

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 on 09.09.2020 and verified the details of the property owned by M/s Arya Planners and Builders through its Partners Shri T. Rajendra Rao S/o T. Nikanth Rao, Shri Vishal S/o Kewalkumar Gundhare and Shri Vivek S/o Babanrao Husukale, Shri. Pawankumar S/o Wamanrao Kalbande, Shri. Abhya S/o Shridhar Joshi R/o Nagpur. The property details are as under :

All the piece and parcel of land bearing Kh. No. 145/A, containing by admeasurements 7990.92 Sq.Mtrs., Bhogwatdar Class-I, Revenue Rs. 7.86, of Mouza PIPLA, P. H. No. 38, situated at Village PIPLA, Within the limit of Grampanchayat PIPLA, Tahsil Nagpur (Gramin) and District Nagpur and is bounded as under:-

TOWARDS EAST	:	KH.NO.145/B
TOWARDS WEST	:	KH.No.144 and 18.00MTRS.Wide Road
TOWARDS NORTH	:	KH.NO.156
TOWARDS SOUTH	:	KH.NO.143

Further, I certify as under :

1. That there are no prior charges over the said property and M/s Arya Planners and Builders through its Partners Shri T. Rajendra Rao S/o T. Nikanth Rao, Shri Vishal S/o Kewalkumar Gundhare and Shri Vivek S/o Babanrao Husukale, Shri. Pawankumar S/o Wamanrao Kalbande, Shri. Abhya S/o Shridhar Joshi 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 : 09.09.2020

Adv. VIVEK K. KOLTE
ADVOCATE &
NOTARY
NAGPUR

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	20.04.2015	Sale Deed	Copy
2		NMRDA tentative sanction Layout Map	Copy
3	29.04.2008	Power of attorney	Copy
4	17.02.2007	Power of attorney	Copy
5	16.09.2013	Non Agriculture order	Copy
6		7/12 extract	Copy
7	25.03.1971	Sale Deed	Copy

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of land bearing Kh. No. 145/A, containing by admeasurements 7990.92Sq.Mtrs., Bhogwatdar Class-I, Revenue Rs. 7.86, of Mouza PIPLA, P. H. No. 38, situated at Village PIPLA, Within the limit of Grampanchayat PIPLA, Tahsil Nagpur(Gramin) and District Nagpur and is bounded as under:-

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TOWARDS SOUTH	:	KH.NO.143

C. TRACING OF TITLE :-

It is observed that All the piece and parcel of land bearing Kh. No. 145/A, containing by admeasurements 7990.92Sq.Mtrs., Bhogwatdar Class-I, Revenue Rs. 7.86, of Mouza PIPLA, P. H. No. 38, situated at Village PIPLA, Within the limit of Grampanchayat PIPLA, Tahsil Nagpur(Gramin) and District Nagpur originally belonged to Shri. Ramaji Bangar.

It is observed that the said Shri. Ramaji Bangar left for heavenly abode on 15.05.1982 and consequent upon his demise the said property devolved upon Shri Daulatrao Ramaji Bangar, Shri Msnikrao Ramaji Bangar and Only daughter Mrs.Shantabai W/o Harishchandra Ghodeswar, by way intestate succession.

It is observed that the said Shri Daulatrao S/o Ramaji Bangar left for heavenly abode on 30.05.1977 and consequently upon his death his share in the aforesaid Property devolved upon his widow Smt. Shakuntala Daulatrao Bangar and sons namely Shri. Kishor, Shri. Subhash, Shri. Ramesh and Shri Ratan and Only daughter Mrs Shalini w/o Vitthal Ramteke by way intestate succession.

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It is observed that the said Mrs. Shantabai W/o Harishchandra Ghodeswar Lateron Relinquished her Undivided 1/3rd share and interest in the aforesaid property in favour of her brother shri Manikrao S/o Ramaji Bangar by a duly Registered Deed of Release dated 17.02.2007.

It is observed that the said Shri. Manikrao S/o Ramaji Bangar, Shri. Kishor S/o Daulatrao Bangar, Shri. Subhash S/o Daulatrao Bangar, Shri. Ramesh S/o Daulatrao Bangar, Shri. Ratan S/o Daulatrao Bangar, Mrs. Shalini W/o Vitthal Ramteke and Smt.Shakuntala Wd/o Daulatrao Bangar Later on Jointly decided to develop the Aforesaid Kh.No. 145/A of MOUZA-PIPLA into a Residential estate by constructing a Multistoreyed building thereon consisting of various self-contained separate Apartment therein and accordingly by an agreement of Development and sale dated 17.02.2007 they had jointly entrusted the entire work of development of the said property to M/s Arya Planners and Builders. In Pursuance of the said Agreement the said Shri.Manikrao s/o Ramaji Bangar and Others had executed a General Power of attorney Relating to the said Property in favour of shri. T.Rajendra Rao S/o T.Nilkanth Rao and Babanrao S/o Sitaramji Husukale Jointly on 17.02.2007, which is duly registered in the office of Sub-Registrar No.7 Nagpur in the book No.4 at serial No. 1017 on dated 17.02.2007.

It is observed that the said Shri Subhash S/o Daulatrao Bangar left For heavenly abode on 17.09.2007 and consequent upon death his share in the aforesaid property devolved upon his widow Smt.Bharti, only Son Master Ritik and only legal heirs of the deceased.

It is observed that lateron Smt. Bharti Wd/o Subhash Bangar executed a General Power of attorney relating to the said Property in favour of shri. T.Rajendra Rao S/o T.Nilkanth Rao and Babanrao S/o Sitaramji Husukale in Office of Sub-Registrar no.7 at serial no.2403/2008 on dated 29.04.2008.

It is observed that the aforesaid land comprising Kh.no.145/A of MOUZA-PIPLA is converted for Non-Agricultural use by the Collector, Nagpur vide order Dated 16.09.2013 passed in Revenue Case No. 565/NAP-34/2012-2013.

It is observed that the said Shri. Manikrao S/o Ramaji Bangar alongwith M/S. Arya Planners and Builders later on prepared a layout of the said entire land by carving out a single plot therein and the same is duly tentatively sanctioned and approved by the Executive Engineer(metro), Nagpur Improvement Trust, Nagpur vide order dated 20.02.2014 passed in case in case No. EE(metro)/AE-1/716.

It is observed that the Development Agreement dated 17.05.2014 made between the Nagpur Improvement Trust, Nagpur on one part and shri Manikrao S/o Ramaji Bangar, Shri. Kishor S/o Daulatrao Bangar, Shri. Ramesh S/o Daulatrao Bagar, Shri Ratan S/o Daulatrao Bagar, Smt Bharti Wd/o Subhash Bagar, Mrs Shalini W/o Vitthal Ramteke and smt Shakuntala Wd/o Daulatrao Bangar acting through their duly constituted Attorney Shri. Rajendra Rao S/o T. Nilkanth Rao and Shri. Babanrao S/o Sitaramji Husukale on Other part the Nagpur Improvement Trust had also pleased to allot a Piece of land containing

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by admeasurement 11500.00 SQ.Mtrs to develop the land for Residential purpose out of the said total extent of 11500.00 SQ.Mtrs the net Residential Plot area is 7990.92 SQ.Mtrs.

It is observed that in pursuance of the said agreement of Development and sale dated 17.02.2007 the shri Manikrao S/o Ramaji Bangar, Shri. Kishor S/o Daulatrao Bangar, Shri. Ramesh S/o Daulatrao Bagar, Shri Ratan S/o Daulatrao Bagar, Smt Bharti Wd/o Subhash Bagar, Mrs Shalini W/o Vitthal Ramteke and smt Shakuntala Wd/o Daulatrao Bangar acting through their duly constituted Attorney Shri. Rajendra Rao S/o T. Nilkanth Rao and shri. Babanrao S/o Sitaramji Husukale transferred the aforesaid Plot In favour of M/s Arya Planners and Builders through its Partners Shri T. Rajendra Rao S/o T. Nikanth Rao, Shri Vishal S/o Kewalkumar Gundhare and Shri Vivek S/o Babanrao Husukale, Shri. Pawankumar S/o Wamanrao Kalbande, Shri. Abhya S/o Shridhar Joshi by way of sale deed which is Registered in the office of Sub-Registrar No.10 at serial 3337/2015 on dated 20.04.2015.

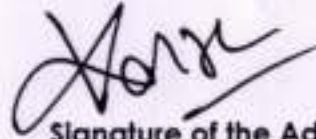
D.EVIDENCE OF POSSESSION :-

As per the documents scrutinized the said M/s Arya Planners and Builders through its Partners Shri T. Rajendra Rao S/o T. Nikanth Rao, Shri Vishal S/o Kewalkumar Gundhare and Shri Vivek S/o Babanrao Husukale, Shri. Pawankumar S/o Wamanrao Kalbande, Shri. Abhya S/o Shridhar Joshi are in possession of the said property as per the Sale Deed and mutation effected in the records of rights and Gram panchayat and revenue records.

Place : Nagpur

Date : 09.09.2020.

Receipt no. MH004183245202021E



Signature of the Advocate





CHALLAN
MTR Form Number-6



GRN	MH004183245202021E	BARCODE			Date	09/09/2020-16:00:39		Form ID		
Department	Inspector General Of Registration				Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment	Other Items				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 09/09/2020				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. 145/A p h 38 mouza pipra					
					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.	00040572020090919785		IKQARMGLF6	
Cheque/DD No.					Bank Date	RBI Date	09/09/2020-16:24:01		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

खदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

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