

SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

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G7-2223-2063

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

To

MahaRERA

6 & 7th Floor, HousefinBhavan,
Plot No. C-21, E-Block,
BandraKurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA

Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

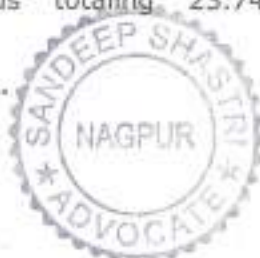
Sub : Title clearance certificate with respect to the Lay-out of plotted development to be known as "**Godrej Orchard Estate**" on ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11 of MOUZA - GHOGLI, Patwari Halka No. 38, having an area of 5.0 Hectares, 0.94 Hectares, 5.94 Hectares, 2.97 Hectares, 5.93 Hectares and 2.96 Hectares respectively, thus totaling 23.74 Hectares (i.e. 237400.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, situated at Village-Ghogli within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR, consisting of 740 Independent plots, 6 Amenity plots and 8 Open spaces.

1} I have investigated the title of the said property on the request **GODREJ PROPERTIES LIMITED**, having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079, and following documents i.e.:-

i) Description of the property.

ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11 of MOUZA - GHOGLI, Patwari Halka No. 38, having an area of 5.0 Hectares, 0.94 Hectares, 5.94 Hectares, 2.97 Hectares, 5.93 Hectares and 2.96 Hectares respectively, thus totaling 23.74 Hectares (i.e.

..1..



237400.00 Sq. Mtrs.), allheld in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Ghogli within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

ii) The Document of Ownership of Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11.

- (a) 7/12 Extracts issued by Talathi, Nagpur-Rural.
- (b) Partition Deed of Kh. No. 19/1, dated 26-12-1988, Registration No. 4017, Nagpur.
- (c) Sale Deed of Kh. No. 19/1, dated 29-12-1988, Registration No. 3990(P), Nagpur.
- (d) Sale Deed of Kh. No. 19/1, dated 29-12-1988, Registration No. 3989(P), Nagpur.
- (e) Sale Deed of Kh. No. 19/1, dated 29-12-1988, Registration No. 3992(P), Nagpur.
- (f) Sale Deed of Kh. No. 19/1, dated 29-12-1988, Registration No. 3991(P), Nagpur.
- (g) Sale Deed of Kh. No. 19/9, dated 27-10-1998, Registration No. 6888, Nagpur on 25-08-1999.
- (h) Sale Deed of Kh. No. 19/9, dated 27-10-1998, Registration No. 1078(P), Nagpur on 29-03-2001.
- (i) WILL dated 18-03-2004, executed by Mr. Prahladrai Jagdishprasad Agrawal.
- (j) Sale Deed dated 27-04-2022, between Shri. Vimalkumar Prahladrai Agrawal and others and Godrej Properties Limited.

iii) Search report for 30 years from 1993to 2022.

2}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 owner and Developer is clear, marketable and without any encumbrances.

Owner of the land:

ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11 of MOUZA - GHOGLI, Patwari Halka No. 38, having an area of 5.0 Hectares, 0.94 Hectares, 5.94 Hectares, 2.97 Hectares, 5.93 Hectares and 2.96 Hectares respectively, thus totaling 23.74 Hectares (i.e. 237400.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Ghogli within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR consisting of 740 independent plots, 6 Amenity plots and 8 Open spaces.

GODREJ PROPERTIES LIMITED,



Qualifying comments/ remarks if any

The Title of **GODREJ PROPERTIES LIMITED**, on the said lands, is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of the said **GODREJ PROPERTIES LIMITED**, on the said lands are enclosed herewith as annexure.

Encl : Annexure
Date: 24-11-2022



A handwritten signature in purple ink, consisting of a stylized, cursive script.

(SANDEEP SHASTRI)
Advocate

ANNEXURE
FLOW OF THE TITLE OF THE SAID LAND.

- 1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration -

The name of **GODREJ PROPERTIES LIMITED**, is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the property comprising of Land bearing ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11 of MOUZA - GHOGLI, Patwari Halka No. 38, having an area of 5.0 Hectares, 0.94 Hectares, 5.94 Hectares, 2.97 Hectares, 5.93 Hectares and 2.96 Hectares respectively, thus totaling 23.74 Hectares (i.e. 237400.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Ghogli within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.

- 2} Mutation Entry -

The property card (7/12 Extract) issued by Talathi, Nagpur-Rural for Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11 reveal that vide Mutation / Ferfar Entry No. 2461 dated 25-05-2022, the name of **GODREJ PROPERTIES LIMITED**, is recorded as Owner of the said lands.

- 3} Search report for 30 years from 1993 to 2022 taken from Sub-Registrar office at Nagpur.

- (i) **THAT**, the property comprising ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11 of MOUZA - GHOGLI, Patwari Halka No. 38, having an area of 5.0 Hectares, 0.94 Hectares, 5.94 Hectares, 2.97 Hectares, 5.93 Hectares and 2.96 Hectares respectively, thus totaling 23.74 Hectares (i.e. 237400.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Ghogli within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR.
- (ii) **THAT**, ALL THOSE piece and parcel of lands bearing Old Khasra Nos. 37,38,39,40,41 (New Khasra No. 19) of Mouza - Ghogli, Patwari Halka No. 38, having a total area of 29.21 Hectares, situated at Ghogli in Tahsil - Nagpur (Rural) and District - Nagpur, originally belonged to Abdul Latif Hafiz Nakharu Miya and consequent upon his demise said property devolved upon his three sons and one daughter namely (i) Abdul Rauf S/o Abdul Latif, (ii) Abdul Matin S/o Abdul Latif, (iii) Abdul Wahab S/o Abdul Latif, and Smt. Afzal Begum Abdul Sattarkhan. Out of the said legal heirs Abdul Wahab S/o Abdul Latif expired and his share in the property devolved upon his widow Smt. Khairunnisa W/o Abdul Wahab and Four sons namely; (i) Abdul Jalil S/o Abdul Wahab, (ii) Abdul Kadir S/o Abdul Wahab, (iii) Abdul Bashir S/o Abdul Wahab, (iv) Abdul Jabbar S/o Abdul



Wahab, and four daughters namely; (i) Miss. Rashida Begum D/o Abdul Wahab, (ii) Miss. Bismilla Begum D/o Abdul Wahab, (iii) Smt. Fatmabi W/o Abdul Gaffar, (iv) Smt. Najmabegum W/o Shabbir Ali.

- (iii) **THAT**, during the course of time the Consolidation Scheme of Village under the applicable laws- Ghogli was conducted and in terms of which said Property was renumbered as Khasra No. 19 having an area of 29.21 Hectares.
- (iv) **THAT**, the said family members having held agricultural lands in excess of the permissible limits, the Chairman, Land Ceiling Distribution Tribunal vide its Order Revenue Case No. 17/A-6(A)/75-76 dated 04-02-1976 declared 5.47 Hectares Land as surplus agricultural land out of the total 29.21 Hectares land of Kh. No. 19. In view of the same, the land held by Abdul Rauf S/o Abdul Latif and others remained 23.74 Hectares and the said land was renumbered as Kh. No. 19/1.
- (v) **THAT**, it appears that the surplus agricultural land was also renumbered and as per the present available records it is recorded as Ceiling Land bearing:
- i) Kh. No. 19/2 - 0.89 Hectares
 - ii) Kh. No. 19/3 - 0.88 Hectares
 - iii) Kh. No. 19/4 - 0.88 Hectares
 - iv) Kh. No. 19/5 - 0.94 Hectares
 - v) Kh. No. 19/6 - 0.94 Hectares
 - vi) Kh. No. 19/7 - 0.94 Hectares.
- (vi) **THAT**, the aforesaid Abdul Rauf Abdul Latif and other co-owners executed a Partition Deed on 26-12-1988 and divided the whole property comprising Khasra No. 19/1 of Mouza - Ghogli having an area of 23.74 Hectares between them. The said Partition Deed is registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 4017 on even date and the same is also accordingly mutated in their respective name in the Revenue Records vide Ferfar Entry No. 34 dated 05-05-1989.

As per the said partition the said Property is divided into 4 (four) equal portions in the manner set out below:

- (A) By drawing North-South dividing line, the western portion admeasuring Hectares 5.93 Ares was allotted to the share of Abdul Rauf Abdul Latif ("**First Portion**").
- (B) The adjacent portion to the land allotted to the share of Abdul Rauf Abdul Latif, admeasuring Hectare 5.93 Ares was allotted to the share of Abdul Matin Abdul Latif ("**Second Portion**").
- (C) The adjacent portion to the land allotted to the share of Abdul Matin Abdul Latif, admeasuring Hectare 5.93 Ares



was allotted to the share of Smt. Khairunnisa Abdul Wahab & others ("**Third Portion**").

(D) The eastern portion i.e. land adjacent portion to the land allotted to the share of Smt. Khairunnisa Abdul Wahab & others admeasuring Hectares 5.93 Ares was allotted to the share of Smt. Afzal Begum Abdul Sattarkhan ("**Fourth Portion**").

(vii) **THAT**, the aforesaid Abdul Rauf Abdul Latif later on in his turn transferred his aforesaid property comprising ALL THAT piece and parcel of agricultural land having an area of 5.935 Hectares, out of the land bearing Khasra No. 19/1 of Mouza - Ghogli, i.e, First Portion by way of Sale to Shri. Pralhadrai Jagdishprasad Agrawal HUF, by a Sale Deed Dated 29-12-1988, which is registered at the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 98 on Pages 38 to 43 at Sr. No. 3990(P) on even date and the same is also accordingly mutated in his name in the revenue records vide Ferfar Entry No. 35 dated 05-05-1989. This portion of land was subsequently continued to be identified as Kh. No. 19/1 having an area of 5.94 Hectares.

(viii) **THAT**, the aforesaid Abdul Matin Abdul Latif later on in his turn transferred his aforesaid property comprising ALL THAT piece and parcel of Agricultural Land having an area of 5.935 Hectares, out of the land bearing Khasra No. 19/1 of Mouza - Ghogli, i.e, Second Portion by way of Sale to Shri. Vimal Kumar Pralhadrai Agrawal HUF, by a Sale Deed Dated 29-12-1988, which is registered at the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 98 on Pages 33 to 37 at Sr. No. 3989(P) on even date and the same is also accordingly mutated in his name in the revenue records vide Ferfar Entry No. 36 dated 05-05-1989. This portion of land was subsequently identified as Kh. No. 19/8 having an area of 5.94 Hectares.

(ix) **THAT**, the aforesaid Smt. Khairunnisa Abdul Wahab and others later on in their turn transferred the aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land having an area of 5.935 Hectares, out of the land bearing Khasra No. 19/1 of Mouza - Ghogli, i.e, Third Portion by way of Sale to Shri. Gopirao (Gopiram) Bhaniram Agrawal, by a Sale Deed Dated 29-12-1988, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 98 on Pages 49 to 59 at Sr. No. 3992(P) on even date and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 37 dated 05-05-1989. This portion of land was subsequently identified as Kh. No. 19/9 having an area of 5.93 Hectares. While executing the said Sale Deed and in the revenue records, the name of Shri. Gopiram Bhaniram Agrawal, was erroneously mentioned as Gopirao.



- (x) **THAT**, the aforesaid Smt. Afzal Begum Abdul Sattarkhan later on in her turn transferred her aforesaid property comprising ALL THAT Piece and Parcel of Agricultural Land having an area of 5.935 Hectares, out of the land bearing Khasra No. 19/1 of Mouza - Ghogli, i.e, Fourth Portion by way of Sale to Shri. Omprakash Pralhadrai Agrawal HUF, by a Sale Deed Dated 29-12-1988, which is duly registered at the Office of the Joint Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 98 on Pages 44 to 48 at Sr. No. 3991(P) on even date and the same is also accordingly mutated in his name in the Revenue Records vide Ferfar Entry No. 38 dated 05-05-1989. This portion of land was subsequently identified as Kh. No. 19/10 having an area of 5.93 Hectares.
- (xi) **THAT**, the aforesaid Shri. Gopiram Bhaniram Agrawal later on in his turn transferred the southern portion of Khasra No. 19/9 of Mouza - Ghogli, Patwari Halka No. 38, having an area of 2.9675 Hectares out of total area of 5.935 Hectares, by way of Sale to Shri. Omprakash Agrawal, H.U.F., by a Sale Deed Dated 27-10-1998, which is duly registered at the Office of the Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 6888 on 25-08-1999 and the same is also accordingly mutated in his name in the revenue records vide Ferfar Entry No. 155 dated 30-05-2001. This portion of land was subsequently continued to be identified as Kh. No. 19/9 having an area of 2.97 Hectares.
- (xii) **THAT**, the aforesaid Shri. Gopiram Bhaniram Agrawal later on in his turn transferred the northern portion of Khasra No. 19/9 of Mouza - Ghogli, Patwari Halka No. 38, having an area of 2.9675 Hectares out of total area of 5.935 Hectares, by way of Sale to Shri. Vimalkumar Pralhadrai Agrawal H.U.F. by a Sale Deed Dated 27-10-1998, which is registered at the Office of the Sub-Registrar, Nagpur in Addl. Book No. 1, Volume No. 136 on Pages 154 to 157 at Sr. No. 1078(P) on 29-03-2001 and the same is also accordingly mutated in his name in the revenue records vide Ferfar Entry No. 156 dated 30-05-2001. This portion of land was subsequently identified as Kh. No. 19/11 having an area of 2.96 Hectares.
- (xiii) **THAT**, during the course of time aforesaid land bearing Survey / Khasra / Gut No. 19/1 of Mouza - Ghogli, P.S.K. 38, having an area of 5.94 Hectares is converted from Occupancy Class II Rights (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(c) of the Maharashtra Land Revenue Code, 1966 by the Sub Divisional Officer, Nagpur vide its Order passed in the Revenue Case No. 251/LND-18/1997-98 dated 06-02-1999 and same is accordingly recorded in the revenue records vide Ferfar Entry No. 113 dated 16-01-1999.
- (xiv) **THAT**, the aforesaid land bearing Survey / Khasra / Gut No. 19/8 of Mouza - Ghogli, P.S.K. 38, having an area of 5.94 Hectares is converted from Occupancy Class II Rights (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights)



under Section 29 Sub Section 2(c) of the Maharashtra Land Revenue Code, 1966 by the Sub Divisional Officer, Nagpur vide its Order passed in the Revenue Case No. 249/LND-18/1997-98 dated 07-02-1999 and same is accordingly recorded in the revenue records vide Ferfar Entry No. 114 dated 16-01-1999.

- (xv) **THAT**, the aforesaid land bearing Survey / Khasra / Gut No. 19/9 of Mouza - Ghogli, P.S.K. 38, having an area of 5.94 Hectares is converted from Occupancy Class II Rights (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(c) of the Maharashtra Land Revenue Code, 1966 by the Sub Divisional Officer, Nagpur vide its Order passed in the Revenue Case No. 250/LND-18/1997-98 dated 06-02-1999 and same is accordingly recorded in the revenue records vide Ferfar Entry No. 116 dated 16-01-1999.
- (xvi) **THAT**, the aforesaid land bearing Survey / Khasra / Gut No. 19/10 of Mouza - Ghogli, P.S.K. 38, having an area of 5.94 Hectares is converted from Occupancy Class II Rights (Bhumidhari Rights) to Class 1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(c) of the Maharashtra Land Revenue Code, 1966 by the Sub Divisional Officer, Nagpur vide its Order passed in the Revenue Case No. 248/LND-18/1997-98 dated 07-02-1999 and same is accordingly recorded in the revenue records vide Ferfar Entry No. 115 dated 16-01-1999.

The aforesaid conversion is made under the provisions of the Maharashtra Land Revenue (Inclusion of certain Bhumidharis in Occupants - Class I Permission) Rules, 1968, which provide for converting such Occupants - Class II as Occupants—Class I for the persons who are holding land in Vidarbha.

- (xvii) **THAT**, the land having an area of 0.94 Hectares out of Khasra No. 19/1 of Mouza - Ghogli is converted for non-agricultural (residential) Use by the Sub-Divisional Officer, Nagpur vide its Order Dated 16-06-2003 passed in Revenue Case No. 38/NAP-34/2002-03 on terms and conditions more particularly recorded therein and same is accordingly recorded in the revenue records vide Ferfar Entry No. 291 dated 28-02-2005. It is noted that there are no conditions/ restrictions therein restraining transfer. Pursuant to the conversion of an area of 0.94 Hectares out of Khasra No. 19/1 i.e. (First Portion) for non-agricultural (residential), the said portion admeasuring Hectare 0.94 Ares was identified as Khasra No. 19/1/B whereas the remaining portion admeasuring Hectares 5.0 Ares was identified as Khasra No. 19/1/A.

Subsequently in view of the said non-agricultural Order the land bearing Kh. No. 19/1 is having an area of 5.94 Hectares divided into two parts, the Agricultural land admeasuring 5.00 Hectare is identified as Kh. No. 19/1/A and the non-agricultural land admeasuring 0.94 Hectare is identified as Kh. No. 19/1/B.



(xviii) **THAT**, it appears from the revenue record that the aforesaid Shri. Pralhadrai Jagdishprasad Agrawal executed his WILL on 18-03-2004 and thereby he bequeathed the property comprising Khasra No. 19/1 to his 2 sons Shri. Omprakash Pralhadrai Agrawal and Shri. Vimalkumar Pralhadrai Agrawal with heritable and transferable rights therein.

(xix) **THAT**, the said Shri. Pralhadrai Jagdishprasad Agrawal left for heavenly abode on 26-06-2004 and consequent upon his demise/death, the names of his Legal heirs namely 2 (two) sons Shri. Omprakash Pralhadrai Agrawal and Shri. Vimalkumar Pralhadrai Agrawal and 2 daughters namely Mrs. Tarabai Gopiram Agrawal and Mrs. Pushpa Sureshkumar Bajaj were recorded in the revenue records vide Ferfar Entry No. 329 dated 21-06-2005.

Subsequently in terms of the application for mutation based on the execution of the Will dated 18-03-2004 was considered by Revenue Department and the names of the 2 sons of Late Shri. Pralhadrai Jagdishprasad Agrawal namely Shri. Omprakash Pralhadrai Agrawal and Shri. Vimalkumar Pralhadrai Agrawal were recorded in the revenue records vide Ferfar Entry No. 330 dated 21-06-2005.

(xx) **THAT**, Vide Deed of Total Partition Deed dated 15th September 2007 (notarized), executed between Shri. Omprakash Pralhadrai Agrawal, Mrs. Shyamadevi Omprakash Agrawal, Shri. Raju Omprakash Agrawal, Shri. Harsh Omprakash Agrawal and Shri. Anand Omprakash Agrawal in respect of the assets of the Omprakash Pralhadrai Agrawal HUF with a view to avoid any disputes in future among the members thereof, the moveable and/or immoveable properties of said HUF stood divided unto its members in the manner more particularly provided therein and the immoveable properties of the HUF Inter alia comprising of Khasra Nos. 19/1 (pt.) (admeasuring Hectares 2.97 Ares), 19/9 (pt.) (admeasuring Hectares 2.97 Ares) and 19/10 (admeasuring Hectares 5.93 Ares) of Mouza - Ghogli stood divided equally amongst Shyamadevi Omprakash Agrawal, Raju Omprakash Agrawal, Harsh Omprakash Agrawal and Anand Omprakash Agrawal.

Pursuant to the aforesaid Shymadevi Omprakash Agrawal and others applied to the Tahsildar for mutation of the names as per the family partition, which was registered as Revenue Case No. RTS-64/2007-2008 and the Tahsildar, Nagpur Rural, passed Order dated 21st November 2008 directing the names of Shyamadevi Omprakash Agrawal, Raju Omprakash Agrawal, Harsh Omprakash Agrawal and Anand Omprakash Agrawal to be recorded in the revenue records with respect to Khasra No. 19/10 admeasuring Hectares 5.93 Ares, Khasra No.19/9 admeasuring Hectares 2.97 Ares and Khasra No. 19/1 admeasuring Hectares 2.97 Ares. Accordingly, vide Mutation entry no. 619 dated 3rd December 2008, effect of the said



Order was recorded in the revenue records of the aforesaid properties by mutating the names of the aforesaid persons.

(xxi) **THAT**, Vide Deed of Total Partition Deed dated 25th March 2012 (notarized) executed between Shri. Vimalkumar Pralhadrai Agrawal, Mrs. Sarojdevi Vimalkumar Agrawal, Shri. Sandeep Vimalkumar Agrawal, Shri. Vishal Vimalkumar Agrawal, Shri. Alok Vimalkumar Agrawal and Vinita Atul Gupta in respect of the assets of the Vimalkumar Pralhadrai Agrawal HUF with a view to avoid any disputes in future among the members thereof, the moveable and/or immoveable properties of said HUF stood divided in the manner more particularly provided therein and out of the immoveable properties of the HUF comprising of inter alia lands in village Ghogli totally admeasuring Hectares 11.87 Ares [Khasra Nos. 19/1 (pt.) admeasuring Hectares 2.97 Ares, 19/8 admeasuring Hectares 5.94 Ares and 19/11 (pt) (admeasuring Hectares 2.96 Ares) an undivided share to the extent of 81 Ares in Khasra No. 19/1(pt) came to the share of Vinita Atulkumar Gupta and the remaining portion of the aforesaid immoveable properties came to the share of Shri. Vimalkumar Pralhadrai Agrawal, Mrs. Sarojdevi Vimalkumar Agrawal, Shri. Sandeep Vimalkumar Agrawal HUF, Shri. Vishal Vimalkumar Agrawal HUF and Shri. Alok Vimalkumar Agrawal HUF as joint, full and absolute co-owners with each having equal undivided share therein.

(xxii) **THAT**, the aforesaid Shri. Vimalkumar Pralhadrai Agrawal and others applied to the Tahsildar for mutation of the names as per the family partition, which was registered as Revenue Case No. 17/SRV-43/2012-2013 and the Tahsildar, Nagpur Rural, passed Order dated 12th June 2013 under Section 85 of Maharashtra Land Revenue Code, 1966 directing the names of owners to be recorded in the 7/12 extracts to be recorded in the following manner:

- i) In respect of Khasra No. 19/1 admeasuring Hectare 5.94: With respect to 50% of the area to be recorded in the name of Smt. Shyamdevi Omprakash Agrawal, Shri. Raju Omprakash Agrawal, Shri. Anand Omprakash Agrawal, Shri. Harsh Omprakash Agrawal; with respect to remaining 50% of the area, to be recorded in the name of Shri. Vimal Kumar Pralhadrai Agrawal, Smt. Sarojdevi Vimal Kumar Agrawal, Shri. Sandeep Vimal Kumar Agrawal, Shri. Alok Vimal Kumar Agrawal, Shri. Vishal Vimal Kumar Agrawal and Smt. Vinita Atulkumar Gupta with an extent of the area of 81 Ares (agricultural tenure) in the name of Vinita Atulkumar Gupta;
- ii) In respect of 19/8 totally Hectares 5.94 Ares: Shri. Vimal Kumar Pralhadrai Agrawal, Smt. Sarojdevi Vimal Kumar Agrawal, Shri. Sandeep Vimal Kumar Agrawal, Shri. Alok Vimal Kumar Agrawal, Shri. Vishal Vimal Kumar Agrawal to be recorded as joint owners;



- iii) In respect of Khasra No. 19/11: with respect to an extent of area admeasuring Hectare 2.96 Ares the names of Shri. Vimal Kumar Pralhadrai Agrawal, Smt. Sarojdevi Vimal Kumar Agrawal, Shri. Sandeep Vimal Kumar Agrawal, Shri. Alok Vimal Kumar Agrawal, Shri. Vishal Vimal Kumar Agrawal to be recorded as joint owners;

Accordingly, vide Ferfar entry no. 834 dated 17th November 2013, effect of the said Order was recorded in the revenue records of the aforesaid properties by mutating the names of the aforesaid persons.

- (xxiii) **THAT**, Since the Order dated 12th June 2013 passed by the Tahsildar under Section 85 of Maharashtra Land Revenue Code, 1966, inadvertently, did not record 'HUF' after the names of Shri. Sandeep Vimalkumar Agrawal, Shri. Vishal Vimalkumar Agrawal and Shri. Vimalkumar Agrawal Alok Kumar respectively, pursuant to an application submitted by the aforesaid owners for rectification of the revenue records, the Nayab Tahsildar, Nagpur Rural, vide its Order dated 07th November 2017 passed under Section 149 of Maharashtra Land Revenue Code, 1966 in Revenue Case No. 06/RTS-64/2017-18, directed rectification of the revenue records of land bearing Kh. Nos. 19/1, Kh. Nos. 19/8 and Kh. Nos. 19/11 to reflect the name of Shri. Sandeep Vimal Kumar Agrawal HUF, Shri. Vishal Vimal Kumar Agrawal HUF and Shri. Alok Vimal Kumar Agrawal HUF. Accordingly, vide Ferfar Entry no. 1483 dated 15th November 2017 the effect of the aforesaid Order was mutated in the revenue records of the aforesaid lands in the name of:

Shri. Sandeep Vimal Kumar Agrawal HUF
Shri. Vishal Vimal Kumar Agrawal HUF
Shri. Alok Vimal Kumar Agrawal HUF

- (xxiv) **THAT**, Vide order dated 31st December 2018 passed by the Tahsildar, Nagpur Gramin, the Talathi, village Ghogli (gra) was directed that in relation to the said Property, all handwritten 7/12 extracts should be computerized whereupon the relevant Ferfar Entry no.1651 dated 27th February 2020 was passed recording the aforesaid Order. On perusal of the computerized 7/12 extracts with respect to the said Property it appears that whilst giving effect to the said Order for making computerized 7/12 extracts, the names of owners have been incorrectly recorded by way of inadvertence. The aforesaid seems to be a minor error. It is advisable that the said error is rectified by the owners by machining appropriate application to the office of the revenue authorities.

- (xxv) **THAT**, the Deed of Partition Deed dated 25th October, 2021 (notarized), executed between Vimalkumar Pralhadrai Agrawal, Sarojdevi Vimalkumar Agrawal, Sandeep Vimalkumar Agrawal HUF, Vishal Vimalkumar Agrawal HUF, Alok Vimalkumar Agrawal HUF, Shyamadevi Omprakash Agrawal, Raju



Omprakash Agrawal, Harsh Omprakash Agrawal and Anand Omprakash Agrawal in respect of Khasra No. 19/8, 19/9, 19/10 and 19/11, the said Vendors agreed to partition the said lands between themselves on terms more particularly recorded therein. The effect of the said Deed of Partition dated 25th October 2021 was not recorded in the revenue records. Further, vide Deed of Cancellation dated 21st March, 2022, the aforesaid Vendors cancelled/ revoked the Deed of Partition dated 25th October, 2021.

(xxvi) **THAT**, Pursuant to the application by the said Owners, vide Order dated 4th March 2022, the SDO, Nagpur Gramin, the NA Order dated 16th June 2003 bearing ref no. Ra.Ma.Kr.-38/N.A.P.-34/2002-2003 in respect of an area of 0.94 Are identified as Khasra No. 19/1/B was cancelled whereby the nature / classification of the said land was restored from non-agricultural to agricultural subject to terms and conditions more particularly stated therein.

(xxvii) **THAT**, the aforesaid Shri. Vimalkumar Pralhadrai Agrawal and others later on transferred/sold the properties comprising ALL THOSE Pieces and Parcels of non-agricultural lands bearing Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11 of MOUZA - GHOGLI, Patwari Halka No. 38, having an area of 5.0 Hectares, 0.94 Hectares, 5.94 Hectares, 2.97 Hectares, 5.93 Hectares and 2.96 Hectares respectively, thus totaling 23.74 Hectares (i.e. 237400.00 Sq. Mtrs.), all held in Occupancy Class - I Rights, including all other easementary rights appurtenant and belonging thereto, situated at Village-Ghogli within the limits of Nagpur Metropolitan Region in Tahsil - Nagpur (Rural) and District - NAGPUR, to **GODREJ PROPERTIES LIMITED**, by a Sale Deed dated 27-04-2022, which is duly registered in the office of Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 3457 on 27-04-2022 and same was accordingly recorded in the Revenue Records Vide Ferfar Entry No. 2461 dated 25-05-2022.

(xxviii) **THAT**, the aforesaid **GODREJ PROPERTIES LIMITED**, later on decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as "**Godrej Orchard Estate**" and the said layout is tentatively sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide its Letter No. व. अ. नि. / नमपविप्र / १८६९ Dated 23-11-2022 consisting of 740 independent plots, 6 Amenity plots and 8 Open spaces.

(xxix) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:

- (a) Property Card (7/12 Extract) Khasra Nos. 19/1/A, 19/1/B, 19/8, 19/9, 19/10 and 19/11.
- (b) Partition Deed dated 26-12-1988 between Mr. Abdul Rauf Abdul Latif in favour of Shri. Pralhadrai Jagdishprasad



- Agrawal HUF, registered at Sr. No. 3990(p) for Khasra / Survey / Gut No.19/1.
- (c) Sale Deed dated 29-12-1988 between Mr. Abdul Matin Abdul Latif in favour of Shri. Vimal Kumar Pralhadrai Agrawal HUF, registered at Sr. No. 3989(p) for Khasra No.19/1.
 - (d) Sale Deed dated 29-12-1988 between Smt. Khairunnisa Abdul Wahab and others in favour of Shri. Gopirao Bhaniram Agrawal, registered at Sr. No. 3992(P) for Khasra No. 19/1.
 - (e) Sale Deed dated 29-12-1988 between Smt. Afzal Begum Abdul Sattarkhan in favour of Shri. Omprakash Pralhadrai Agrawal HUF, registered at Sr. No. 3991(P) for Khasra No. 19/1.
 - (f) Sale Deed dated 27-10-1998 between Shri. Gopirao Bhaniram Agrawal in favour of Shri. Omprakash Pralhadrai Agrawal HUF, registered at Sr. No. 6888 for Khasra No. 19/9.
 - (g) Sale Deed dated 27-10-1998 between Shri. Gopirao Bhaniram Agrawal in favour of Shri. Vimalkumar Pralhadrai Agrawal HUF, registered at Sr. No. 1078(P) for Khasra No. 19/9.
 - (h) WILL dated 18-03-2004, executed by Mr. Prahladrai Jagdishprasad Agrawal.
 - (i) Sale Deed dated 27-04-2022, between Shri. Vimalkumar Pralhadrai Agrawal and others and Godrej Properties Limited.

(xxx) **THAT**, we have taken online search in respect of the aforesaid property from the web portal www.igrmaharashtra.gov.in by giving inputs of Khasra /Survey No. 19 MOUZA : GHOGLI, NAGPUR - RURAL for the period of 30 (Thirty) years (i.e. from 1993 to 2022 by depositing necessary Search Fees online with the depart of Registration vide GRN No. MH009989395202122E dated 11-12-2021 (for the year 1988 to 2003), GRN No. MH009988313202122E dated 11-12-2021 (for the year 2004 to 2021) and GRN No. MH011117277202223E, dated 24-11-2022, (for the year 2021 to 2022). The receipts of the same are enclosed herewith.

(xxxi) **THAT**, during our online search we did not come across any adverse entry recorded relating to the aforesaid property.

4) Any other relevant Title: -N.A.

5) Litigations if any:- N. A.

Date: 24-11-2022



(SANDEEP SHASTRI)
ADVOCATE