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 13.01.2020 and verified the details of the property owned to M/s Mahalaxmi Infracon through its Partners , R/o Nagpur

The property details are as under :-

All the piece and parcel of Agricultural land bearing Kh. No. 115, Admeasuring 3.16 Hectares, Jama Rs. 11.11, Bhogwatdar No. 1, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur thereabouts and collectively bounded as follows:-

TOWARDS EAST	:	Nallah
TOWARDS WEST	:	Kh.No. 113
TOWARDS NORTH	:	Kh. No. 114
TOWARDS SOUTH	:	Kh. No. 116 & 118

Further, I certify as under :

1. That there are no prior charges over the aforesaid property and M/s Mahalaxmi Infracon 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 :13.01.2021

Signature of the Advocate

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH010075153202021E	BARCODE		Date	13/01/2021-09:22:22	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	HGN_HINGNA SUB REGISTRAR	**Full Name**	VIVEK KRISHNARAO KOLTE
Location	NAGPUR		
Year	2020-2021 From 01/01/2009 To 13/01/2021	**Flat/Block No.**	
Account Head Details	**Amount In Rs.**	**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. 115P H 72 MOUZA KOTEWADA	
		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.	00040572021011343301	IK0AXMVNR5
Cheque/DD No.		Bank Date	RBI Date	13/01/2021-09:24:23	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 .

Print Date 13-01-2021 09:23:12

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	02.12.2020	Sale Deed	Original
2	30.12.2020	7/12 Extract	Xerox

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of Agricultural land bearing Kh. No. 115, Admeasuring 3.16 Hectares, Jama Rs. 11.11, Bhogwatdar No. 1, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur thereabouts and collectively bounded as follows:-

TOWARDS EAST	:	Nallah
TOWARDS WEST	:	Kh.No. 113
TOWARDS NORTH	:	Kh. No. 114
TOWARDS SOUTH	:	Kh. No. 116 & 118

C.**TRACING OF TITLE** :- It is observed that as per the revenue records All the piece and parcel of Agricultural land bearing Kh. No. 115, Admeasuring 3.16 Hectares, Jama Rs. 11.11, Bhogwatdar No. 1, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur originally belonging to Akram Mohammad Sheikh having purchased the same from Smt. Vatchhala Rambhau Sawarkar by a Sale Deed dated 27.06.2008 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 4124 on even date.

It is observed that the said Akram Mohammad Sheikh with the consent of Shahanaz Mohammad Akaram Sheikh and others jointly sold out the said land bearing Kh. No. 115 by way of sale to M/s Mahalaxmi Infracon through its Partners by a Sale Deed dated 02.12.2020 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 6705 on even date.

I further state that the above described property absolutely owned and possessed by M/s Mahalaxmi Infracon 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 Infracon 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 01.01.2009 to 13.01.2021 vide search receipt no. MH010075153202021E/2021. There are no encumbrances, charges, liens, mortgages, could be seen for the period of last 13 years.

E.EVIDENCE OF POSSESSION :-

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

Adv. VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR

6.**CERTIFICATE OF TITLE**:-

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

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

Nagpur
Date:- 13.01.2021

(VIVEK.K.KOLTE)

Adv.VIVEK KOLTE
ADVOCATE & NOTARY
NAGPUR