ANNEXURE

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract -NA
2) Mutation (Ferfar) Entries :- NA

SR. NO.	NAME OF THE EXISTING OWNER(S)	KH. No.	MUTATION ENTRY NO.
(1)	**Shri. Yashvirsingh Balwantsingh Yadav**	6/2	343
(2)	**M/S. OZEN DEVELOPERS**	6/2	Under Process

3) Search report for 30 years from 1992 to 2021 Taken from Sub-Registrar office at Nagpur.

(i) ALL THAT piece and parcel of Agricultural land bearing Kh. No. 52/2 (Old) of Mouza – Beltarodi, P.S.K. 38 having an area of 2.02 Hectares, Rental Rs. 9.74 Yearly, held in occupancy Class-1 Rights, including all kinds of Trees, Shrubs Passage, Rights of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR, originally belonged to (1) Smt. Ahilyabai Laxman Raut, (2) Shri. Gulab Laxman Raut, (3) Subhadra Shravan Thakre, being their separate property.

(ii) THAT, the aforesaid (1) Smt. Ahilyabai Laxman Raut, (2) Shri. Gulab Laxman Raut, (3) Subhadra Shravan Thakre lateron transferred the aforesaid property comprising ALL THAT piece and parcel of Agricultural land bearing Kh. No. 52/2 (New 6/2) of Mouza – Beltarodi, P.S.K. 38 having an area of 2.02 Hectares, Rental Rs. 9.75 Yearly, held in occupancy Class-1 Rights, including all kinds of Trees, Shrubs Passage, Rights of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to Shri. Prabodh Sadashiv Sadavarte, by a Sale Deed dated 19-03-1981.

(iii) THAT, The aforesaid Shri. Prabodh Sadashiv Sadavarte transferred the aforesaid property comprising THAT piece and parcel of Agricultural land having an area of 2.00 Acres comprising Eastern Portion out of land bearing Kh. No. 6 of Mouza – Beltarodi, P.S.K. 38 having total area of 2.02 Hectares, Rental Rs. 3.90 Yearly, held in Occupancy Class – 1 right, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and al other easementary rights appurtenant and belonging thereto, situated at Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR, by way of Sale to Shri. Yashvirsingh Balwantsingh Yadav, by a Sale Deed dated 16-09-1994,

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which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-3 in Book No. 1 Volume No. 620, Page Nos. 76 to 80 at Sr. No. 3607 (P) on even date. Pursuant to execution of the said Sale Deed, the portion of land admeasuring 2.00 Acres sold to the Shri. Yashvirsingh Balwantsingh Yadav is identified as Kh. No. 6/2 of Mouza – Beltarodi.

(iv) THAT the aforesaid Shri. Yashvirsingh Balwantsingh Yadav transferred the aforesaid property ALL THAT Piece and Parcel of land containing by admeasurement 0.61 Hectares (1.50 Acres) being Undivided Western side portion of entire land bearing Kh. No. 6/2 of Mouza – BELTARODI P.S.K. 38 having an area of 0.81 Hectares, including all easementary rights appurtenant and belonging thereto, situate at Village – Beltarodi, within the limits of Grampanchayat Besa-Beltarodi in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to M/s. Ozen Developers, by a Sale Deed Dated 31-03-2021, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 7900 on 02-06-2021. As a result therefore the said M/s. Ozen Developers, has now become an exclusive, absolute and full owner of the aforesaid property with heritable and transferable rights therein.

(v) THAT as a result thereof the aforesaid M/s. Ozen Developers own and possess Khasra / Survey / Gut No. 6/2 of MOUZA – BELTARODI, P.S.K. 38 as mentioned above and the same is also accordingly mutated in its name in all revenue records as also in the 7/12 Extract. The details of the same are as under:

SR. NO.	KHASRA/ SURVEY NO.	AREA	NAME OF THE EXISTING OWNER(S)
(1)	6/2	0.61 Hectares	M/s. Ozen Developers

4) THAT, the aforesaid M/s. Ozen Developers later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein

5) THAT, The Real Estate (Regulation and Development) Act 2016 came into force with effect from May 1, 2017. Pursuant thereto Government of Maharashtra established Maharashtra Real Estate Regulatory Authority and further promulgated the Rules and Regulations for implementation of the said Act. The provisions of said Act, Rules and Regulations thereof shall be applicable to the said Project.

6) A search was taken for the 30 Years from 1992 to 2001 and 2002 to 2021. It was carried out in the Officers of the Sub-Registrar, Nagpur vide Challan GRN No MH004775907202122E dated 10-08-2021. & vide Challan GRN No.. MH004777507202122E dated 10-08-2021. However most of the Index II registrars in the Offices of the Sub-Registrar, Nagpur (Rural) were not consistently available for inspection, some are either torn into pieces/leaves and mutated and some of the

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registrars were sent for binding or not available for inspection, from the available Index II registrar and records no adverse entry found. I have gone through the revenue records. I have received mutation entries and 7/12 extracts in respect of the said land or properties and all documents and Title Deeds referred to in this search are also available for security and have perusal the same.

NOTE : The registration of the properties is made centralized for all the properties is made centralized for all the properties after 2002 however the search is not centrally available hence I could not conduct search in that regards. This search and title report is entirely based upon and relied on the documents supplied to me and index registers made available to me in the Sub-Registrar's Office, Nagpur.

7) On relying upon the aforesaid documents made available by **M/S. OZEN DEVELOPERS** for security and examination and the registers available with the concern Sub-Registrar Offices, I am in the opinion that **M/S. OZEN DEVELOPERS** has acquired development rights in respect of the said land and have good, clear and marketable title in respect of the said land or property which is under non-agricultural use for residential purpose and further the schedule property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is/are no any hurdle or impediment restrictive clause/clauses which will be obstructing the present developer **M/S. OZEN DEVELOPERS** for development of the said property or land and to sell/transfer the said land with or without construction to any prospective buyers, allottee, mortgagee, lessee etc. and which is free from all encumbrances, charges or claims of whatsoever nature.

4) **Any other relevant Title :- NA**

5) **Litigations if any :- NA**

Date : 12/08/2021

SANDEEP SHASTRI NAGPUR ADVOCATE

(SANDEEP SHASTRI)
ADVOCATE