Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

RESI: Plot No. 34, Ramkrushna Nagar-B,
Umred Road, Dighori, Nagpur-440009.

Mob. : 7385182509

To,
MAHARERA,
MUMBAI.

Date 04-08-2023

LEGAL TITLE REPORT

SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF KH. NO. 9/1 OF MOUZA-TAKLI, SITUATED AT TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.

I have investigated the title of the said plot on the request of Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj Hemchand Jain and following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT Piece and parcel of Land bearing **Kh. No. 9/1** of **MOUZA-TAKLI**, P. S. K. 36-A having an area of 6.76 Hectares, Rental Rs. 51.78 Yearly, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Takli, in Tahsil–Nagpur (Rural) and District–NAGPUR and bounded as under:-

ON THE EAST	-	**KHASRA/SURVEY NO. 16,**
ON THE WEST	-	**KHASRA/SURVEY NO. 9/1/2,**
ON THE NORTH	-	**KHASRA/SURVEY NOS. 14 AND 18,**
ON THE SOUTH	-	**KHASRA/SURVEY NOS. 9/2, 3, 4.**

2. THE DOCUMENTS OF ALLOTEMENT OF PLOT/LAND

Sr. No.	Date of Document	Name of Document	Whether Original/Certified	Document No.
1	08-03-2023	Sale Deed	Original	2142-2023
2	05-04-2023	7/12 Extract	Original	

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3. 7/12 extract issued by Tahsildar shows the mutation of the owners.

4. Search report for 13 years from 2011 to 2023 vides GRN No. MH006229100202324P.

Contd. ...

5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am opinion that the title of Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadacrao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj Hemchand Jain, clear, marketable and without any encumbrance.

Owners of the land

1) Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj Hemchand Jain, **Kh. No. 9/1 of Mouza-Takli.**

2) The report refiecting the flow of the title of the Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zaike and (5) Shri. Pankaj Hemchand Jain on the said land is enclosed herewith as annexure.

Encl: - Annexure

Adv. Yogesh S. Gonnade Advocate Nagpur

DATED 04-08-2023
Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)

CHALLAN
MTR Form Number-6

GRN MH006229100202324P	**BARCODE**	**Date** 04/08/2023-15:50:41	**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 NGP7_JT NAGPUR NO 7 SUB REGISTRAR		**Full Name**	ADV YOGESH S GONNADE
Location NAGPUR			
Year 2023-2024 One Time		**Flat/Block No. Premises/Building**	PLOT NO 34
Account Head Details	**Amount In Rs.**	**Road/Street**	RAMKRUSHNA NAGAR
0030072201 SEARCH FEE	325.00	**Area/Locality Town/City/District**	NAGPUR
		PIN	4 4 0 0 3 4
		Remarks (If Any)	MOUZA TAKLI KH NO 9/1 AREA 6.76 HECTOR AAR P H NO 36-A
Total	325.00	**Amount In Words**	Three Hundred Twenty Five Rupees Only

Payment Details SBIEPAY PAYMENT GATEWAY		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502023080405322	1683150350325
Cheque/DD No.		Bank Date	RBI Date	04/08/2023-15:51:02	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7385182509

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 नोदणी न करावयाच्या दस्तांसाठी लागु नाही.

Adv. Yogesh S. Gonnade Advocate Nagpur

Print Date 04-08-2023 03:51:23

Yogesh S. Gonnade
(B.Com, L. L. B.)
ADVOCATE

= RESI: Plot No. 34, Ramkrushna Nagar-B, Umred Road, Dighori, Nagpur-440009.
=
Mob. : 7385182509

FLOW OF THE TITLE OF THE SAID LAND.

That, ALL THAT Piece and parcel of Land bearing Kh. No. 48/1 of MOUZA-TAKLI, having an area of 18.25 Hectares, Rental Rs. 143.75 Yearly, held in Class-2 Rights, including ail kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Takii, in Tahsii–Nagpur (Rurai) and District–NAGPUR, Originally belonged to Shri. Govinda Banait, as a recorded owner, being his separate property.

That, the aforesaid Shri. Govinda Banait left for heavenly abode on 1954 and consequent upon his death/demise the aforesaid property devolved upon his widow namely Smt. Sakubai wd/o Govinda Banait, and Four Son namely (1) Shri. Santosh Govinda Banait, (2) Shri. Ankush Govinda Banait, (3) Shri. Ajaab Govinda Banait, (4) Shri. Bhaiya Govinda Banait, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Govinda Banait, and the same is accordingly recorded in the Revenue Records; AND

That, the aforesaid Smt. Sakubai wd/o Govinda Banait iater on Gift their aforesaid share and interest comprising ALL THAT Piece and parcel of Land bearing Kh. No. 48/1 of MOUZA-TAKLI, held in Ciass-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Takli, in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Gift to her Mother namely Mrs. Parvatabai Laxmanrao Khadse, by a Gift Deed dated 06-12-1955; AND

That, the aforesaid Shri. Ajaab Govinda Banait left for heavenly abode on 1958 and consequent upon his death/demise the aforesaid property devolved upon remaining owners, no one can any legal heirs of the deceased Shri. Ajaab Govinda Banait.

That, as per revenue records the said land having an area of 18.25 Hectares out of Kh. No. 48/1 belongs to (1) Shri. Santosh Govinda Banait, (2) Shri. Ankush Govinda Banait, (3) Shri. Bhaiya Govinda Banait and (4) Mrs. Parvatabai Laxmanrao Khadse, now renumbered and ailotted new Kh. No. 9 having an area of 19.03 Hectares and the same is accordingly recorded in the Revenue Records; AND

That, the aforesaid Shri. Bhaiya Govinda Banait left for heavenly abode on 28-09-1994 and consequent upon his death/demise the aforesaid property devolved upon his widow namely Smt. Sushila wd/o Bhaiyaji Banait, Only Son nameiy (i) Shri.

Shrikant Bhaiyaji Banait and Two daughter namely (1) Sau. Sandhya Krushnarao Dhawad and (2) Sau. Seema Narendra Dhote, jointly by way of intestate succession, being the only legal heirs of the deceased Shri. Bhaiya Govinda Banait and the same is accordingly recorded in the Revenue Records; AND

That, the aforesaid Mrs. Parvatabai Laxmanrao Khadse left for heavenly abode on 06-04-1999 and consequent upon his death/demise the aforesaid property devolved upon his Four Sons namely (1) Shri. Gunvanta Laxmanrao Khadse, (2) Shri. Rajhans Laxmanrao Khadse, (3) Shri. Chhatrapal Laxmanrao Khadse and (4) Shri. Shrihari Laxmanrao Khadse, jointly by way of intestate succession, being the only legal heirs of the deceased Mrs. Parvatabai Laxmanrao Khadse and the same is accordingly recorded in the Revenue Records; AND

That, the aforesaid Shri. Santosh Govinda Banait later on relinquished all their share and interest in the aforesaid comprising property ALL THAT Piece and parcel of Land bearing Kh. No. 9 of MOUZA-TAKLI, having an area of 19.03 Hectares, Rentai Rs. 145.91 Yeariy, held in Class-2 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Takii, in Tahsil–Nagpur (Rural) and District–NAGPUR, in favor of (1) Shri. Ankush Govinda Banait, (2) Shri. Gunvanta Laxmanrao Khadse, (3) Shri. Rajhans Laxmanrao Khadse, (4) Shri. Chhatrapal Laxmanrao Khadse, (5) Shri. Shrihari Laxmanrao Khadse, (6) Shri. Shrikant Bhaiyaji Banait, (7) Sau. Sandhya Krushnarao Dhawad, (8) Sau. Seema Narendra Dhote and (9) Smt. Sushila Bhaiyaji Banait, by way of relinquishment Deed dated 26-12-2008, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur, in Book No. 1, bearing Sr. No. 8616-2008 on even date; AND

That, the aforesaid Agricultural land comprising Khasra/Survey No. 9 of Mouza–Takli, having an area of 19.03 Hectares, Rentai Rs. 145.91 Yearly, converted from Occupancy Class-2 to Occupancy Class-1 Rights vide Order passed by the Sub-Divisional Officer, Nagpur, vide its Order Dated 26-11-2009, in Revenue Case No. 37/LND-181/2009-2010; AND

That, the aforesaid (1) Shri. Ankush Govinda Banait, (2) Shri. Gunvanta Laxmanrao Khadse, (3) Shri. Rajhans Laxmanrao Khadse, (4) Shri. Chhatrapal Laxmanrao Khadse, (5) Shri. Shrihari Laxmanrao Khadse, (6) Shri. Shrikant Bhaiyaji Banait, (7) Sau. Sandhya Krushnarao Dhawad, (8) Sau. Seema Narendra Dhote and (9) Smt. Sushila Bhaiyaji Banait, executed a Partition Deed on dated 03-12-2009 for aforesaid property comprising ALL THAT Piece and parcel of Land bearing Kh. No. 9 of MOUZA-TAKLI, having an area of 19.03 Hectares, Rental Rs. 145.91 Yeariy, held in Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Takii, in Tahsil–Nagpur (Rural) and District–NAGPUR and in

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terms of which the aforesaid property comprising (a) Northern Portion of Kh. No. 9 of MOUZA-TAKLI, having an area of 9.72 Hectares and Southern Half Portion having an area of 3.84 Hectares came to the share of Shri. Ankush Govinda Banait, now renumbered and allotted new Survey No. 9/1 and (b) Southern Half Portion of Kh. No. 9 of MOUZA-TAKLI, having an area of 3.85 Hectares came to the share of (1) Shri. Shrikant Bhaiyaji Banait, (2) Sau. Sandhya Krushnarao Dhawad, (3) Sau. Seema Narendra Dhote, (4) Smt. Sushila Bhaiyaji Banait Jointly and (c) Southern Half Portion of Kh. No. 9 of MOUZA-TAKLI, having an area of 1.62 Hectares came to the share of (1) Shri. Gunvanta Laxmanrao Khadse, (2) Shri. Rajhans Laxmanrao Khadse, (3) Shri. Chhatrapal Laxmanrao Khadse, (4) Shri. Shrihari Laxmanrao Khadse, and the said Partition Deed are duly registered in the Office of the Sub-Registrar Nagpur-7, in Additional Book No. 1, bearing Registration No. 8217-2009 on dated 03-12-2009, Jointiy absolutely forever with heritable and transferable rights therein; AND

That, the aforesaid Agricultural land comprising Khasra/Survey Nc. 9 of Mouza–Takli, is converted for Non Agricultural (Residential) Use by the Collector, Nagpur bearing No. Prastutkar/Jilhadhikari/Kavi-654/2010 Nagpur vide its Order Dated 15-04-2010, passed by the Collector, Nagpur passed in Revenue Case No. 262/N.A.P-34/2009-2010; AND

That, the aforesaid Shri. Ankush Govinda Banait ieft for heavenly abode on 05-04-2011 and Mrs. Indirabai Jhamdev Rakas left for heavenly abode on 01-01-2011 consequent upon his death/demise the aforesaid property devolved upon his widow namely Smt. Sarswatibai wd/o Ankush Banait, Five Sons namely (1) Shri. Deorao Ankush Banait, (2) Shri. Rambhau Ankush Banait, (3) Shri. Sahebrao Ankush Banait, (4) Shri. Babarao Ankush Banait, (5) Shri. Vinodrao Ankush Banait, and Only daughter namely Sau. Shalini Vijay Bhingare, and Four Grandsons namely (1) Shri. Chandrakant Zamdeo Rakas, (2) Shri. Suryakant Zamdev Rakas, (3) Shri. Laxmikant Zamdeo Rakas, (4) Shri. Ravikant Zamdeo Rakas, jointly by way of intestate succession, being the only legai heirs of the deceased Shri. Ankush Govinda Banait and Mrs. Indirabai Jhamdev Rakas and the same is accordingly recorded in the Revenue Records Vide Ferfar Entry No. 905, Dated 05-04-2023; AND

That, the aforesaid (1) Smt. Sarswatibai wd/o Ankush Banait, (2) Shri. Deorao Ankush Banait, (3) Shri. Rambhau Ankush Banait, (4) Shri. Sahebrao Ankush Banait, (5) Shri. Babarao Ankush Banait, (6) Shri. Vinodrao Ankush Banait, (7) Sau. Shalini Vijay Bhingare, (8) Shri. Chandrakant Zamdeo Rakas, (9) Shri. Suryakant Zamdev Rakas, (10) Shri. Laxmikant Zamdeo Rakas, (11) Shri. Ravikant Zamdeo Rakas, later on jointly transferred/scld their portion of aforesaid property comprising ALL THAT Piece and parcel of land admeasuring 2.96 Hectares, Rental Rs. 22.67 Yeariy, being the PORTION of the entire land bearing **Kh. No. 9/1** of **MOUZA-TAKLI**, P. S. K. 36-A having an total area of 9.72 Hectares, held in Class-1 Rights, including all kinds of

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Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village–Takli, in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Sale to Vyankatesh Builders and Developers Partnership firm through Partners (1) Shri. Kishor Hansraj Jham and (2) Shri. Rajgopal Sikandar Jham, by a Sale Deed dated 02-03-2020, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-07, in Additionai Book No. 1, bearing Registration No. 1761-2020 on even date and the same is accordingly recorded in Revenue Records vide Ferfar Entry No. 824; AND

That, the aforesaid Smt. Sarswatibai wd/o Ankush Banait left for heavenly abode on 2021 and consequent upon his death/demise the aforesaid property devolved upon his Five Sons namely (1) Shri. Deorao Ankush Banait, (2) Shri. Rambhau Ankush Banait, (3) Shri. Sahebrao Ankush Banait, (4) Shri. Babarao Ankush Banait, (5) Shri. Vinodrao Ankush Banait, and Only daughter namely Sau. Shalini Vijay Bhingare, and Four Grandsons namely (1) Shri. Chandrakant Zamdeo Rakas, (2) Shri. Suryakant Zamdev Rakas, (3) Shri. Laxmikant Zamdeo Rakas, (4) Shri. Ravikant Zamdeo Rakas, jointly by way of intestate succession, being the cniy legal heirs of the deceased Smt. Sarswatibai wd/o Ankush Banait and the same is accordingly recorded in the Revenue Records; AND

That, the aforesaid (1) Shri. Deorao Ankush Banait, (2) Shri. Rambhau Ankush Banait, (3) Shri. Sahebrao Ankush Banait, (4) Shri. Babarao Ankush Banait, (5) Shri. Vinodrao Ankush Banait, (6) Sau. Shalini Vijay Bhingare, (7) Shri. Chandrakant Zamdeo Rakas, (8) Shri. Suryakant Zamdev Rakas, (9) Shri. Laxmikant Zamdeo Rakas, (10) Shri. Ravikant Zamdeo Rakas, later on jointly transferred/sold their portion of aforesaid property comprising ALL THAT Piece and parcel of land admeasuring 6.76 Hectares, Rental Rs. 51.78 Yearly, being the PORTION of the entire land bearing **Kh. No. 9/1** of **MOUZA-TAKLI**, P. S. K. 36-A having an total area of 9.72 Hectares, held in Class-1 Rights, inciuding all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and ail other easementary rights appurtenant and belonging thereto, situated at Viliage–Takli, in Tahsil–Nagpur (Rural) and District–NAGPUR, by way of Sale to Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj Hemchand Jain, by a Sale Deed dated 08-03-2023, which is duly registered at the Offico of the Joint Sub-Registrar, Nagpur-07, in Additional Book No. 1, bearing Registration No. 2142-2023 cn even date and the same is accordingly recorded in Revenue Records vide Ferfar Entry No. 905, Dated 05-04-2023; AND

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It is observed that the said Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj

Hemchand Jain later on prepared a layout on the said land by carving various plots of different sizes and the said layout yet not sanctioned.

That the above mentioned property is present at standing in the name of Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmai Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj Hemchand Jain. The concern records of the Sub-registrar Nagpur and other relevant document of Grampanchayat shows that Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj Hemchand Jain is the legal owners thereof having every capacity to transfer the same or create the rights or charges thereupon inclusive of bank mortgage. That, while verifying the index register and day books made available at office of the Sub-Registrar Nagpur, I did not come across with any adverse entry as to encumbrances and after pursuing all relevant documents, I certified that the above described property held by Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj Hemchand Jain is free from all the encumbrances, Charges or impediments and same is not transferred to anybody by any mode of transfer and the same and transferable and have a good valid and marketabie title thereon and have right to transfer property is gocd marketable title. That I am satisfied that the property described in the schedule is heritable the property described in the schedule the facts and the events material to the title have been satisfactorily proved.

Sr. No.

1) 7/12 extract as on date of application for registration in the name of Vision Infra Partnership Firm through Partners (1) Shri. Girish Yadaorao Sakharkar, (2) Shri. Vijay Rajkumar Jain, (3) Shri. Birendrakumar Onkarmal Yaduka, (4) Sau. Kishori Vijay Zalke and (5) Shri. Pankaj Hemchand Jain.
2) Mutation Entry No. 905, dated 05-04-2023.
3) Search report for 13 years from 2011 to 2023 taken from sub-Registrar Office No. 7 at Nagpur.
4) Any other reievant title; As per above mentioned title history
5) Prima facie no litigation found over the property.
6)

Adv. Yogesh Advocate Nagpur

NAGPUR
DATED 04-08-2023

Adv. Yogesh S. Gonnade
(ADVOCATE)