

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that Piece and Parcel of the land admeasuring 3900 Sq. Mtrs, Kh No.248/2, City survey No. 1042 , Sheet No. 550/83, Ward No. 61, PH No.11 of Mouza Zingabai Takli (City), situated within the limits of Nagpur Municipal Corporation , Tahsil & District - Nagpur, bounded as follows -

TO THE EAST : 9 M wide Road

TO THE WEST : Land of Shri Chaudhary

TO THE NORTH : Land bearing Khasra No. 248/1 (Darshana Co Op Society)

TO THE SOUTH : Land Khasra No. 248/2 Portion A (Green Edifice infrastructures)

I have investigated the title of the said plots on the request of OAK STERLING VISTA LLP, residing at 4th Floor, "Oak Insignia", Ravindranath Tagore Road, Near Board Office, Civil Lines, Nagpur-440 001 represented through its Designated Partner Mr. Omair S/o Abdul Khader Masood . and following documents i.e:-

1) Description of the property.

All that Piece and Parcel of the land admeasuring 3900 Sq. Mtrs, Kh No.248/2, City survey No. 1042 , Sheet No. 550/83, Ward No. 61, PH No.11 of Mouza Zingabai Takli (City), situated within the limits of Nagpur Municipal Corporation , Tahsil & District - Nagpur

2) The documents of allotment of plot.

- (i) Sale Deed dt. 01/03/2024 registered with Sub Registrar, Nagpur – 4 at Book No. 1 at Sr. No. 2379-2024 dt. 001/03/2024 executed by Ikon Remedies Pvt Ltd in favour of Oak Sterling Vista LLP.
- (ii) 7/12 Extract / PR Card for the previous Owner M/s Ikon Remedies Pvt Ltd vide Mutation entry No. 39435 dated 22/07/2019.
- (iii) 7/12 Extract / PR Card for the Owner M/s Oak Sterling Vista LLP-Copy of Application for Mutation.


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- 3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I have verified the relevant records of Sub- Registrar , Nagpur and inspected the relevant deeds, documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above.

I am of the opinion there is no litigation is pending in respect of

All that Piece and Parcel of the land admeasuring 3900 Sq. Mtrs, Kh No.248/2, City survey No. 1042 , Sheet No. 550/83, Ward No. 61, PH No.11 of Mouza Zingabai Takli (City), situated within the limits of Nagpur Municipal Corporation , Tahsil & District - Nagpur,

in any court or before any authority.

That the title of

Oak Sterling Vista LLP, for

All that Piece and Parcel of the land admeasuring 3900 Sq. Mtrs, Kh No.248/2, City survey No. 1042 , Sheet No. 550/83, Ward No. 61, PH No.11 of Mouza Zingabai Takli (City), situated within the limits of Nagpur Municipal Corporation , Tahsil & District - Nagpur,

is clear, Marketable and without any encumbrances.

Owners of the Land

Oak Sterling Vista LLP, for

All that Piece and Parcel of the land admeasuring 3900 Sq. Mtrs, Kh No.248/2, City survey No. 1042 , Sheet No. 550/83, Ward No. 61, PH No.11 of Mouza Zingabai Takli (City), situated within the limits of Nagpur Municipal Corporation , Tahsil & District - Nagpur

The report reflecting the flow of the title of

Oak Sterling Vista LLP, for

All that Piece and Parcel of the land admeasuring 3900 Sq. Mtrs, Kh No.248/2, City survey No. 1042 , Sheet No. 550/83, Ward No. 61, PH No.11 of Mouza Zingabai Takli (City), situated within the limits of Nagpur Municipal Corporation , Tahsil & District - Nagpur,

is enclosed herewith as annexure.

REMARKS :

ENCL : ANNEXURE

Date : 09/03/2024


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FORMAT - A
(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

- (i) 7/12 Extract / PR Card for the previous Owner M/s Ikon Remedies Pvt Ltd vide Mutation entry No. 39435 dated 22/07/2019.
- (ii) 7/12 Extract / PR Card for the Owner M/s Oak Sterling Vista LLP-Copy of Application for Mutation.

NARRATION ON FLOW OF TITLE:

Mr. Ishwardayal Ramkhilawan Pande was the absolute owner and in possession of all that piece and parcel of land portion "D" as shown in the compromised map admeasuring 3935 Sq. mtrs. (0.3935 HR) or 0.39 HR as per 7/12 extract being represented up to two decimals) owned under Malik Makbuj/ Freehold rights of ownership being a portion of the entire Kh. 248/2 of Mouza Zingabal Takli, PH No. 11 situated in Tahsil and District Nagpur bearing City Survey No. 1042, Sheet No. 550/83 of Mouza Zingabal Takli, Ward No. 61 of Nagpur along with all rights attached to the above entire land (hereinafter referred to as the said "Property") more particularly described in the Schedule hereunder written.

The said Property was forming part of the larger land admeasuring about 4.24 acres (4.007 acres as per actual measurement) bearing Kh No. 248/2, of Mouza Zingabai Takli, PH No. 11, situated in Tahsil and District Nagpur and was owned by Mr. Ramrao Baliram Mane (hereinafter referred to as the said "Larger Property").

One Mr. Ramrao Baliram Mane, had instituted a Regular Civil Suit No. 492/1985, against 1) Mr. Ramkhilawan Pande, 2) Mr. Shyamsunder Ramkhilawan Pande, 3) Mr. Ishwardayal Ramkhilawan Pande, and 4) Mr. Prabhudayal Ramkhilawan Pande seeking the relief of ejectment and possession of the Larger Property.

The above referred Regular Civil Suit No. 492/1985 was dismissed by the Joint Civil Judge, Junior Division, Nagpur by its Judgment and Decree dated 05.04.1988 (the said "Order dated 05.04.1988") whereby it was held by the court that 1) Mr. Ramkhilawan Pande, 2) Mr. Shyamsunder Ramkhilawan Pande, 3) Mr. Ishwardayal Ramkhilawan Pande, and 4) Mr. Prabhudayal Ramkhilawan Pande, are entitled to ownership in the said Larger Property by virtue of adverse possession thereof.

Being aggrieved by the said Order dated 05.04.1988, Shri Ramrao Baliram Mane had preferred Regular Civil Appeal No. 183/1988 challenging the Order dated 05.04.1988 passed in RCS No.492/ 1985 and the said Appeal was dismissed by the 5th Additional District Judge, Nagpur by its Judgment dated 09.09.1996 (the said "Judgment dated 09.09.1996").

Thereafter, Mr. Ramrao Baliram Mane preferred the Second Appeal No. 161/1997 before the High Court of Bombay (Nagpur Bench) challenging the Judgment dated 09.09.1996 passed in R.C.A. No.183/1988 and during the pendency of the said Second Appeal, both the said Mr. Ramrao Baliram Mane (the Appellant) and Mr. Rankhilawan Pande (the Respondent) expired and thereafter the legal heirs of both the deceased were brought on record and they continued contesting the said Second Appeal.

During the pendency of the said Second Appeal, Mr. Shyamsunder Ramkhilawan Pande (i.e. son of Mr. Ramkhilawan Pande) also expired and accordingly his legal heirs inherited his share in the aforesaid Larger Property and they were joined as the party to the said Second Appeal.

During the pendency of the said Second Appeal, all the legal heirs of Mr. Shyamsunder Ramkhilawan Pande, Mr. Ishwardayal Ramkhilawan Pande and Mr. Prabhudayal Ramkhilawan Pande had entered into a compromise with the legal heirs of Mr Ramrao Baliram Mane, which was filed before the Hon'ble High Court of Bombay (Nagpur Bench) on 14.12.2006,

By virtue of the said compromise, the legal heirs of Mr. Ramrao Baliram Mane, had relinquished their entire right, title, interest and claim over the aforesaid Larger Property admeasuring 4.007 Acres in favour of (a) all the legal heirs of Mr. Shyamsunder Ramkhilawan Pande, (b) Mr. Ishwardayal Ramkhilawan Pande and Mr Prabhudayal Ramkhilawan Pande.

In view of the said compromise, the said Mr. Ishwardayal Ramkhilawan Pande had acquired the ownership of the said Portion "D' shown in the said map, admeasuring about 4183 Sq. mtrs (0.42 HR) land, however as per the actual measurement of the same, it was observed that the land available on site was only 3935 Sq. mtrs. and hence the measurement of the above said Property is duly corrected in the Revenue Record as per the Order of Naib Tahsildar (City) Nagpur dated 30.05.2018 and more particularly described in Schedule hereunder written being the said Property.

After the aforesaid settlement of the entire dispute with respect to the said Larger Property, the Mr. Ishwardayal Ramkhilawan Pande entered into an Agreement of Sale with M/s Green City Builders ("Green City Builders") and received the amounts towards the sale consideration, time to time from M/s Green City Builders.


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Subsequently at the request of Green City Builders, and in pursuance to the readiness and willingness of M/s Green Land Constructions ("Green Land Constructions") an understanding was arrived at, and on the request of M/s Green City Builders, Mr. Ishwardayal Ramkhilawan Pande, then the owner of the Property, executed and registered a Sale Deed dated 02.06.2018 under Sr. No.2284/2018 before the Sub-Registrar No. 3, Nagpur in favour of the said M/s Green Land Constructions and the consideration amount against the said property was paid to Mr. Ishwardayal Ramkhilawan Pande as per understanding between M/s Green City Builders and M/s Green Land Constructions.

Thereafter, the said land was purchased by the present Vendor from M/s Green Land Constructions by and under a Sale Deed dated 2nd November 2018, registered with the Office of the Sub Registrar of Assurances at Nagpur 4 under Sr. No. 6644/2018, executed between M/s Green Land Constructions (as the Vendor therein), Ikon Remedies Pvt. Ltd. (as the Purchaser therein), Green City Builders (as the Consenting Party No. 1), Mr. Mahesh Chandrabhan Kingrani (as the Consenting Party No. 2) and Mr. Rajesh Chandrabhan Kingrani (as the Consenting Party No. 3), the Vendor therein sold, transferred and conveyed the said Property which is more particularly described in the Schedule hereunder written and delineated on the plan in red ink annexed hereto and marked as Annexure 'A' unto the Purchaser therein with the consent of the Consenting Parties therein, at or for the consideration and on the terms and conditions contained therein, thereby giving the Vendor peaceful and vacant possession of the said property as absolute and sole owner thereof.

Pursuant to the above, the said Ikon Remedies Pvt. Ltd. being the Vendor herein became well and sufficiently entitled to the freehold rights in the said Property. The name of the party M/s Ikon Remedies Pvt Ltd herein is also mutated and updated on the property card for the said Property.

Whereas M/s Ikon Remedies Pvt Ltd sold the above property in favour of M/s Oak Sterling Vista LLP vide Sale Deed No. 2379-2024 dated 01/03/2024 . Thus M/s Oak Sterling Vista LLP became the Law full owner of the said property.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Date : 09/03/2024


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