हरी ओम

ADV KAUSHIK A. PUJARI (B.A., L.L.B.)
(Proprietor of ADV KAUSHIK PUJARI AND ASSOCIATES)
-: LAW FIRM :-
Office Address :- Flat No.12 on Third Floor "Vidyanand Apartment",
Near MSEB Office, Near Triangular Garden,
Hill Top Main Road, Nagpur
Contact Number :- 7387155511, Office Number :- 7219871524
Email ID :- kaushik.apujari@Gmail.com

FORMAT – A (Circular No.:- 28/2021)

To,

MahaRERA,

Nagpur

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to plot no. 1, 9,9A Part B, Gat No 20, sheet no 229/16, situated at Ujjawal Housing Society being part and portion of Khasra No 29/1, Mouza Somalwada, District Nagpur (hereinafter referred as the said plot " ")

I, **Mr. Kaushik Pujari, Advocate** have investigated the title of the said plot on the request of **M/s Green Space Infra Ventures** and following documents i.e. :-

1) Description of the property.
2) The documents of allotment of plot.
3) Property card/ Akhiv Patrika issued by City Survey Office, mutation entry no 20, Sheet no 229/16, Mouza Somalwada
4) Search report for more than 30 years from 1963 till 2023.

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 (following owner that is 'M/s Green Space Infra Ventures' is clear, marketable and without any encumbrances.

Owners of the plot having no. 1 9,9A Part B, Gat No 20, sheet no 229/16, situated at Ujjawal Housing Society being part and portion of Khasra No 29/1, Mouza Somalwada, District Nagpur currently are M/s Green Space Infra Ventures.

The report reflecting the flow of the title of owner on the said land is enclosed herewith as annexure.

Encl : Annexure.

Mr. Kaushik A. Pujari
Advocate

Date: 07/04/2023

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Annexure

FLOW OF THE TITLE OF THE SAID LAND

DATE: 07/04/2023

The following is the title history of the said Property:

All that piece and parcel of land bearing entire Khasra Nos. 29/1 and 2 of MOUZA-SOMALWADA, having an area of 15381.9 Sq. Mt., and 27869.9 Sq. Mt., thus total area 43251.80 Sq. Mt bearing City Survey No. 20 and 9 respectively, P. S. K. 44 including, Situated at New Sneh Nagar, Wardha Road, Nagpur in Ward No. 75 within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, in Tahsil and District Nagpur, was previously belonging to Mr. Shamjibhai Kheta, being a separate and self- acquired property.

WHEREAS, during his lifetime Mr. Shamjibhai Kheta, executed his Last Will and Testament on Dated 08/08/1963 and thereby he bequeathed the aforesaid entire property to Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morarii Kheta and Mr. Naresh Morraji Kheta.

WHEREAS, Mr. Shamjibhai Kheta, left for heavenly abode on dated 15/11/1967 and consequent upon his death Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morarji Kheta and Mr. Naresh Morraji Kheta became the joint owners of the aforesaid Agriculture Land and each of them having equal share and interest therein terms and condition of the Will.

A Probate of the said Will Dated 08/08/1963 is granted by the Joint Civil Judge Senior Division Nagpur, vide Order Dated 06/09/1968 passed in Probate Case No. 55 of 1968. As a Result therefore the said 6 persons namely Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morarji Kheta and Mr. Naresh Morraji Kheta became the joint owners of the aforesaid property with transferable and heritable rights.

WHEREAS, out of 6 owners the 3 owners decided to sell their shares in the said property to the other co-Owners and Mr. Mukesh Patel and accordingly executed Memorandum of Understanding Dated 11/06/1992.

LATERON the three owners along with Mr. Mukesh Patel had dropped the idea of Purchase and decided to cancel the said memorandum of understanding by way of Deed of Cancellation Dated 25/06/1999.

WHEREAS, Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morarji Kheta and Mr. Naresh Morraji Kheta jointly decided to develop the aforesaid property by carving layout of Various sizes of Plots thereon the said land and utilize the sale proceeds thereof in their best interest and for the benefits of their respective family members.

WHEREAS, for the purpose of getting organized the entire work Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morari Kheta and Mr. Naresh Morraji Kheta jointly executed General Power of Attorney Dated 25/06/1999, which is duly notarized in favour of Mr. Milind Dattatraya Mahajan and appointed him as their attorney holder.

WHEREAS, Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Sanjay Vasanjiee Kheta Mr. Pramod Morari Kheta and Mr. Naresh Morraji Kheta jointly has entrusted the entire work of Development to Ujwal Co-Operative Housing Society Limited, Nagpur, by way of Development of Agreement Dated 18/11/1999 upon the several terms and conditions mention therein.

By the said Agreement Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morarji Kheta and Mr. Naresh Morraji Kheta allowed and permitted the said Society to Develop the said Land into a Layout by carving out various plots of different sizes therein.

WHEREAS, the said society has prepared a Layout Plan of Khasra No. 29/1 and 2 which is sanctioned and Approved by the Building Engineer-of the Nagpur Improvement Trust, Nagpur.

WHEREAS, Nagpur Improvement Trust has agreed and release various Plots out of the said Layout in favour of Society, Subject to Depositing Development Charges to Nagpur Improvement Trust. Accordingly a development charge has been paid in respect of the said plots on dated 28/06/2022.

WHEREAS, Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morarji Kheta and Mr. Naresh Morraji Kheta have further executed General Power of Attorney Dated 31/07/2002, which is duly registered in the office of Sub Registrar Nagpur-3, at Serial No. 1495 in favour of Mr. Milind Dattatray Mahajan.

WHEREAS, Mr. Bharat Maganbhai Kheta, Mr Prakash Maganbhai Kheta, M.r Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morarji Kheta and Mr. Naresh Morraji Kheta

ADV. KAUSIK PURI & ASSOCIATES LAW FIRM PROFESSIONAL LAW CORPORATION MAH/3077/2005

through POA Holder Mr. Milind Dattatray Mahajan along with the Society sold Plot No. I admeasuring area 14508.38 Sq. Ft,. to Mr. Prakash Bhagwandas Vastani, by way of Sale Deed Dated 25/12/2004, which is duly registered in the office of Sub Registrar Nagpur-9, at Serial No. 199 on dated 27/01/2005.

SIMILARLY, Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morarji Kheta and Mr. Naresh Morraji Kheta through POA Holder Mr Milind Dattatray Mahajan along with the Society sold Plot No. 9admeasuring area 13900.26 Sq. Ft., to Mr. Sachin Prakash Vastani, by way of Sale Deed Dated 25/12/2004, which is duly registered in the office of Sub Registrar Nagpur-9, at Serial No. 202 on dated 27/01/2005.

SIMILARLY, Mr. Bharat Maganbhai Kheta, Mr. Prakash Maganbhai Kheta, Mr. Anil Trimbaklal Kheta, Mr. Snajay Vasanjiee Kheta Mr. Pramod Morari Kheta and Mr. Naresh Morraji Kheta through POA Holder Mr. Milind Dattatray Mahajan along with the Society sold Plot No. 9-A admeasuring area 11988.31 Sq. Ft., to Smt. Rekha Prakash Vastani. by way of Sale Deed Dated 25/12/2004, which is duly registered in the office ofSub Registrar Nagpur-9, at Serial No. 199 on dated 27/01/2005.

WHEREAS, the Plot No. 1 is covered under the scheme of 1900 Layout of the Nagpur Improvement Trust, and for the same Mr. Prakash Bhagwandas Vastani, has paid regularization charges to NIT and accordingly NIT has issued Regularization Letter Dated 08/12/2008, as per the Regularization the area of Plot No. 1 has regularized as 1281.4680 Sq. Mt.

WHEREAS, Plot No. 1 has converted into Non Agriculture Residential use purpose by Tahsildar, Nagpur vide NA Order Dated 22/02/2005 passed under Revenue Case No. K/15997/NAP-34/2004-2005.

SIMILARLY, the Plot No. 9 and 9-A has covered under the scheme of 1900 Layout of the Nagpur Improvement Trust, and for the same Mr. Sachin Prakash Vastani, and Smt. Rekha Prakash Vastani applied for regularization and accordingly paid regularization charges to NIT and NIT has issued two separate Regularization Letters Dated 08/12/2008, as per the Regularization the area of Plot No. 9 has regularized as 1291.36 Sq. Mt., and Plot No. 9-Ahas regularized as 1113.74 Sq. Mt.

WHEREAS, Plot No. 9 has converted into Non Agriculture Residential use purpose by Tahsildar, Nagpur vide NA Order Dated 22/02/2005 passed under Revenue Case No. K/15996/NAP-34/2004-2005.

SIMILARLY, Plot No. 9-A has converted into Non Agriculture Residential use purpose by Tahsildar, Nagpur vide NA Order Dated 22/02/2005 passed under Revenue Case No. K/15995/NAP-34/2004-2005.

WHEREAS, Mr. Prakash Bhagwandas Vastani sold Plot No. 1 to M/s. Ascott Endeavor, a Partnership Firm, through its Partners Mr. Shankar Bhagwatiprasad Jalan and Mr. Vijay Kumar

Ramawtar Pithisariya by virtue of Sale Deed Dated 20/09/2010, which is duly registered in the office of Sub Registrar Nagpur-4, at Serial No. 4518.

WHEREAS, Mr. Sachin Prakash Vastani, and Smt. Rekha Prakash Vastani jointly sold Plot No. 9 and 9-A to M/s. Ascott Endeavor, a Partnership Firm, through its Partners Mr. Shankar Bhagwatiprasad Jalan and Mr. Vijay Kumar Ramawtar Pithisariya by virtue of Sale Deed Dated 20/09/2010, which is duly registered in the office of Sub Registrar Nagpur-4, at Serial No. 4517.

WHEREAS,M/s Ascott Endeavor, a Partnership Firm, being an Owner of Plot no 1,9,9A applied to the NIT for Reconstitution of the said plots with respect to the area and accordingly NIT reconstituted the Plots as per separate Letters Dated 04/08/2011 area of Plot No 1 is 782.062 Sq Mt, instead of 1281.4680 Sq. Mt The area of Plot No 9 is 785.167 Sq. Mtrs. instead of 1291.36 Sq. Mt., and Plot No. 9-A is 2119.331 Sq. Mt instead of 1113.74 Sq. Mt.

WHEREAS, M/s. Ascott Endeavor applied for the amalgamation of Plot Nos. ,1 9, and 9-A, into single plot and accordingly Building Engineer NIT has issued Amalgamation Letter Dated 05/04/2017.

WHEREAS, M/s. Ascott Endeavor applied lateron decided to get the said amalgamated Plot Nos. 1-9-9-A Sub divided into two parts and thus applied to the Municipal Corporation Nagpur, and accordingly obtained Sub Division Letter Dated 19/11/2020 issued by Municipal Corporation Nagpur.

WHEREAS, as per Letter the said Plot Subdivided as Plot No. 1-9-9-A Part-A admeasuring area 1843.28 Sq. Mt., and Plot No. 1-9-9-4 Part-B admeasuring area 1843.28 Sq. Mt.

WHEREAS, the said Partnership Firm Namely M/s. Ascott Endeavor has dissolved on 31/05/2021, the aforesaid property came to be distributed amongst its partners namely Mr. Shankarlal Bhagwatiprasad Jalan and Mr. Vijaykumar Ramawtar Pithisariya, being the absolute owners of the aforesaid property.

WHEREAS, Mr. Shankarlal Bhagwatiprasad Jalan and Mr. Viiaykumar Ramawtar Pithisariya, executed a Partition Deed Dated 11/10/2021, which is duly registered in the office of Sub Registrar Nagpur-4, at Serial No. 7945, as a Result Mr. Shankarlal Bhagwatiprasad Jalan became the owner of Plot No. 1-9-9-A Part-B admeasuring area 1843.28 Sq. M.t and accordingly mutated his name on relevant records.

WHEREAS, for the good causes Mr. Shankarlal Bhagwatiprasad Jalan decided to sell the aforesaid plot and for the same M/S. GREEN SPACE INFRA VENTURES Through its partners has agreed to purchase.

WHEREAS, Mr. Shankarlal Bhagwatiprasad Jalan has executed Sale Deed Dated 19/05/2022, which is duly registered in the office of Sub Registrar Nagpur-4, at Serial No. 50001 in favor of M/S. GREEN SPACE INFRA VENTURES Through its partners namely Mr. Yash Narendra Mandaviya, Mr. Rajendra Dhirajlal Mandaviva and Mr. Narendra Dhirajlal Mandaviya.

By the above fact, M/S. GREEN SPACE INFRA VENTURES Through its partners namely Mr. Yash Narendera Mandaviva, Mr. Rajendra dhirajlal Mandaviya and Mr. Narendra Dhirajlal

Mandaviya became the sole and absolute owner of the aforesaid property and accordingly mutated its name on relevant records.

Whereas, links in the title history of last 30 ears of chain of title has been established. Al the transactions which have taken place at Nagpur have been verified from the relevant records of the Registrar, Revenue Department etc. at Nagpur; also I have verified Online from the Inspector General Of Registration Web site. I have taken search of records of Registrar's Office from Inspection Book No. (I) and day books, which were kept & maintained by the office and made available to me and other relevant records.

That, with the result I am of the opinion that the aforesaid property is free from encumbrance of all kinds whatsoever and that the present Owners M/S. GREEN SPACE INFRA VENTURES Through its partners Nagpur thereof holds good, valid and marketable title thereto.

That, I have gone through the records; there I have seen the entry of the registered documents that by virtue of the said registered documents, M/S. GREEN SPACE INFRA VENTURES Through its partners became the owner of the above said plot. Hence, accordingly, M/S. GREEN SPACE INFRA VENTURES Through its partners Nagpur acquired title and interest over the property under search.

I have gone through the following documents all copies pertaining to the above described property:

1) Akhiv Patrika from City Survey Office as on date of application for registration.

2) Mutation : In this property names of the mortgagors has not been mentioned in the revenue records and has to be mutate after paying the concern taxes.

3) Search report for 30 years from year 1963 Taken from Sub-Registrar 'office at NGP4_JT NAGPUR NO 4 SUB REGISTRAR ON 28TH MARCH 2023.

4) Any other relevant title.

5) Litigations if any.

Date: 07/04/2023

MR. KAUSHIK A. PUJARI

Advocate

Stamp