

DEVANG B. THAKAR.
ADVOCATE.

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

Inspection / verification of Records of landed property at Registrar /
Sub-Registrar's Office Nagpur

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 (Rural) on _____ and verified the details of the property owned by M/s Vision Infra through its partners Shri Girish S/o Yadaorao Sakharkar, Shri Vijay Rajkumar Jain, Shri Birendrakumar Onkarmal Yaduka, Sau Kishori Vijay Zalke and Shri Pankaj Hemchand Jain, All are R/o: Nagpur. The property details are as under:

ALL THAT piece and parcel of Agriculture 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, and bounded as under;

ON THE EAST	- Khasara No. 99 & 97
ON THE WEST	- Khasara No. 95/A (Part)
ON THE NORTH	- Khasara No. 100 & Umrer- Nagpur Road
ON THE SOUTH	- Khasara No. 96 & Road

Further, I certify as under;

1. That, there are no prior charges over the said property and M/s Vision Infra through its partners Shri Girish S/o Yadaorao Sakharkar, Shri Vijay Rajkumar Jain, Shri Birendrakumar Onkarmal Yaduka, Sau Kishori Vijay Zalke and Shri Pankaj Hemchand Jain are the absolute owner of the said property as per the records made available to me and which forms


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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 favor	Amount mentioned in the Document
NA	NA	NA	NA

Place : NAGPUR

Date : 27/12/2021


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

LEGAL SCRUTINY REPORT

A. DESCRIPTION OF THE DOCUMENTS SCRUTINISED :-

Sr. No.	Date of Document	Name of Document	Whether original/ Certified
1.	08/07/2021	Agreement to Sale	Original
2.	08/07/2021	Sale Deed	Original
3.	08/07/2021	Power of Attorney	Original
4.		7/12 Extract	Original
5.		Letter from NMRDC	Copy
6.		Tentative Layout Plan	Copy

B. DESCRIPTION OF THE PROPERTY:-

ALL THAT piece and parcel of Agriculture 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, and bounded as under;

ON THE EAST - Khasara No. 99 & 97
ON THE WEST - Khasara No. 95/A (Part)
ON THE NORTH - Khasara No. 100 & Umrer- Nagpur Road
ON THE SOUTH - Khasara No. 96 & Road

C. TRACING OF TITLE :-

It is observed that ALL THAT piece and parcel of Agriculture land bearing Khasra No.95/A1, admeasuring about 3.50 Hectors (i.e. 8.645

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'Jaldev Sadan', J.M. Thakar Marg,
Itwari, Nagpur - 440 022

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 belonged to Shri Goverdhan S/o Kothiram Gajbhiye being his separate property.

It is observed that the Shri Goverdhan S/o Kothiram Gajbhiye lateron sold out the said Kh. No. 95/A1 by way of sale to M/s Vision Infra through its partners Shri Girish S/o Yadaorao Sakharkar, Shri Vijay Rajkumar Jain, Shri Birendrakumar Onkarmal Yaduka, Sau Kishori Vijay Zalke and Shri Pankaj Hemchand Jain by a agreement to sale dated 08/07/2021 which is duly registered in the office of Sub-Registrar, Nagpur Rural-10 at Sr.No. 10750 on even date.

It is observed that as per Agreement to sale dated 08/07/2021, the Shri Goverdhan S/o Kothiram Gajbhiye lateron execute and registered Sale Deed in favor of M/s Vision Infra through its partners Shri Girish S/o Yadaorao Sakharkar, Shri Vijay Rajkumar Jain, Shri Birendrakumar Onkarmal Yaduka, Sau Kishori Vijay Zalke and Shri Pankaj Hemchand Jain on 08/07/2021 which is duly registered in the office of Sub-Registrar, Nagpur Rural-10 at Sr.No. 10757 on even date.

It is observed that the said M/s Vision Infra through its partners Shri Girish S/o Yadaorao Sakharkar, Shri Vijay Rajkumar Jain, Shri Birendrakumar Onkarmal Yaduka, Sau Kishori Vijay Zalke and Shri Pankaj Hemchand Jain had laid the layout over the said land and the said layout have been submitted to the NMRDC for approval and the tentative temporary approval have been granted by the NMRDC vide their letter dated 16/09/2021. **That the final layout Is yet to be sanctioned by NMRDC Nagpur and the final N.A. order Is awaited.**

I further state that the above described property owned M/s Vision Infra through its partners Shri Girish S/o Yadaorao Sakharkar, Shri

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Vijay Rajkumar Jain, Shri Birendrakumar Onkarmal Yaduka, Sau Kishori Vijay Zalke and Shri Pankaj Hemchand Jain and the same can form the subject matter of security and having no encumbrance over the said property and no encumbrance affidavit sworn by the said M/s Vision Infra through its partners Shri Girish S/o Yadaorao Sakharkar, Shri Vijay Rajkumar Jain, Shri Birendrakumar Onkarmal Yaduka, Sau Kishori Vijay Zalke and Shri Pankaj Hemchand Jain.

D. EVIDENCE OF POSSESSION:-

As per the documents scrutinized the said M/s Vision Infra through its partners Shri Girish S/o Yadaorao Sakharkar, Shri Vijay Rajkumar Jain, Shri Birendrakumar Onkarmal Yaduka, Sau Kishori Vijay Zalke and Shri Pankaj Hemchand Jain are in possession of the said property as per the Sale Deed and mutation effected in the records of rights and Grampanchayat and revenue records.

Place : Nagpur

Date : 27/12/2021

Receipt no.


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