

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. 131/1/A/1, Admeasuring 0.50 Hectares, Bhogwatdar No. 1, Jama 3.34, Khate No. 1189, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST	:	Kh. No. 131 (Part)
TOWARDS WEST	:	Road
TOWARDS NORTH	:	Kh. No. 119/1
TOWARDS SOUTH	:	Kh. No. 131/1/B

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

APPENDIX-II

A.DESCRPTION 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
3	08.01.2021	Tentave sanction of layout plan by NMRDC	Original

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of Agricultural land bearing Kh. No. 131/1/A/1, Admeasuring 0.50 Hectares, Bhogwatdar No. 1, Jama 3.34, Khate No. 1189, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur thereabouts and bounded as follows:-

TOWARDS EAST : Kh. No. 131 (Part)
TOWARDS WEST : Road
TOWARDS NORTH : Kh. No. 119/1
TOWARDS SOUTH : Kh. No. 131/1/B

C. TRACING OF TITLE :-

It is observed that as per the revenue records All the piece and parcel of Agricultural land bearing Kh. No. 118/A/1 (also mentioned as K.No. 118/1A), Admeasuring 1.00 Hectares, Bhogwatdar No. 1, Jama 5.00, and Kh. No. 118/B/1 (also mentioned as Kh. No. 118/1B), Admeasuring 2.03 Hectares, Bhogwatdar No. 1, Jama 7.00, and Kh. No. 131/1A, Admeasuring 1.16 Hectares, Bhogwatdar No. 1, Jama 7.75, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur originally belonging to Abdul Kalam S/o Abdul Rahim, Mohammad Shamim S/o Abdul Kalam, Mohamamd Jamil S/o Abdul Kalam being their separate property, having purchased the same from Shri Pravin Manoharrao Gode and Shri Umesh Manoharrao Ghode by a Sale Deed dated 15.06.2005 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 3431 on even date.

It is observed that the adjacent land bearing Kh. No. 119, Admeasuring 0.79 Hectares, Bhogwatdar No. 1, Jama 3.33, P. H. No. 72, Mouza:- Kotewada, Tahsil Hingana District Nagpur belonged to M/s Fire Arcor Infrastructure Pvt. Ltd. having purchased the same from Shri Dharmendra Bhagwan Hulke and Shri Chandrashekhar Bhagwan Hulke by a Sale Deed dated 15.3.2008 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 1866 on even date.

It is observed that the said Abdul Kalam S/o Abdul Rahim, Mohammad Shamim S/o Abdul Kalam, Mohamamd Jamil S/o Abdul Kalam on one part and M/s Fire Arcor Infrastructure Pvt. Ltd. exchanged a portion out of their respective lands being Kh. No. 131/1A and 119 admeasuring about 0.66 H.R. by a Deed of Exchange dated 23.10.2008 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 6381 on 24.10.2008. As a result therefore the land admeasuring 0.66 HR out of Kh.No. 131/1A came to be transferred by Abdul Kalam S/o Abdul Rahi, Mohammad Shamim S/o Abdul Kalam, Mohamamd Jamil S/o Abdul Kalam on one part to M/s Fire Arcor Infrastructure Private Limited, resultantly the remaining land admeasuring 0.50 H.R. out of Kh. No. 131/1A came to be renumbered as Kh. No. 131/1A/1 and same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 281 dated 20.05.2009.

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NOTARY
NAGPUR

It is observed that out of the said owners Abdul Kalam S/o Abdul Rahim left for heavenly abode on 02.02.2019 leaving behind him, his widow Jaibunnisa Abdul Kalam, three sons Mohammad Shamim S/o Abdul Kalam, Mohamamd Jamil S/o Abdul Kalam and Nooruddin Ansari Abdul Kalam and daughter namely Smt. Amena Khatun as the only legal heirs of the said deceased.

It is observed that the said Mohammad Shamim S/o Abdul Kalam, Mohamamd Jamil S/o Abdul Kalam, Nooruddin Ansari Abdul Kalam, Smt. Amena Khatun and Jaibunnisa Abdul Kalam with the consent of Rehana Begam Mohd. Shamim and others jointly sold out the said land bearing Kh. No. 131/1A/1, adm. 1.01 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. 6706 on even date.

It is observed that the said M/s Mahalaxmi Infracon thereafter laid the layout over the said land and thereby put the map for sanction with NMRDC the said NMRDC on 08.01.2021 sanctioned the afrosaid plan tentatively for demarcation purpose.

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. MH010074966202021E/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 lease 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.

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)

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