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TIMMINGS : **Monday** to **Saturday** : **7.00** p.m. to **9.00** p.m.

Ref. No.: _____

Date : 24/02/2023

To,

MAHARERA,

Housefin Bhavan, Plot no. C-21,

E Block, Bandra Kurla Complex,

Bandra (E), Mumbai-400051

LEGAL TITLE REPORT

Sub.: Title Verification-cum-Search Report in respect of Plot No. 15 (Fifteen), total containing by admeasurement 1114.83 Sq. Mtrs. (12000.00 Sq. Fts.) being a portion of land bearing Khasra No. 78 of Mouza - Lendhra bearing Sheet No. (39) / 17 II, City Survey No. 203 bearing Municipal Corporation House No. 153 in Ward No. 71, situated at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District - Nagpur, owned and possessed by M/s Growspace Home infra.

I have investigated the title of the said plot on the request of M/s Growspace Home Infra and following documents i.e' :-

1) Description of the property.

That all that piece and parcel of Malik - Makbuza land bearing Plot No. 15 (Fifteen), total containing by admeasurement 1114.83 Sq. Mtrs. (12000.00 Sq. Fts.) being a portion of land bearing Khasra No. 78 of Mouza - Lendhra bearing Sheet No. (39) / 17 II, City Survey No. 203 bearing Municipal Corporation House No. 153 in Ward No. 71, situated at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District - Nagpur

2) The documents of allotment of plot.

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2) The documents of allotment of plot.

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Description of Deeds / Documents	Date of Deeds / Documents	Deeds / Documents Verified From	Remarks
Sale Deed	17-05-1962	Original	Nil
Building Permit & Plan	17-10-1962	Original	Nil
Release Deed	16-07-1997	Original	Nil
Will Deed	04-08-2008	Original	Nil
Revocation of Will Deed	06-06-2015	Original	Nil
Will Deed	06-06-2015	Original	Nil
S.L.R. Order	04-10-2017	Certified Copy	Nil
Revocation of Will Deed	03-05-2019	Original	Nil
Gift Deed	03-05-2019	Original	Nil
S.L.R. Order	16-03-2022	Certified Copy	Nil
Gift Deed	27-04-2022	Original	Nil
Agreement to Sell	27-04-2022	Original	Nil
Sale Deed	03-10-2022	Original	Nil
City Survey (Aakhiv Patrika)	01-11-2022	Certified Copy	Nil
Building Permit & Plan	17-02-2022	Original	Nil
Deed of Declaration	20-02-2023	Original	Nil
Municipal Corporation Tax Receipt	N.A.	Original	Nil

3) Property card i.e. Aakhiv Patrika issued by City Survey Department.
4) Search report for 21 years from 2002 to 2023.

On perusal of the above mentioned documents and all other relevantdocuments relating to title of the said property I am of the opinion that the titleof M/s Grow Spave Infra over Plot No. 15 being a portion of land bearing Khasra No. 78 of Mouza - Lendhra bearing Sheet No. (39) / 17 II, City Survey No. 203 bearing Municipal Corporation House No. 153 in Ward No. 71, situated at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District - Nagpur described above is clear, valid, absolute, marketable and free from all kind of encumbrances.

Owners of the Land and Diverted layout

M/s Growspace Infra, a Partnership Firm , having its office at Flat No. 203, Gulad Palace, Plot No. 22/B, Farmland, Ramdaspeth, Nagpur-440010(MS).

The report reflecting the flow of the title of M/s Growspace Infra on the said land is enclosed herewith as annexure.

ENCL : ANNEXURE

Date : 23/02/2023

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FORMAT - A

(Circular No.:- 28 /2021)

FLOW OF THE TITLE OF THE SAID LAND.

1) Property Card as on date of application for Registration.

2) Mutation Copy.

3) Search report for 21 years from 2002 to 2023 from SR Office Nagpur

NARRATION ON FLOW OF TITLE:

WHEREAS originally, All That piece and parcel of Malik - Makbuza land bearing Plot No. 15 total containing by admeasurement 1114.83 Sq. Mtrs. (12000.00 Sq. Fts.) being a portion of land bearing Khasra No. 78 of Mouza - Lendhra bearing Sheet No. (39)/17 II, City Survey No. 203 bearing Municipal Corporation House No. 153 in Ward No. 71, situated at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District - Nagpur was owned by Mr. Framroze Pirojshaw Bhagwagar, Resident of Hansapuri, Bhandara Road, Nagpur.

WHEREAS lateron, Mr. Framroze Pirojshaw Bhagwagar sold the said Plot No. 15 to Shri Bhagwandas Murajmal Gangwani by virtue of a Sale Deed dated 17-05-1962 which is registered in Addl. Book No. 1, Volume No. 16 on Pages 64 to 71 at Serial No. 1438 (P) on 25-09-1962 in the office of Sub-Registrar, Nagpur.

WHEREAS subsequently, Shri Bhagwandas Murajmal Gangwani constructed a Residential House over the said Plot No. 15 comprising Ground Floor and First Floor, having total Built Up Area of 249.367 Sq. Mtrs. (2684.19 Sq. Fts.) out of his exclusive earnings and savings in accordance with the Building Plan sanctioned by Building Engineer of the Nagpur Improvement Trust vide Building Permit No. CS/4235/5263, dated 17-10-1962.

WHEREAS in due course of time, Shri Bhagwandas Murajmal Gangwani left for heavenly abode on 19-01-1997 and after his death, his mother, Smt. Radhabal Mrujmal Gangwani, his widow, Smt. Sunita Bhagwandas Gangwani and his 2 sons, namely, 1) Shri Anil Bhagwandas Gangwani and 2) Shri Sanjay Bhagwandas Gangwani jointly inherited and became joint co-owner of the said property by virtue of intestate succession as per provisions of the Hindu Succession Act, 1956.

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WHEREAS lateron, 1) Smt. Radhabai Gangwani, 2) Shri Anil Gangwani and 3) Shri Sanjay Gangwani Jointly relinquished - released their respective variable, proportionate, undivided, right, share and interest in the said property in favour of Smt. Sunita Bhagwandas Gangwani by virtue of a Release Deed, dated 16-07-1997 which is registered in Addl. Book No. 1, Volume No. 747 at Pages 73 to 76 at Serial No. 2134 (P) on 17-07-1997 in the office of Sub-Registrar, Nagpur and pursuant to the said Release Deed, dated 17-07-1997, Smt. Sunita Bhagwandas Gangwani became sole and absolute owner of the entire said property.

WHEREAS lateron, Smt. Sunita Bhagwandas Gangwani executed a Will Deed which was registered at Serial No. 4641/2008 on 04-08-2008 in the office of Sub Registrar No. 1, Nagpur, but lateron due to various legitimate and personal reasons, Smt. Sunita Bhagwandas Ganewani cancelled / revoked her Will Deed dated 04-08-2008 by virtue of a Deed of Revocation of Will Deed, which is registered at Serial No. 1939/2015 on 06-06-2015 in the office of Sub-Registrar No. 1, Nagpur.

WHEREAS after Smt. Sunita Bhagwandas Gangwani cancelled / revoked her Will Deed, dated 04-08-2008, she executed another Will Deed, which was registered at Serial No. 1939/ 2015 on 06-06-2015 in the office of Sub-Registrar No. 8, Nagpur.

WHEREAS thereafter, due to some inadvertence and confusion, the names of 1) Smt. Sunita Bhagwandas Gangwani, 2) Shri Anil Bhagwandas Gangwani and 3) Shri Sanjay Bhagwandas Gangwani got mutated in the records of City Survey (Aakhiv Patrika) vide Mutation Entry No. 4235 on 21-04-2009 and therefore Smt. Sunita Bhagwandas Gangwani filed an Appeal before the Superintendent of Land Records, Nagpur on 03-10-2016 for deletion of names of her 2 sons, 2) Anil Bhagwandas Gangwani and 2) Sanjay Bhagwandas Gangwani from the records of City Survey (Aakhiv Patrika) vide Appeal No. R.T.S./S. R.-133/2016-17 under Section 247 of the Maharashtra Land Revenue Code, 1966. That after evaluating the said Appeal on facts and merits, the Superintendent of Land Records, Nagpur, vide its Order, dated 04-10-2017 directed the City Survey Officer No. 3, Nagpur to correct the Mutation Entry No. 4235, dated 21-04-2009 and accordingly the names of 1) Anil Bhagwandas Gangwani and 2) Sanjay BhagwandasGangwani were deleted and only the name of Smt. Sunita Bhagwandas Gangwani was retained and mutated in the records of City Surevey (Aakhiv Patrika) as sole and absolute owner of the said property.

WHEREAS subsequently, due to various personal and legitimate reasons, Smt. Sunita Bhagwandas Gangwani again determined to cancel/revoke her Will Deed, registered at Serial No. 1939/2015 on 06-06-2015 in the office of Sub Registrar No. 8, Nagpur and accordingly she cancelled/revoked her Will Deed, dated 06-06-2015 by virtue of a Deed of Revocation of Will Deed, which is registered at Serial No. 2989/2019 on 03-05-2019 in the office of Sub Registrar No. 4, Nagpur.

WHEREAS lateron, Smt. Sunita Bhagwandas Gangwani transferred 50% area of Land, admeasuring 557.4135 Sq. Mtrs., bifurcating from North to South situated towards Eastern Side from and out of Plot No. 15 total containing by admeasurement 1114.83 Sq. Mtrs. (12000.00 Sq. Fts.) together with 50% share and interest in the Residential House on the Ground Floor and the First Floor having Built Up Area of 124.6835 Sq. Mtrs. (1342.095 Sq. Fts.) from and out of total

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Built Up Area of 249.367 Sq. Mtrs. (2684.19 Sq. Fts.) in the Residential House standing thereon to her younger son, Shri Sanjay Bhagwandas Gangwani by virtue of a Gift Deed which is registered at Serial No. 2990 / 2019 on 03-05-2019 in the office of Sub - Registrar No. 4, Nagpur.

WHEREAS pursuant to said Gift Deed dated 03-05-2019, Shri Sanjay Bhagwandas Gangwani became sole and exclusive owner of 50% area of Land, admeasuring 557.4135 5q Mtrs, bifurcating from North to South situated towards Eastern Side from and out of Plot No. 15 total containing by admeasurement 1114.83 Sq. Mtrs. (12000.00 Sq. Fts.), together with 50% share and interest in the Residential House on the Ground Floor and the First Floor having Built Up Area of 124.6835 Sq. Mtrs. (1342.095 Sq. Fts.) from and out of total Built Up Area of 249.367 Sq. Mtrs (2684.19 5q. Fts.) in the Residential House standing thereon and accordingly his name was mutated in the records of City Survey (Aakhiv Patrika) and Nagpur Municipal Corporation.

WHEREAS thereafter, Shri Sanjay Bhagwandas Gangwani filed an Application on 18-01-2022 before the Hon'ble Superintendent of Land Records, Nagpur for rectification and correction of area of the said Plot No. 15 since the area of the said Plot No. 15 was incorrectly stated as 971.70 Sq. Mtrs, in the records of City Survey (Aakhiv Patrika) as compared to original and actual area of the said Plot No. 15 being 1114.83 Sq. Mtrs, which was stated in the Sale Deed dated 17-05-1962 registered in Addl. Book No. 1, Volume No. 16 on Pages 64 to 71 at Serial No. 1438 (P) on 25-09-1962 in the office of Sub-Registrar, Nagpur.

WHEREAS the Hon'ble Superintendent of Land Records, Nagpur vide his Order No. भू- ३, मौ. लेंड्रा / २०) २ / (फेचौकशी, दिनांक०२ / ०३ / २०२२ directed the City Survey Officer No. 3, Nagpur to conduct an enquiry on the Application filed by Shri Sanjay Bhagwandas Gangwani for rectification and correction of area of the said Plot No. 15 and after evaluating all previous title deeds, facts and conducting measurement of the said Plot No. 15, the City Survey Officer No. 3, Nagpur allowed the Application filed by Shri Sanjay Bhagwandas Gangwani and directed the City Survey Officer No. 3, Nagpur to correct the area of the said Plot No. 15 as 1114.83 Sq. Mtrs. vide Letter No. प. भू.१/ लेड़ा / फेरचौकशी / २०३ / २०२२दिनांक१६/०३/ २०२२ and accordingly the area of the said Plot No. 15 bearing City Survey No. 203 was rectified and corrected as 1114.83 Sq. Mtrs

WHEREAS lateron, Smt. Sunita Bhagwandas Gangwani transferred 50% Plotable Area of Land admeasuring 557.415 Sq. Mtrs., bifurcating from North to South towards Western Side of Land admeasuring 557.415 5q. Mtrs., bifurcating from North to South towards western stoe of Plot No. 15 total containing by admeasurement 1114.83 Sq. Mtrs. (12000.00 Sq. Fts.) together the Residential House constructed vertically on the said 50% Plotable Area of Land comprising Ground Floor and First Floor having Built Up Area of approximately 124.6835 Sq. Mtrs. to her elder son, Shri Anil Bhagwandas Gangwani by virtue of a Gift Deed dated 29-03- 2022 which is registered at Serial No. 3015/2022 on 27-04-2022 in the office of Sub-Registrar

WHEREAS pursuant to said Gift Deed dated 29-03-2022, Shri Anil Bhagwandas Gangwani became sole and exclusive owner of 50% Plotable Area of Land admeasuring 557.415

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Sq. Mtrs, bifurcating from North to South towards Western Side of Plot No. 15 total containing by admeasurement 1114.83 Sq. Mtrs. (12000.00 Sq. Fts.) together the Residential House constructed vertically on the said 50% Plotable Area of Land comprising Ground Floor and First Floor having Built Up Area of approximately 124.6835 Sq. Mtrs. will all heritable and transferable rights therein.

WHEREAS lateron, 1) Shri Anil Bhagwandas Gangwani and 2) Shri Sanjay Bhagwandas Gangwani agreed to sell the said Plot No. 15 admeasuring 1114.83 Sq. Mtrs. together with the entire Residential House standing thereon to M/s Growspace Home Infra, a Partnership Firm, duly formed under provisions of the Partnership Act, 1932, having its Office at Flat No. 203, Gulah Palace Plot No. 22/B, Farmland, Ramdaspeth, Nagpur by virtue of an Agreement to Sell dated 30-03-2022 which is registered at Serial No. 3018/ 2022 on 27-04-2022 in the office of Sub-Registrar No. 6, Nagpur and finally 1) Shri Anil Bhagwandas Gangwani and 2) Shri Sanjay Bhagwandas Gangwani sold the said Plot No. 15 and the entire Residential House standing thereon to M/s Growspace Home Infra by virtue of Sale Deed which is registered at Serial No. 8394/2022 on 03-10-2022 in the office of Sub-Registrar No. 1, Nagpur.

WHEREAS pursuant to Sale Deed dated 03-10-2022, M/s Growspace Home Infra became sole and absolute owner of the said Plot No. 15 admeasuring 1114.83 Sq. Mtrs. and accordingly its name was mutated in the records of City Survey and Nagpur Municipal Corporation.

WHEREEAS lateron, M/s Growspace Home Infra decided develop the said Plot No. 15 admeasuring 1114.83 Sq. Mtrs. by constructing a multistoried Residential Apartment Scheme comprising various self contained Residential Apartments and thus it prepared the Building Plan of the said Residential Apartment Scheme named and styled as Elite Space and accordingly the said Building Plan was sanctioned by the Deputy Director of Town Planning, Nagpur Municipal Corporation vide Building Permit No. 151932, Permit No. NMO/B/2023/APL/ 01076 dated 17-01-2023.

WHEREAS lateron, M/s Growspace Home Infra, acting through its Authorised Partners, 1) Shri Nilesh Rameshchandra Rathi and 2) Shri Atish Ramesh Agrawal (Being the Grantor) executed a Deed of Declaration and thereby subjected the said Residential Apartment Scheme known and styled as Elite Space proposed to be constructed over the said Plot No. 15 to the provisions of Maharashtra Apartment Ownership Act, 1970 by executing a Deed of Declaration which is registered at Serial No. 1084/2023 on 20-02-2023 in the office of Sub-Registrar No. 6, Nagpur.

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I have also got taken on line search in the office of Sub- Registrar, Nagpur for last 21 years i.e. 2002 to 2023 by paying search fee vide Receipt No. 1112765764 dated 07/02/2023. During the search, I have not found any registered charge or liability by way of sale, gift, transfer etc. whatsoever in any manner over the above described field and it is found to be free from all kind of encumbrances. Thus, the Plot No. 15 (Fifteen), being a portion of land bearing Khasra No. 78 of Mouza - Lendhra bearing Sheet No. (39) / 17 II, City Survey No. 203 bearing Municipal Corporation House No. 153 in Ward No. 71, situated at Bhagwaghar Layout, Dharampeth, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in Tahsil and District - Nagpur **is an absolute property of M/s Growspace Infra. The chain of change of title in its favour has also been properly established.**

4. Any other relevant Title : No

5. Any Other Litigation : No

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