

274/0

इतर पावती

Original/Duplicate

Tuesday, 28 September 2021 6:25 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15030 दिनांक: 28/09/2021

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-0-2021

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड. देवांग ठाकर

वर्णन शोध अर्ज क्र. 1625/21 मौजा विहिरगांव तह. नागपूर ग्रामिण जि. नागपूर सर्व्हे क्र. 95/अ/1 सन 1991 ते 2020

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006789765202122E दिनांक: 28/09/2021

बँकेचे नाव व पत्ता:

1/1

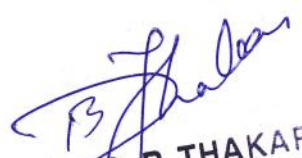
Vihirgaon, Tah. : Nagpur Gramin, District Nagpur.

2) The documents of allotment of Land:-

A) A copy of 7/12 extract dated- 22/09/2021.

B) A copy of Village Form 8-A dated 22/09/2021.

C) A copy of Zone Certificate dated 05/07/2021.


DEVANG B. THAKAR
ADVOCATE
'Jaidev Sadan', J.M. Thakar Marg, Ladpura,
Itwari, Nagpur - 440 002

DEVANG B. THAKAR.
ADVOCATE.

OFF: "JAYDEV SADAN.
J.M. THAKAR MARG.,
LADRURA, ITWARI,
NAGPUR.
PH: 9373289911.

To,
Maha Rera
Mumbai

LEGAL TITLE REPORT

SUBJECT: Title clearance certificate with respect to Agricultural Land bearing Khasra No.95/A1, admeasuring about 3.50 Hectors (i.e. 8.645 acres), Land Revenue Rs. 22.02 paise, with Class – I rights of Mouza: Vihirgaon, P.H. No. 37, Khate no. 45 situated at Vihirgaon, Tah. : Nagpur Gramin, District Nagpur (hereinafter referred as the "Said Land/Property")

I have investigated the title of the said Land on the request of M/s. **VISION INFRA** through its partner 1) **Shri. Girish S/o Yadaorao Sakharkar**, 2) **Shri. Vijay S/o Rajkumar Jain**, 3) **Shri. Birendra Kumar S/o Onkarmal Yaduka**, 4) **Sau. Kishori W/o Vijay Zalke**, 5) **Shri. Pankaj S/o Hemchand Jain**, and following documents i.e. :

1) **Description of the property:-** ALL THAT Piece and Parcel of Agricultural Land bearing Khasra No.95/A1, admeasuring about 3.50 Hectors (i.e. 8.645 acres), Land Revenue Rs. 22.02 paise, with Class – I rights of Mouza: Vihirgaon, P.H. No. 37, Khate no. 45 situated at Vihirgaon, Tah. : Nagpur Gramin, District Nagpur.

2) **The documents of allotment of Land:-**

- A) A copy of 7/12 extract dated- 22/09/2021.
- B) A copy of Village Form 8-A dated 22/09/2021.
- C) A copy of Zone Certificate dated 05/07/2021.


DEVANG B. THAKAR
ADVOCATE
"Jaidev Sadan", J.M. Thakar Marg, Ladpura,
Itwari, Nagpur - 440 002

D) A Copy of Agreement to Sale executed on 08/07/2021 by Shri Goverdhan S/o Kothiram Gajbhiye in favor of M/s. VISION INFRA through its partner 1) Shri. Girish S/o Yadaorao Sakharkar, 2) Shri. Vijay S/o Rajkumar Jain, 3) Shri. Birendra Kumar S/o Onkarmal Yaduka, 4) Sau. Kishori W/o Vijay Zalke, 5) Shri. Pankaj S/o Hemchand Jain, duly stamped, executed and registered in the office of the Sub-Registrar Nagpur Gramin No.10 at Sr. No. 10750/2021.

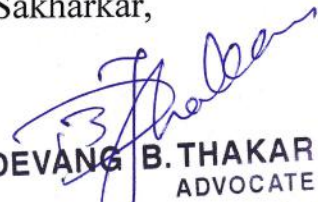
E) A Copy of Sale Deed executed on 08/07/2021 by Shri Goverdhan S/o Kothiram Gajbhiye in favor of M/s. VISION INFRA through its partner 1) Shri. Girish S/o Yadaorao Sakharkar, 2) Shri. Vijay S/o Rajkumar Jain, 3) Shri. Birendra Kumar S/o Onkarmal Yaduka, 4) Sau. Kishori W/o Vijay Zalke, 5) Shri. Pankaj S/o Hemchand Jain, duly stamped, executed and registered in the office of the Sub-Registrar Nagpur Gramin No.10 at Sr. No. 10757/2021.

3) 7/12 Extract and Village Form 8-A issued by Talathi, Vihirgaon, Nagpur Gramin, P.H. No. 37 dated 22/09/2021, mutation entry no. 1394 dated 22/09/2021.

4) Search report for 30 years from 1992 till 2021

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. VISION INFRA through its partner 1) Shri. Girish S/o Yadaorao Sakharkar, 2) Shri. Vijay S/o Rajkumar Jain, 3) Shri. Birendra Kumar S/o Onkarmal Yaduka, 4) Sau. Kishori W/o Vijay Zalke, 5) Shri. Pankaj S/o Hemchand Jain** are clear, marketable and without any encumbrances.

I have examined the documents pertaining to the said Agricultural Land bearing Khasra No.95/A1, admeasuring about 3.50 Hectors (i.e. 8.645 acres), Land Revenue Rs. 22.02 paise, with Class – I rights of Mouza: Vihirgaon, P.H. No. 37, Khate no. 45 situated at Vihirgaon, Tah. : Nagpur Gramin, District Nagpur. That now M/s. VISION INFRA through its partner 1) Shri. Girish S/o Yadaorao Sakharkar,


DEVANG B. THAKAR
ADVOCATE

'Jaidev Sadan', J.M. Thakar Marg, Ladpura,
Itwari, Nagpur - 440 002

2) Shri. Vijay S/o Rajkumar Jain, 3) Shri. Birendra Kumar S/o Onkarmal Yaduka, 4) Sau. Kishori W/o Vijay Zalke, 5) Shri. Pankaj S/o Hemchand Jain are joint owners of the said Land.

That, as per earlier recital history in document i.e. sale deed of Seller, I know and conform that initially Shri Ramkrushna Baliramji Senad, Shri Purushottam Baliramji Senad and Shri Laxmanrao Baliramji Senad owned and in possession of the said Agricultural Land. Thereafter Shri Goverdhan S/o Kothiramji Gajbhiye was purchased said Land from Shri Ramkrushna Baliramji Senad, Shri Purushottam Baliramji Senad and Shri Laxmanrao Baliramji Senad by way of executed and registered Sale Deed on 28/05/1986, at Serial No. 311, registered in the Office of the Sub-registrar, Nagpur Gramin.

That, thereafter M/s. VISION INFRA through its partner 1) Shri. Girish S/o Yadaorao Sakharkar, 2) Shri. Vijay S/o Rajkumar Jain, 3) Shri. Birendra Kumar S/o Onkarmal Yaduka, 4) Sau. Kishori W/o Vijay Zalke, 5) Shri. Pankaj S/o Hemchand Jain has purchased said Land from Shri Goverdhan S/o Kothiramji Gajbhiye by way of executed and registered Sale Deed on 08/07/2021, at Serial No. 10757/2021, registered in the Office of the Sub-registrar, Nagpur Gramin No. 10. Thus now M/s. VISION INFRA through its partner 1) Shri. Girish S/o Yadaorao Sakharkar, 2) Shri. Vijay S/o Rajkumar Jain, 3) Shri. Birendra Kumar S/o Onkarmal Yaduka, 4) Sau. Kishori W/o Vijay Zalke, 5) Shri. Pankaj S/o Hemchand Jain became absolute owner of the abovesaid Land/property. (Hereinafter refer as said "**Owner/Landowner**")

That, the Owner mutate their names in the 7/12 Extract and Village Form 8-A and other relevant records as absolute owners thereof.

That, as a result therefore the Owner hereinabove named has became an exclusive, absolute and full right to develop said property through the experience Builder and developer, therefore said property has develop through M/s VISION INFRA.


DEVANG B. THAKAR
ADVOCATE

'Jaidev Sadan', J.M. Thakar Marg, Ladpura,
Itwari, Nagpur - 440 002

DEVANG B. THAKAR.
ADVOCATE.

OFF: "JAYDEV SADAN.
J.M.THAKAR MARG.,
LADRURA, ITWARI,
NAGPUR.
PH: 9373289911.

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract as on date of application for registration,
- 2) Village Form 8-A and Map,
- 3) Zone Certificate,
- 4) Search report for 30 years from 1992 to 2021 taken from Sub-Registrar office at Nagpur Gramin by online as well as manually vide Receipt No. 15030, Dated 28/09/2021
- 5) Agreement to Sale
- 6) Sale Deed

NAGPUR
DATE :- 30/09/2021


DEVANG B. THAKAR,
DEVANG B. THAKAR
ADVOCATE
'Jaidev Sadan', J.M. Thakar Marg, Ladpura,
Itwari, Nagpur - 440 002