the office of sub-registrar, Nagpur for period of 13 years from 01.01.2008 to 27.05.2020 vide search receipt no. MH000755229202021E /2020. There are no encumbrances, charges, liens, mortgages, could be seen for the period of last 13 years.

E.EVIDENCE OF POSSESSION :-

That as per lease deed the said M/s Mahalaxmi Realities through its Partners is in possession of the said property in view the entries made in the revenue records.

7.**CERTIFICATE OF TITLE**:-

a) Thus it can be said that M/s Mahalaxmi Realities through its Partners has valid and marketable title to the above mentioned .

b) The property intended to be given by way of mortgage is not subject to any minors interest.

Nagpur
Date:- 27.05.2020

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

(VIVEK.K.KOLTE)