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 Buildcon through its Partners , R/o Nagpur

The property details are as under :

All the piece and parcel of Agricultural land bearing Kh. No. 198/2, Admeasuring 1.62 Hectares, Bhogwatdar No. 1, Jama 6.00, Khate No. 228, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Gramin District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Road
TOWARDS WEST	:	Kh. No. 197
TOWARDS NORTH	:	Road
TOWARDS SOUTH	:	Kh. No. 198/1

Further, I certify as under :

1. That there are no prior charges over the aforesaid property and M/s Mahalaxmi Buildcon 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

Place :Nagpur

Date :27.05.2020

Signature of the Advocate

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH000755541202021E	BARCODE		Date	27/05/2020-16:03:16	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 01/01/2008 To 27/05/2020	Flat/Block No.	
		Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	4 4 0 0 2 2
		Remarks (If Any)	KHASRA NO. 198/2P H 42 MOUZA 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.	00040572020052769271	IK0ANVWGT0
Cheque/DD No.		Bank Date	RBI Date	27/05/2020-16:24:03	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 नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

APPENDIX-II

A.DESCRIPTION OF THE DOCUMENTS SCRUTINISED :-

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	20.02.2020	Sale Deed	Original
2	15.04.1988	Sale Deed	Original
3	24.02.2020	7/12 Extract	Xerox
4	18.02.2020	Zone Certificate	Xerox

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of Agricultural land bearing Kh. No. 198/2, Admeasuring 1.62 Hectares, Bhogwatdar No. 1, Jama 6.00, Khate No. 228, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Gramin District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Road
TOWARDS WEST	:	Kh. No. 197
TOWARDS NORTH	:	Road
TOWARDS SOUTH	:	Kh. No. 198/1

C.**TRACING OF TITLE** :- It is observed that as per the revenue records All the piece and parcel of Agricultural land bearing Kh. No. 198/2, Admeasuring 1.62 Hectares, Bhogwatdar No. 1, Jama 6.00, Khate No. 228, P. H. No. 42, Mouza:- Jamtha, Tahsil Nagpur Gramin District Nagpur originally belonging to Shri Ramchandra Zingaji Dandekar having purchased the same from Smt. Saraswati Ramkrushna Raut, Shri Kawadu Ramkrushna Raut, Shri Shankar Ramkrushna Raut, Kali Fakira Raut, Smt. Ahilya Fakira Raut by a Sale Deed dated 15.04.1988 which is duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 1408 on even date.

It is observed that the said Shri Ramchandra Zingaji Dandekar and consenters Shri Vasanta Ramchandra Dandekar and others lateron sold out the said agricultural land by way of sale to M/s Mahalaxmi Buildcon through its Partners Shri Anish Bhawarilalji Chhajed, Shri Rahul Jagdish Bondre and Shri Atul Premchand Tajpuriya by a Sale Deed dated 20.02.2020 which is duly registered in the office of Sub-Registrar, Nagpur-7 at Sr. No. 1451 on even date.

I further state that the above described property absolutely owned and possessed by M/s Mahalaxmi Buildcon 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. MH000755541202021E/2020. There are no encumbrances, charges, liens, mortgages, could be seen for the period of last 13 years.

E.EVIDENCE OF POSSESSION :-

Adv. VIVEK KOLTE ADVOCATE & NOTARY NAGPUR

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

6.**CERTIFICATE OF TITLE**:-

a) Thus it can be said that M/s Mahalaxmi Buildcon through its Partners has valid and marketable title to the above mentioned property except the charge of Canara Bank as seen from 7/12 extract .

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

Nagpur
Date:- 27.05.2020

(VIVEK.K.KOLTE)

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR