

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

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

Mob. : 7385182509

LEGAL TITLE SEARCH REPORT

SUB: - TITLE CLEARANCE SEARCH REPORT WITH RESPECT OF SAID PLOT NO. 273, BEING A PORTION OF THE ENTIRE LAND BEARING KH. NOS. 4/1, 4/2, 9/1, 9/2, 9/3 AND 18 OF MOUZA-BELTARODI, SITUATED AT TAHSIL-NAGPUR (RURAL), DISTRICT NAGPUR.

I have investigated the title of the said Plot on the request of **M/S. VCMI CONSTRUCTIONS LLP**, acting through its Authorized Partners **(1) Shri. Bharat S/o Swaroopchand Chaware, (2) Shri. Parag S/o Anantrao Saraf, (3) Shri. Rahul S/o Jagdish Bondre, (4) Shri. Harsh S/o Anish Chhajer**, following documents i.e.: -

1. DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of land bearing Plot No. 273 admeasuring about 3856.75 Sq. Mtrs., being a portion of the entire land bearing Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-Beltarodi, P. S. K. 38, (identified as separate Kh. No. 4/1/2/9/1/2/3/18/273), including all other easementary rights appurtenant belonging thereto, Situated at Village-Beltarodi, Within the limits of Nagar Panchayat Besa, Pipla, Nagpur in Tahsil-Nagpur (Rural) and District-NAGPUR and bounded as under -

ON THE EAST	-	BY PLOT NO. 272,
ON THE WEST	-	BY KHASRA. NO. 9,
ON THE NORTH	-	BY 12.00 MTRS. WIDE ROAD,
ON THE SOUTH	-	BY PLOT NO. 272.

2. THE DOCUMENTS OF ALLOTEMENT OF SAID PLOT/LAND:-

Sr. No.	Date of Document	Name of Document	Whether Original/Certified
1	11-04-2023	Agreement to Sale	Original
2	12-04-2023	Power of Attorney	Original
3	21-08-2023	Sale Deed	Original

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

4. Search report for 13 years from 2010 to 2023 vides GRN No. MH011529818202324P.



Contd. ...

5. 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. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed**, clear, marketable and without any encumbrance.

Owners of the Said Plot:-

- 1) **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed** of Plot No. 273.
- 2) The report reflecting the flow of the title of the **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed** on the said Plot is enclosed herewith as annexure.



DATED 28-11-2023
Nagpur

Adv. Yogesh S. Gonnade
(ADVOCATE)



CHALLAN
MTR Form Number-6



GRN	MH011529818202324P	BARCODE			Date	28/11/2023-13:32:18		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					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.		34 RAMKRUSHNA NAGAR			
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				325.00	Road/Street		UMRED ROAD			
					Area/Locality		DIGHORI NAGPUR			
					Town/City/District					
					PIN		4 4 0 0 3 4			
					Remarks (If Any)					
					MOUZA BELTARODI PLOT NO 273 AREA 3856.75 SQ MTRS KH NO					
					4/1/2/9/1/2/3/18/273 P H NO 38					
					Amount In		Three Hundred Twenty Five Rupees Only			
Total				325.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	10000502023112803443		2284489815732	
Cheque/DD No.					Bank Date	RBI Date	28/11/2023-13:32:44		Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 7385182509



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 Agricultural land bearing Khasra/Survey No. 4 of Mouza-Beltarodi, P. S. K. 38 having an area of 4.34 Hectares, Rental Rs. 22.00, held in Bhogwatdar Class-1 Rights, situated at Village-Beltarodi, within the limits of the Grampanchayat-Besa in Tahsil-Nagpur (Rural) and District-NAGPUR, Originally belonged to Smt. Shalinibai Govindrao Kashikar, being her separate property having been allotted the same to her exclusive share in a Family Partition Dated 15-10-1958; AND

That, ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey No. 9 of Mouza-Beltarodi, P. S. K. 38 having an area of 8.17 Hectares, Rental Rs. 2000/-, held in Bhogwatdar Class-1 Rights, situated at Village-Beltarodi, Within the limits of the Grampanchayat-Besa in Tahsil-Nagpur (Rural) and District-NAGPUR, Originally belonged to Smt. Shalinibai Govindrao Kashikar and Shri. Sanjay Govindrao Kashikar, being their separate property; AND

That, ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey No. 18 of Mouza-Beltarodi, P. S. K. 38 having an area of 3.48 Hectares, Rental Rs. 17.00, held in Bhogwatdar Class-1 Rights, situated at Village-Beltarodi, Within the limits of the Grampanchayat-Besa in Tahsil-Nagpur (Rural) and District-NAGPUR, Originally belonged to Shri. Sanjay Govindrao Kashikar, being his separate property; AND

That, Smt. Shalinibai Govindrao Kashikar later on transferred out of her share in the said Khasra/Survey No. 9 having an area of 2.02 Hectares, by way of Sale to her son Shri. Chandan Govindrao Kashikar, by a Sale Deed Dated 14-12-1994, which is duly registered at the Office of the Sub-Registrar, Nagpur-11 in Addl. Book No. 1, Volume No. 1095 on Pages 41 to 44 at Sr. No. 2801 on 23-03-1995. The said land having an area of 2.02 Hectares was renumbered as Khasra/Survey No. 9/3 of Mouza-Beltarodi; AND

That, Smt. Shalinibai Govindrao Kashikar later on transferred out of her share in the said Khasra/Survey No. 9 having an area of 2.00 Hectares, by way of Gift to her daughter-in-law Smt. Jaymala Vijay Kashikar, by a Gift Deed Dated 29-02-2000, which is duly registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 880 on Pages 55 to 60 at Sr. No. 814 on 03-03-2000. The said land having an area of 2.00 Hectares was renumbered as Khasra/Survey No. 9/2 of Mouza-Beltarodi; AND

That, Shri. Sanjay Govindrao Kashikar, has retained 4.15 Hectares of land out of the Khasra/Survey No. 9 of Mouza-Beltarodi for his exclusive use and occupation. The said land having an area of 4.15 Hectares was renumbered as Khasra/Survey No. 9/1 of Mouza-Beltarodi; AND



That, Smt. Shalinibai Govindrao Kashikar later on transferred having an area of 1.21 Hectares, Rental Rs. 6.00 out of Khasra/Survey No. 4 of Mouza-Beltarodi, by way of Gift to her Grandson Shri. Saish Vijay Kashikar and Grand-daughter Mrs. Pratiksha Rishikesh Mayee, by a Gift Deed Dated 15-05-2000, which is duly registered at the Office of the Sub-Registrar, Nagpur-1 in Addl. Book No. 1, Volume No. 65 on Pages 20 to 250 at Sr. No. 1445(P) on 18-08-2000. The said land having an area of 1.21 Hectares was renumbered as Khasra/Survey No. 4/2 of Mouza-Beltarodi; AND

That, the Urban Land (Ceiling and Regulation) Act, 1976 having come into force w.e.f. 17-2-1976 the said Smt. Shalinibai Govindrao Kashikar and others had filed a Statement/Return Under Section 6(i) of the said Act before the Additional Collector and Competent Authority, U.L.C., Nagpur and on completion of his enquiry, the said authority vide its Order passed in ULC Case No. 72/2005 Dated 01-02-2006 declared 130500 Sq. Mtrs. of land out of the aforesaid Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-BELTARODI as a surplus vacant land within the meaning of the said Act. The provisions of the said act were made applicable to the instant land in the year 2002 and thereby they said authority had ordered to deliver a piece of land containing by admeasurements 8775 Sq. Mtrs. to State Government free of cost. Accordingly the said land of 8775 Sq. Mtrs. was delivered to the Government of Maharashtra. After deduction of said land and as per the amended revenue records the area of each survey number described above was as under: Kh. No. 4/1 admeasuring area 2.96 Hectares, Kh. No. 4/2 admeasuring area 1.10 Hectares, Kh. No. 9/1 admeasuring area 4.00 Hectares, Kh. No. 9/2 admeasuring area 1.85 Hectares, Kh. No. 9/3 admeasuring area 1.85 Hectares and Kh. No. 18 admeasuring area 3.33 Hectares, thus totaling 15.09 Hectares; AND

That, Smt. Shalinibai Govindrao Kashikar and others later on applied for exemption to the aforesaid surplus vacant land containing by admeasurements 130500 Sq. Mtrs. under Talegaon Dabhade Scheme; AND

That, considering their application the Government of Maharashtra through competent Authority (U.L.C.), Nagpur vides his Order Dated 09-02-2006 passed in Case No. ATP/ULC/TD(646)/Beltarodi/2006/247 exempted the said Surplus vacant land Under Section 20(1)(2) of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) for providing Plots and/or Construction of Tenements thereon in accordance with the Special Dispensation issued by The Government Resolution, Housing and Special Assistance Department Mantralaya, Mumbai in Resolution No. CSC/ULC/1091/5(3977) D-III, Dated 15-01-1992 upon the several terms and conditions contained therein; AND

That, the aforesaid entire lands comprising Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-Beltarodi are converted for Non Agricultural (Residential) Use by the Collector, Nagpur, bearing No. Prastutkar/Jilhadhikari/Kavi-1445/2006, vide his Order Dated 08-04-2006, passed by the Collector, in Revenue Case No. 538/NAP-34/2005-2006; AND

That, on 08-11-2006 provisional Map in respect of total land admeasuring 15.09 Hectares bearing Kh. Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-Beltarodi was sanctioned by Additional Collector and Competent Authority ULC Nagpur and Assistant Town Planner, ULC Nagpur; AND



That, during her life time said Smt. Shalinibai Govindrao Kashikar executed her WILL on 06-09-2008 and thereby she has bequeathed the said Khasra/Survey No. 4/1 of Mouza-Beltarodi having an area of 3.11 Hectares, Rental Rs. 16.00 to her son Shri. Mohan Govindrao Kashikar absolutely forever with heritable and transferable rights therein. The said Will Dated 06-09-2008 is duly notarized by Shri. Narendra G. Jetha, Advocate; AND

That, during the life time of Smt. Shalinibai Govind Kashikar, the Map in respect of Kh. Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-Beltarodi, P. H. No. 38 Tahsil Nagpur Gramin District-NAGPUR was revised by Competent Authority vide sanction map dated 18/02/2015; AND

That, they said Smt. Shalinibai Govindrao Kashikar breathed her last on 04-08-2015 and consequent upon her death/demise the said Kh. No. 4/1 of Mouza-Beltarodi devolved upon her son Shri. Mohan Govindrao Kashikar, in terms of her last Will Dated 06-09-2008; AND

That, by the same Will dated 06-09-2008, the said Smt. Shalinibai Govindrao Kashikar has bequeathed some plots of land as under: - Plot admeasuring 365 Sq. Mtrs. (numbered as Plot No. 57-A) to Shri. Kishor Govindrao Kashikar, Shri. Vishwas Kishor Kashikar, Shri Rupesh Kishor Kashikar; Plot admeasuring 365 Sq. Mtrs. (numbered as Plot No. 57-B) to Shri. Narayan Govindrao Kashikar, Shri. Sachin Narayan Kashikar, Smt. Anjali Girish Vaidya; Plot admeasuring 400.22 Sq. Mtrs. (numbered as Plot No. 56) to Shri. Padmakar Govindrao Kashikar, Mrs. Priti Ashish Saoji and Shri. Prasanna Padmakar Kashikar; Plot admeasuring 518.70 Sq. Mtrs. (numbered as Plot No. 104) to Shri. Vinod Govindrao Kashikar, Mrs. Shruti Vinod Kashikar and Shri. Anuj alias Shriram Vinod Kashikar; Plot admeasuring 382.50 Sq. Mtrs. (numbered as Plot Nos. 25, 128, 129) to Smt. Usha Dattatraya Saoji. Consequent upon her death/demise the said plots devolved upon the persons named hereinabove, in terms of her last Will Dated 06-09-2008. Thus the total holding of land is around 0.68 Acres; AND

That, the (1) Smt. Jaymala Wd/O Late Shri. Vijay Kashikar, (2) Shri. Saish S/O Late Shri. Vijay Kashikar, (3) Mrs. Pratiksha W/O Rishikesh Mayee, (4) Shri. Mohan S/O Late Shri. Govindrao Kashikar, (5) Shri. Sanjay S/O Late Shri. Govindrao Kashikar And (6) Shri. Chandan S/O Late Shri. Govindrao Kashikar have acquired the ownership relating to said Plots in terms of the Partition Deed Dated 02-03-2023 and the same is duly mutated in the separate 7/12 extract in their names vide Entry No. 3852, Dated 13-03-2023. As a result, become the Joint/Co-owners of the aforesaid property with heritable and transferable rights therein; AND

That, the aforesaid land of Khasra/Survey/Gut No. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of MOUZA-BELTARODI, P. S. K. 38, is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural), bearing No. Prastutkar/Kavi-1469/2022, vide his Order Dated 19-09-2022, passed by the Collector, vide his Order Dated 09-12-2022, passed in Revenue Case Nos. 74/NAP-34/2022-23; AND

That, the aforesaid Co-owners (1) Shri. Saish Vijay Kashikar, (2) Smt. Pratisha Vijay Kashikar, (3) Shri. Sanjay Govindrao Kashikar, (4) Smt. Jaymala Vijay Kashikar, (5) Shri. Chandan Govindrao Kashikar, (6) Shri. Mohan Govindrao Kashikar, (7) Shri. Vinod Govindrao Kashikar, (8) Miss. Shruti Vinod Kashikar, (9) Shri. Padmakar Govindrao Kashikar, (10) Mrs. Priti Ashish Saoji, (11) Shri. Prasanna Padmakar Kashikar, (12) Shri. Kishor Govindrao Kashikar, (13) Shri. Vishwas Kishor Kashikar, (14) Shri. Rupesh Kishor Kashikar, (15) Smt. Anjali Girish Vaidya, (16) Smt. Rekha Narayan Kashikar, (17) Shri. Sachin Narayan Kashikar, (18) Shri.



Jaideep Dattatraya Saoji, (19) Shri. Vaibhav Dattatraya Saoji, (20) Mrs. Bharti Chandrakant Umalkar, and (21) Mrs. Pallavi Prasanna Paturkar later on carved out proposed Residential Layout on its properties for diversion of the aforesaid lands for Non Agricultural (Residential) Use, the layout plan of the same is Final sanctioned by the Nagar Panchayat Besa-Pipla, Nagpur vides its Outward No. N. P. B. P./N. R. V./Exe. E. Manjuri/112, Dated 06-04-2023 upon the several terms and conditions contained therein and recommended to the Nagar Panchayat Besa-Pipla, Nagpur for permission of Non Agricultural (Residential) order; AND

That, the purpose of development of said land the aforesaid Co-owners (1) Shri. Saish Vijay Kashikar, (2) Smt. Pratisha Vijay Kashikar, (3) Shri. Sanjay Govindrao Kashikar, (4) Smt. Jaymala Vijay Kashikar, (5) Shri. Chandan Govindrao Kashikar, (6) Shri. Mohan Govindrao Kashikar, (7) Shri. Vinod Govindrao Kashikar, (8) Miss. Shruti Vinod Kashikar, (9) Shri. Padmakar Govindrao Kashikar, (10) Mrs. Priti Ashish Saoji, (11) Shri. Prasanna Padmakar Kashikar, (12) Shri. Kishor Govindrao Kashikar, (13) Shri. Vishwas Kishor Kashikar, (14) Shri. Rupesh Kishor Kashikar, (15) Smt. Anjali Girish Vaidya, (16) Smt. Rekha Narayan Kashikar, (17) Shri. Sachin Narayan Kashikar, (18) Shri. Jaideep Dattatraya Saoji, (19) Shri. Vaibhav Dattatraya Saoji, (20) Mrs. Bharti Chandrakant Umalkar, and (21) Mrs. Pallavi Prasanna Paturkar, entered into Agreement of Development with Nagar Panchayat Besa-Pipla, Nagpur, vides Permit No. 111, dated 06-04-2023 upon several terms and conditions contained therein; AND

That, the aforesaid Co-owners (1) Shri. Saish Vijay Kashikar, (2) Smt. Pratisha Vijay Kashikar, (3) Shri. Sanjay Govindrao Kashikar, (4) Smt. Jaymala Vijay Kashikar, (5) Shri. Chandan Govindrao Kashikar, (6) Shri. Mohan Govindrao Kashikar, (7) Shri. Vinod Govindrao Kashikar, (8) Miss. Shruti Vinod Kashikar, (9) Shri. Padmakar Govindrao Kashikar, (10) Mrs. Priti Ashish Saoji, (11) Shri. Prasanna Padmakar Kashikar, (12) Shri. Kishor Govindrao Kashikar, (13) Shri. Vishwas Kishor Kashikar, (14) Shri. Rupesh Kishor Kashikar, (15) Smt. Anjali Girish Vaidya, (16) Smt. Rekha Narayan Kashikar, (17) Shri. Sachin Narayan Kashikar, (18) Shri. Jaideep Dattatraya Saoji, (19) Shri. Vaibhav Dattatraya Saoji, (20) Mrs. Bharti Chandrakant Umalkar, and (21) Mrs. Pallavi Prasanna Paturkar, as got the said layout submitted to Competent Authority, Collector, Nagpur and received the NOC for Sale of Plot for said Layout vides Outward No. AKA./U.L.C./Kavi-86-2023, Dated 10-04-2023 upon several terms and conditions contained therein; AND

That, the aforesaid Co-owners (1) Smt. Jaymala Wd/O Late Shri. Vijay Kashikar, (2) Shri. Saish S/O Late Shri. Vijay Kashikar, (3) Mrs. Pratiksha W/O Rishikesh Mayee, (4) Shri. Mohan S/O Late Shri. Govindrao Kashikar, (5) Shri. Sanjay S/O Late Shri. Govindrao Kashikar And (6) Shri. Chandan S/O Late Shri. Govindrao Kashikar, entered into agreement to sale of ALL THOSE pieces and parcels of land bearing Plot Nos. 272 and 273 containing by admeasurements 7043.03 Sq. Mtrs. and 3856.75 Sq. Mtrs. respectively, being a portion of the entire land bearing Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-Beltarodi, P. S. K. 38, (identified as separate Kh. Nos. 4/1/2/9/1/2/3/18/272 and 4/1/2/9/1/2/3/18/273), including all other easementary rights appurtenant belonging thereto, situated at Village-Beltarodi, within the limits of Nagar Panchayat Besa, Pipla, Nagpur in Tahsil-Nagpur (Rural) and District-NAGPUR, in favor of **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed**, vides Registered Agreement to Sale dated 11-04-2023, which is duly registered at Additional Book No. 1, bearing Registration No. 3435-2023 to Sub-registrar office Nagpur-07; AND



That, the aforesaid Co-owners (1) Smt. Jaymala Wd/O Late Shri. Vijay Kashikar, (2) Shri. Saish S/O Late Shri. Vijay Kashikar, (3) Mrs. Pratiksha W/O Rishikesh Mayee, (4) Shri. Mohan S/O Late Shri. Govindrao Kashikar, (5) Shri. Sanjay S/O Late Shri. Govindrao Kashikar And (6) Shri. Chandan S/O Late Shri. Govindrao Kashikar, later on executed Power of Attorney for aforesaid Property i.e. ALL THOSE pieces and parcels of land bearing Plot Nos. 272 and 273 containing by admeasurements 7043.03 Sq. Mtrs. and 3856.75 Sq. Mtrs. respectively, being a portion of the entire land bearing Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-Beltarodi, P. S. K. 38, (identified as separate Kh. Nos. 4/1/2/9/1/2/3/18/272 and 4/1/2/9/1/2/3/18/273), including all other easementary rights appurtenant belonging thereto, situated at Village-Beltarodi, within the limits of Nagar Panchayat Besa, Pipla, Nagpur in Tahsil-Nagpur (Rural) and District-NAGPUR, in favor of **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed**, vides Power of Attorney dated 12-04-2023, which is duly registered at Additional Book No. 4, bearing Registration No. 3446-2023 to Sub-registrar office Nagpur-07; AND

That, the aforesaid Co-owners (1) Shri. Saish Vijay Kashikar, (2) Smt. Pratisha Vijay Kashikar, (3) Shri. Sanjay Govindrao Kashikar, (4) Smt. Jaymala Vijay Kashikar, (5) Shri. Chandan Govindrao Kashikar, (6) Shri. Mohan Govindrao Kashikar, (7) Shri. Vinod Govindrao Kashikar, (8) Miss. Shruti Vinod Kashikar, (9) Shri. Padmakar Govindrao Kashikar, (10) Mrs. Priti Ashish Saoji, (11) Shri. Prasanna Padmakar Kashikar, (12) Shri. Kishor Govindrao Kashikar, (13) Shri. Vishwas Kishor Kashikar, (14) Shri. Rupesh Kishor Kashikar, (15) Smt. Anjali Girish Vaidya, (16) Smt. Rekha Narayan Kashikar, (17) Shri. Sachin Narayan Kashikar, (18) Shri. Jaideep Dattatraya Saoji, (19) Shri. Vaibhav Dattatraya Saoji, (20) Mrs. Bharti Chandrakant Umalkar, and (21) Mrs. Pallavi Prasanna Paturkar has got the said lay out submitted under the provisions of Real Estates (Regulation and Development) Act, 2016 and the Competent Authority MAHARERA granted registration no. P50500051377, dated 08-06-2023; AND

That, the Nagar Panchayat Besa-Pipla, Nagpur has issued a Release Letter for plots out of the aforesaid layout vide its Outward No. N. P. B. P./N. R. V. Bhu. Muk/511, Dated 18-07-2023; AND

That, the aforesaid (1) Smt. Jaymala Wd/o Late Shri. Vijay Kashikar, (2) Shri. Saish S/o Late Shri. Vijay Kashikar, (3) Mrs. Pratiksha W/o Rishikesh Mayee, (4) Shri. Mohan S/o Late Shri. Govindrao Kashikar, (5) Shri. Sanjay S/o Late Govindrao Kashikar and (6) Shri. Chandan S/o Late Shri. Govindrao Kashikar through their Power of Attorney Holder **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners **Shri. Rahul S/o Jagdish Bondre**, transferred/sold the property comprising ALL THOSE pieces and parcels of land bearing Plot Nos. 272 and 273 containing by admeasurements 7043.03 Sq. Mtrs. and 3856.75 Sq. Mtrs. respectively, being a portion of the entire land bearing Khasra/Survey Nos. 4/1, 4/2, 9/1, 9/2, 9/3 and 18 of Mouza-Beltarodi, P. S. K. 38, (identified as separate Kh. Nos. 4/1/2/9/1/2/3/18/272 and 4/1/2/9/1/2/3/18/273), including all other easementary rights appurtenant belonging thereto, situated at Village-Beltarodi, within the limits of Nagar Panchayat Besa, Pipla, Nagpur in Tahsil-Nagpur (Rural) and District-NAGPUR, in favor of **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed**, vides Sale Deed dated 21-08-2023, which is duly registered at Additional Book No. 1, bearing Registration No. 8741-2023 to Sub-registrar office Nagpur-07 on 24-08-2023 and the same is mutated in all Relevant Records; AND



I have also taken the inspection of above Property from documents supplied by the applicants wherein the name of **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed** is muted his name in the recorded in the record of 7/12 Extract issued by Tahsildar.

I have also taken the inspection of above Property from documents supplied by the applicants wherein the name of **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed** is muted his name in the recorded in the record of rights of Nagar Panchayat Besa-Pipla, Nagpur.

That the above-mentioned property at present is standing in the name of **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed**. The concern records show that **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed** had owned the said property and she is the legal owner thereof having every capacity to transfer the same or create the rights or charges thereupon.

That the above mentioned property is present at standing in the name of **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed**. The concern records of the Sub-registrar Nagpur and other relevant document of Nagar Panchayat Besa, Pipla, and Nagpur shows that **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajedis** the legal owner 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 **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed** 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 marketable title thereon and have right to transfer property is good 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 **M/S. VCM CONSTRUCTIONS LLP**, acting through its Authorized Partners (1) **Shri. Bharat S/o Swaroopchand Chaware**, (2) **Shri. Parag S/o Anantrao Saraf**, (3) **Shri. Rahul S/o Jagdish Bondre**, (4) **Shri. Harsh S/o Anish Chhajed**.
- 2) Mutation Entry No. 4069
- 3) Search report for 13 years from 2010 to 2023 taken from sub-Registrar Office No. 7 at Nagpur.
- 4) Any other relevant title; As per above mentioned title history
- 5) Prima facie no litigation found over the property.

NAGPUR
DATED 28-11-2023




Adv. Yogesh S. Gonnade
(ADVOCATE)