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

55, "Gurmohar" Atrey Layout Pratap Nagar
Nagpur-22
2223197, 9822200620

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 16.10.2020 and verified the details of the property owned by M/s Mahalaxmi Builders and Developers through its Partner, R/o Nagpur

The property details are as under :-

All the piece and parcel of Non Agricultural land bearing Kh. No. 50/2 and 50/5,Admeasuring 0.83 Hectares and 0.415 Hectare respectively. Total admeasuring about 1.66 hectares (16600 Sq. Mtrs.) respectively both held in Occupancy Class-I Rights of Mauza:- Gotalpanjari, F. H. No. 42, Tahsil Nagpur Gramin District Nagpur thereabouts and bounded as follows:-

KH. No. 50/2 BOUNDARIES :-

TOWARDS EAST	:	Kh. No. 51
TOWARDS WEST	:	Kh. No. 50/7
TOWARDS NORTH	:	Shiv Pandhan of Bellarodi
TOWARDS SOUTH	:	Kh. No. 50/5

KH. No. 50/5 BOUNDARIES :-

TOWARDS EAST	:	Kh. No. 51 & 52
TOWARDS WEST	:	Kh. No. 50/3
TOWARDS NORTH	:	Kh. No. 50/2
TOWARDS SOUTH	:	Kh. No. 50/1 and 50/4

Further, I certify as under :-

1. That there are no prior charges over the aforesaid property and M/s Mahalaxmi Builders and Developers through its Partner 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	Description of	In whose	Amount

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CHALLAN
MTR Form Number-6

GRN	BARCODE	Date	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAN ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HQPT_IT NAGPUR NO.7 SUB REGISTRAR	Full Name	VIVEK KRISHNARAO KOLTE
Location	NAGPUR		
Year	2020-2021 From 01/01/2009 To 19/10/2020	Flat/Block No.	
Account Head Details	Amount in Rs.	Premises/Building	
0030072201 SEARCH FEE	225.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	4 4 0 0 0 2
		Remarks (If Any)	
		KHABRA NO. 502 AND SHOP # 42 MOUZA GOTAL PAWANI	
		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.	00040572020101888003	6024124442
Cheque/DD No.		Bank Date	RBI Date	19/10/2020 17:24:14	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. : 9823200638

NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
वरील चलन 'पक्षकार' यांचे नोंदणी आणि मुद्रांक अधिनियमांतर्गत नोंदविलेल्या दस्तांसाठी असून इतर कारणांसाठी किंवा अनोंदणीकृत दस्तांसाठी लागू नाही.

Print Date 19-10-2020 20:04:15

ADV. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

Document	the Document	favour	mentioned in the document
NA	NA	NA	NA

Place :Nagpur

Date :14.10.2020

Signature of the Advocate

APPENDIX-II

A DESCRIPTION OF THE DOCUMENTS SCRUTINISED :-

Sr.No.	Date of Document	Name of Document	Whether original/ Certified
1	27.02.2020	Sale Deed	Original
2	27.11.2017	Partition Deed	Original
3	13.03.2009	Sale Deed	Original
4	13.03.2009	Sale Deed	Original
5	12.10.2020	NMRDA Letter for permission for N.A.	Original
6	04.08.2020	7/12 Extract	Xerox

B. DESCRIPTION OF THE PROPERTY :-

All the piece and parcel of Non Agricultural land bearing Kh. No. 50/2 and 50/5,Admeasuring 0.83 Hectares and 0.415 Hectare respectively, Total admeasuring about 1.66 hectares (16600 Sq. Mtrs.) respectively both held in Occupancy Class-1 Rights of Mouza:- Golatpanjari, P. H. No. 42, Tahsil Nagpur Gramin District Nagpur thereabouts and bounded as follows:-

KH. No. 50/2 BOUNDARIES :-

TOWARDS EAST : Kh. No. 51
TOWARDS WEST : Kh. No. 50/7
TOWARDS NORTH : Shiv Pandhan of Bellaradi
TOWARDS SOUTH : Kh. No. 50/5

KH. No. 50/5 BOUNDARIES :-

TOWARDS EAST : Kh. No. 51 & 52
TOWARDS WEST : Kh. No. 50/3
TOWARDS NORTH : Kh. No. 50/2
TOWARDS SOUTH : Kh. No. 50/1 and 50/4

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C. **TRACING OF TITLE** :-

It is observed that ALL THAT Piece and Parcel of Agricultural Land bearing Kh./Survey/Gut No. 50 having an area of 6.66 Hectares (i.e. 66600 Sq. Mtrs.), including all types of Trees, Shrubs Passage, Right of Way, Water Courses and all other easementary rights appurtenant and belonging thereto, all situate at Village — Gotal Panjari, within the limits of the Grampanchayat Gotal Panjari in Tahsil — Nagpur (Rural) and District — NAGPUR, Originally belonged to (I) Shri Manikrao Dhok and (II) Shri Ramaji Dhok jointly being the recorded owners thereof; AND

It is observed that the aforesaid Shri Manikrao Dhok and Shri Ramaji Dhok lateron Partitioned their aforesaid property in between them and in terms of which a Portion of the said Kh./Survey No. 50 admeasuring 3.33 Hectares (i.e. 33300 Sq. Mtrs.) was allotted to the exclusive share of Shri Ramaji Dhok, which was numbered as Kh./Survey No. 50/1 and the remaining Portion of the said Kh. No. 50 admeasuring 3.33 Hectares (i.e. 33300 Sq. Mtrs.) was allotted to the exclusive share of Shri Manikrao Dhok, which was numbered as Kh/Survey No. 50/2; AND

It is observed that the aforesaid Shri Manikrao Dhok left for heavenly abode and consequent upon his death/demise, his aforesaid property comprising Kh./Survey No. 50/2 admeasuring 3.33 Hectares (i.e. 33300 Sq. Mtrs.) was inherited by (I) Shri Haribhau Manikrao Dhok and (II) Shri Shyamrao Manikrao Dhok jointly by way of Intestate succession, being the legal heirs of the deceased; AND

It is observed that the aforesaid Shri Haribhau Manikrao Dhok and Shri Shyamrao Manikrao Dhok lateron Partitioned their aforesaid property in between them and in terms of which a Portion of the said Kh. No. 50/2 admeasuring 1.66 Hectares (i.e. 16600 Sq. Mtrs.) was allotted to the exclusive share of Shri Haribhau Manikrao Dhok absolutely forever with heritable and transferable rights therein and the same Portion was numbered as Kh./Survey No. 50/2 and the remaining Portion of the said Kh. No. 50/2 admeasuring 1.66 Hectares (i.e. 16600 Sq. Mtrs.) was allotted to the exclusive share of Shri Shyamrao Manikrao Dhok absolutely forever with heritable and transferable rights therein, which was numbered as Kh./Survey No. 50/3; AND

It is observed that the aforesaid Shri Haribhau Manikrao Dhok lateron transferred All That Piece and Parcel of Agricultural Land having an area of 0.83 Hectare (i.e. 8300 Sq. Mtrs.) comprising the Northern Portion of the entire land bearing Kh. No. 50/2 having a total area of 1.66 Hectares (i.e. 16600 Sq. Mtrs.) by way of sale to (I) Shri Ghanshyam Balkrushna Bakde; (II) Smt. Sarla Girish Raut, (III) Smt. Sangeeta Janardhan Khapekar and (IV) Shri Laxmikant Chandrakantrao Aaradhe jointly by a Sale Deed Dated 04-03-2004, which is duly registered at the Office of the Sub Registrar, Nagpur — 10 (Rural) in Book No. 1 at Sr. No. 1392 on even date; AND

It is observed that in the like manner the said Shri Haribhau Manikrao Dhok further transferred All That Piece and Parcel of Agricultural Land having an area of 0.83 Hectare (i.e. 8300 Sq. Mtrs.) comprising the Southern Portion of the entire land bearing Kh. No. 50/2 having a total area of 1.66 Hectares (i.e. 16600 Sq. Mtrs.) by way of sale to (I) Madanmohan Prayagchand Khemani and (II) Shri

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Deoraj Kundanlal Dhawan jointly by a Sale Deed Dated 09-09-2004, which is duly registered at the Office of the Sub Registrar, Nagpur — 10 (Rural) in Book No. 1 at Sr. No. 5752 on even date. The said Portion of land admeasuring about 0.83 Hectare (i.e. 8300 Sq. Mtrs.) is further renumbered as Kh./Survey No. 50/5; AND

It is observed that the aforesaid (i) Shri Ghanshyam Balkrushna Bakde, (ii) Smt. Sarla Girish Raut, (iii) Smt. Sangeeta Janardhan Khapekar and (iv) Shri Laxmikant Chandrakantrao Aaradhe lateron jointly transferred the aforesaid property by way of sale to (i) Smt. Veena Rajendra Mandhaviya and (ii) Smt. Yamini Narendra Mandaviya jointly by a Sale Deed Dated 10-01-2005, which is duly registered at the Office of the Sub Registrar, Nagpur-, 10 (Rural) in Book No. 1 at Sr. No. 186 on 11-01-2005; AND

It is observed that the aforesaid Shri Madanmohan Prayagchand Khemani and Shri Deoraj Kundanlal Dhawan through their Power of Attorney lateron transferred the said Piece of land bearing Kh./Survey No. 50/5, admeasuring about 0.83 Hectare (i.e. 8300 Sq. Mtrs.) by way of sale to (i) Shri Dhirajlal Rattilal Mandaviya, Shri Sunny Vijay Gorsiya and (iii) Shri Jaswant Papatlal Sangani jointly by a Sale Deed Dated 08-02-2005, which is duly registered at the Office of the Sub Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 931 on 09-02-2005; AND

It is observed that the aforesaid land bearing Kh. No. 50/2 is converted for Non Agricultural (Residential) use by the Collector, Nagpur vide his Order Dated 13-03-2007 passed in Revenue Case No. 293/NAP-34/2006-2007 of Mouza Gotal Panjari; AND

It is observed that in the like manner the aforesaid land bearing Kh. No. 50/5 is also converted for Non Agricultural (Residential) use by the Collector, Nagpur vide his Order Dated 13-03-2007 passed in Revenue Case No. 294/NAP-34/2006-2007 of Mouza Gotal Panjari; AND

It is observed that the aforesaid Smt. Veena Rajendra Mandhaviya and Smt. Yamini Narendra Mandaviya lateron jointly transferred the aforesaid property comprising Kh./Survey No. 50/2 having an area of 0.83 Hectares (i.e. 8300 Sq. Mtrs.), Land Revenue Rs. 415/- Yearly, situate at Village — Gotal Panjari in Tahsil — Nagpur (Rural) and District NAGPUR by way of sale to (i) Shri Suresh S/o Keshaorao Chichghare, (ii) Mrs. Sunita W/o Suresh Chichbhare, (iii) Mrs. Priya W/o Ravishekhar Gilurkar, (the Vendor named hereinabove) (iv) Shri Madhukar S/o Keshaorao Chichghare and (v) Shri Pramod S/o Keshaorao Chichbhare, jointly by a Sale Deed Dated 13-03-2009, which is duly registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 1918 on even date; AND

It is observed that the aforesaid (i) Shri Dhirajlal Rattilal Mandaviya, (ii) Shri Sunny Vijay Gorsiya and (iii) Shri Jaswant Papatlal Sangani ,lateron jointly transferred the aforesaid property comprising Kh./Survey No. 50/5 having an area of 0.83 Hectares (i.e. 8300 Sq. Mtrs.), Land Revenue Rs. 415/- Yearly, situate at Village — Gotal Panjari in Tahsil —Nagpur (Rural) and District — NAGPUR by way of sale to (i) Shri Suresh S/o Keshaorao Chichghare, (ii) Mrs. Sunita W/o Suresh Chichbhare, (iii) Mrs. Priya W/o Ravishekhar Gilurkar, (the Vendor named hereinabove) (iv) Shri Madhukar S/o Keshaorao Chichghare and (v) Shri Pramod S/o Keshaorao Chichbhare, jointly by a Sale Deed Dated 13-03-2009,

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which is duly registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 III Book No. 1 at Sr. No. 1916 on even date; AND

It is observed that the aforesaid Shri Shyamrao Manikrao Dhok decided to develop his aforesaid Piece of land bearing Kh./Survey No. 50/3 having an area of 1.67 Hectares (i.e. 16700 Sq. Mtrs.) into a Layout by carving out various Plots of different sizes therein. And accordingly by an Agreement of Development Dated 22-12-2004 he has entrusted the entire work of Development of the said property to M/s. Satyam Gruha Nirman Builders and Land Developers upon the several terms and conditions contained therein and the said Agreement is duly registered at the Office of the Sub Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 8575 on even date. He has also executed a General Power of Attorney in respect of his aforesaid property in favour of M/s. Satyam Gruha Nirman Builders and Land Developers on 22-12-2004 and the same is also duly registered at the Office of the Sub Registrar, Nagpur-10 (Rural) in Book No. 4 at Sr. No. 8576 on even date. Subsequently the said Shri Shyamrao Manikrao Dhok further executed a fresh Power of Attorney on 07-01-2005 and the same is also duly registered at the Office of the Sub Registrar, Nagpur-10 (Rural) in Book No. 4 at Sr. No. 135 on even date; AND

It is observed that the aforesaid Shri Shyamrao Manikrao Dhok alongwith M/s. Satyam Gruha Nirman Builders and Land Developers lateron in their turn jointly transferred/sold the aforesaid Piece of land bearing Kh. No. 50/3 by way of sale to (i) Shri Dhirajlal Rattilal Mandviya, (ii) Shri Rajendra Dhirajlal Mandaviya, (iii) Shri Narendra Dhirajlal Mandaviya and (iv) Shri Viral Rajendra Mandaviya jointly by a Sale Deed Dated 10-01-2005, which is duly registered at the Office of the Sub Registrar, Nagpur-10 (Rural) in Book No. 1 at Sr. No. 183 on 11-01-2005; AND

It is observed that the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976, the aforesaid Shri Dhirajlal Rattilal Mandviya, Shri Rajendra Dhirajlal Mandaviya, Shri Narendra Dhirajlal Mandaviya and Shri Viral Rajendra Mandaviya had filed their Statements/Returns Under Section 6(1) of the said Act before the Deputy Collector and Competent Authority, U.L.C., Nagpur, which was registered as ULC Case No. 277/2006 and on completion of his enquiry in respect of the aforesaid case, the Competent Authority, U.L.C., Nagpur vide his Order declared that 6000 Sq. Mtrs. of land out of the total extent as a Retainable land u/s 8(4) and the remaining land was declared as a Surplus Vacant Land within the meaning of the said Act; AND

It is observed that the aforesaid (i) Shri Dhirajlal Rattilal Mandviya, (ii) Shri Rajendra Dhirajlal Mandaviya, (iii) Shri Narendra Dhirajlal Mandaviya and (iv) Shri Viral Rajendra Mandaviya lateron Partitioned the aforesaid Retainable land having an area of 6000 Sq. Mtrs. in between them by a Deed of Partition Dated 05-02-2007 and in terms of which All that Piece and Parcel of land having an area of 3000 Sq. Mtrs. comprising the Northern Portion of the entire land was allotted to the exclusive share of Shri Dhirajlal Rattilal Mandviya and Shri Viral Rajendra Mandaviya jointly absolutely forever with heritable and transferable rights therein and the remaining Portion i.e. Southern Portion having an area of 3000 Sq. Mtrs. was allotted to the exclusive share of Shri Rajendra Dhirajlal Mandaviya and Shri Narendra Dhirajlal Mandaviya jointly absolutely forever with heritable and transferable rights therein and the said Partition Deed is duly

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registered at the Office of the Sub Registrar, Nagpur-7 in Book No. 1 at Sr. No. 750 on even date. The Portion retained by Shri Dhirajlal Ratilal Mandaviya and Shri Viral Rajendra Mandaviya admeasuring about 3000 Sq. Mtrs. was renumbered as Kh./Survey No. 50/7 while the portion retained by Shri Rajendra Dhirajlal Mandaviya and Shri Narendra Dhirajlal Mandaviya admeasuring about 3000 Sq. Mtrs. was renumbered as Kh. No. 50/6; AND

It is observed that the aforesaid (i) Shri Dhirajlal Ratilal Mandaviya, (ii) Shri Rajendra Dhirajlal Mandaviya, (iii) Shri Narendra Dhirajlal Mandaviya and (iv) Shri Viral Rajendra Mandaviya lateron in their turn jointly transferred their aforesaid property bearing Kh./Survey Nos. 5C/3 having an area of 1.07 Hectares, Kh./Survey No. 50/6 having an area of 3000 Sq. Mtrs. and Kh./Survey No. 50/7 having an area of 3000 Sq. Mtrs. thus total area of 16700 Sq. Mtrs. by way of sale to (i) Shri Suresh Keshaorao Chichghare, (ii) Mrs. Sunita Suresh Chichghare, (iii) Mrs. Priya Ravishekhar Gillurkar, (the Vendor named hereinabove) (iv) Sri Madhukar Keshaorao Chichghare and (v) Shri Pramod Keshaorao Chichghare, jointly by a Sale Deed Dated 13-03-2009, which is duly registered at the Office of the Joint Sub Registrar, Nagpur Rural No. 7 in Book No. 1 at Sr. No. 1917 on even date. As a result therefore the Vendor and 4 others have now became the Joint/Co-Owners of the aforesaid property comprising ALL THOSE Pieces and Parcel of Agricultural and/or Non Agricultural Lands bearing Kh./Survey Nos. 50/2, 50/3, 50/5, 50/6 and 50/7, having an area of 0.83 Hectare (i.e. 8300 Sq. Mtrs.), 1.07 Hectares (i.e. 10700 Sq. Mtrs.), 0.83 Hectare (i.e. 8300 Sq. Mtrs.), 0.30 Hectare (i.e. 3000 Sq. Mtrs.) and 0.30 Hectare (i.e. 3000 Sq. Mtrs.) respectively, thus total area of 3.33 Hectares (i.e. 33300 Sq. Mtrs.), Rental Rs. 415/-, Rs. 7.95, Rs. 415/-, Rs. 5.00 and Rs. 5.00 respectively all held in Bhogwatdar Class-I Rights of Mouza — GOTAL PANJARI, P.H. No. 38-A, Khate Nos. 57, 57, 57, 57 and 342 respectively, all situate at Village — Gotal Panjari, within the limits of the Grampanchayat Gotal Panjari in Tahsil Nagpur (Rural) and District — NAGPUR with heritable and transferable rights therein and the same are also accordingly mutated in their joint names in all relevant records as also on 7/12 Extracts vide Ferfar Entry Nos. 476, 478, 477, 478, 478 respectively on 31-10-2009; AND

It is observed that the aforesaid (i) Shri Suresh Keshaorao Chichghare, (ii) Mrs. Sunita Suresh Chichghare, (iii) Mrs. Priya Ravishekhar Gillurkar, (the Vendor named hereinabove) (iv) Shri Madhukar Keshaorao Chichghare and (v) Shri Pramod Keshaorao Chichghare executed a Partition Deed on 27-11-2017 and divided the aforesaid whole property between them and the said property comprising ALL THOSE Pieces and Parcel of Non Agricultural Lands bearing Kh./Survey Nos. 50/2 having an area of 0.83 Hectare (i.e. 8300 Sq. Mtrs.) and NORTHERN PORTION towards Front side of Kh. No. 50/5 having an area of 0.415 Hectare out of the entire land having an area of 0.83 Hectare (i.e. 8300 Sq. Mtrs.), thus total area of 1.245 Hectares (i.e. 12450 Sq. Mtrs.), Rental Rs. 415/- and Rs. 415/-, respectively both held in Bhogwatdar Class-I Rights of Mouza GOTAL PANJARI, P.H. No. 38-A, Khate Nos. 57 and 57 respectively, including all types of Trees, Shrubs Passage, Right of Way, Water Courses and other easementary rights appurtenant and belonging thereto, all situate at Village — Gotal Panjari, within the limits of the Grampanchayat Gotal Panjari in Tahsil — Nagpur (Rural) and District — NAGPUR came to share of Mrs. Priya Ravishekhar Gillurkar, and

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remaining SOURTHERN PORTION towards Front side of Kh. No. 50/5 having an area of 0.415 Hectare out of the entire land having an area of 0.83 Hectare (i.e. 8300 Sq. Mtrs.) come to share of Shri. Madhukar Keshavrao Chichghare and Shri. Pramod Keshavrao Chichghare jointly. The said Partition Deed is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 9392 on 27-11-2017.; AND

It is observed that the aforesaid Mrs. Priya Ravishekhar Gilurkar, Shri Madhukar Keshaorao Chichghare and Shri Pramod Keshaorao Chichghare lateam sold out the said Non Agricultural land bearing Nos. 50/2 and 50/5 by way of sale to M/s Mahalaxmi Builders and Developers through its Partner by a Sale Deed dated 27.02.2020 which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 1629 on 27.02.2020.

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

6 **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 16.10.2020 vide search receipt no. MH1867[illegible]/2020. There are no encumbrances, charges, liens, mortgages, could be seen for the period of last 13 years.

8 EVIDENCE OF POSSESSION :-

That as per lease deed the said M/s Mahalaxmi Builders and Developers through its Partners 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 Builders and Developers through its Partner 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:-16.10.2020

(VIVEK.K.KOLTE)

ADV. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR