

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 13.01.2021 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. 118/A/1, Admeasuring 1.00 Hectares, Jama Rs. 5.00, Kh. No. 118/A/2, Admeasuring 1.01 Hectares, Jama Rs. 5.00, Kh. No. 118/B/1, Admeasuring 2.03 Hectares, Jama Rs. 7.00, (thus total land area of 6.06 Hectares) all 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. 116 & 119
TOWARDS NORTH	:	Kh. No. 115 & 117
TOWARDS SOUTH	:	Kh. No. 131 & 132

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	MH010075299202021E	BARCODE			Date	13/01/2021-09:29:34		Form ID		
Department				Inspector General Of Registration						
Search Fee				Payer Details						
Type of Payment				Other Items						
Office Name				HGN_HINGNA SUB REGISTRAR						
Location				NAGPUR						
Year				2020-2021 One Time						
Account Head Details				Amount In Rs.						
0030072201 SEARCH FEE				325.00						
Flat/Block No.				VIVEK KRISHNARAO KOLTE						
Premises/Building										
Road/Street										
Area/Locality										
Town/City/District										
PIN				4 4 0 0 2 2						
Remarks (If Any)				KHASRA NO. 118/A/1 MOUZA KOTEWADA						
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. 00040572021011343564 IK0AXMVSA1						
Cheque/DD No.				Bank Date RBI Date 13/01/2021-09:24:30 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. : 9823900828

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

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

B. DESCRIPTION OF THE PROPERTY:-

All the piece and parcel of Agricultural land bearing Kh. No. 118/A/1, Admeasuring 1.00 Hectares, Jama Rs. 5.00, Kh. No. 118/A/2, Admeasuring 1.01 Hectares, Jama Rs. 5.00, Kh. No. 118/B/1, Admeasuring 2.03 Hectares, Jama Rs. 7.00, (thus total land area of 6.06 Hectares) all 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. 116 & 119
TOWARDS NORTH	:	Kh. No. 115 & 117
TOWARDS SOUTH	:	Kh. No. 131 & 132

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 Kh. 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 Gode 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 as per the revenue records All the piece and parcel of Agricultural land bearing Kh. No. 118/A/2, Admeasuring 1.01 Hectares, Bhogwatdar No. 1, Jama 5.00, and Kh. No. 118/B/2, Admeasuring 2.02 Hectares, Bhogwatdar No. 1, Jama 7.00, and Kh. No. 131/1B, 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 Smt. Sulochana Bapuraoji Gode, Shri Prakash Bapuraoji Gode, Shri Vinod Bapuraoji Gode, Shi Aveen Bapuraoji Gode by a Sale Deed dated 15.06.2005 which is duly registered in the office of Sub-Registrar, Hingana at Sr. No. 3438 on even date.

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.

HIVEK
ADVOCATE &
NOTARY
NAGPUR

Shamim and others jointly sold out the said lands 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. 6708 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. MH010075299202021E/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)

