

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
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Mobile No. 9730414589
"AARADHYA", PLOT NO. 38,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT

SUBJECT : Title Certificate with respect to properties comprising ALL THOSE Pieces and Parcel of lands bearing Kh. Nos. 120/1, 120/2, 120/3, 121/1, 121/2, 126/1, 126/2, 127/1/A, 127/2, 127/3, 147/1, 147/2, 150, 152, 153/1, 153/2, 93, 94, 95/1, 95/2, 95/3, 95/4, 95/5, 96, 161, 162/1, 162/2, 162/3, 162/4, 162/5, 123/2/1, 123/3/1, 116/1, 116/3, 122/1 and 122/2 of Mouza – SUMTHANA, all situate at Village – Sumthana, P.S.K. 72 in Tahsil - Hingna and District – NAGPUR.

1. I have investigated the title of the said Pieces and Parcel of lands on the request of M/S. DREAM WORLD LANDMARKS LLP, A Limited Liability Partnership, having its Registered office at Godrej One, 5th Floor, Pirojsha Nagar, Eastern Express Highway, Vikhroli (East), Mumbai-400079 and the following documents placed before me for my perusal:-

I. Description of the Property:

ALL THOSE Pieces and Parcel of land bearing Kh. Nos. 120/1, 120/2, 120/3, 121/1, 121/2, 126/1, 126/2, 127/1/A, 127/2, 127/3, 147/1, 147/2, 150, 152, 153/1, 153/2, 93, 94, 95/1, 95/2, 95/3, 95/4, 95/5, 96, 161, 162/1, 162/2, 162/3, 162/4, 162/5, 123/2/1, 123/3/1, 116/1, 116/3, 122/1 and 122/2 of Mouza – SUMTHANA containing by total admeasurement 451769.17 Sq. Mtrs., P.S.K. 72, all situate at Village – Sumthana, Tahsil - Hingna and District – NAGPUR and having the boundaries as follows :-

Kh. No.	ON THE EAST	ON THE WEST	ON THE NORTH	ON THE SOUTH
120/1	24.00 MTRS. WIDE ROAD	VEENA RIVER	KH. NO. 121	KH. NO. 116
120/2	24.00 MTRS. WIDE ROAD	VEENA RIVER	KH. NO. 121	KH. NO. 116
120/3	24.00 MTRS. WIDE ROAD	VEENA RIVER	KH. NO. 121	KH. NO. 116
121/1	24.00 MTRS. WIDE ROAD	VEENA RIVER	KH. NOS. 123 AND 126	KH. NO. 120
121/2	24.00 MTRS. WIDE ROAD	VEENA RIVER	KH. NOS. 123 AND 126	KH. NO. 120

Contd. . .

126/1	24.00 MTRS. WIDE ROAD	VEENA RIVER	KH. NO. 127	PROPOSED 36.00 MTRS. WIDE D.P. ROAD
126/2	24.00 MTRS. WIDE ROAD	VEENA RIVER	KH. NO. 127	PROPOSED 36.00 MTRS. WIDE D.P. ROAD
127/1/A	PART OF KH. NO. 127	VEENA RIVER	KH. NO. 128	KH. NO. 126
127/2	PART OF KH. NO. 127	VEENA RIVER	KH. NO. 128	KH. NO. 126
127/3	PART OF KH. NO. 127	VEENA RIVER	KH. NO. 128	KH. NO. 126
147/1	PANDHAN	KH. NO. 148	KH. NO. 146/1	KH. NO. 150
147/2	PANDHAN	KH. NO. 148	KH. NO. 146/1	KH. NO. 150
150	PANDHAN	KH. NOS. 149 AND 150	KH. NOS. 147 AND 148	KH. NOS. 151 AND 152
152	PANDHAN	24.00 MTRS. WIDE ROAD	KH. NOS. 150 AND 151	KH. NO. 153
153/1	24.00 MTRS. WIDE ROAD	PANDHAN	KH. NO. 152	PANDHAN
153/2	24.00 MTRS. WIDE ROAD	PANDHAN	KH. NO. 152	PANDHAN
93	KH. NO. 94	NALLAH	NALLAH	KH. NO. 95
94	SHIV PANDHAN	KH. NO. 93	NALLAH	KH. NO. 95
95/1	SHIV PANDHAN	NALLAH	KH. NOS. 93 AND 94	KH. NO. 96
95/2	SHIV PANDHAN	NALLAH	KH. NOS. 93 AND 94	KH. NO. 96
95/3	SHIV PANDHAN	NALLAH	KH. NOS. 93 AND 94	KH. NO. 96
95/4	SHIV PANDHAN	NALLAH	KH. NOS. 93 AND 94	KH. NO. 96
95/5	SHIV PANDHAN	NALLAH	KH. NOS. 93 AND 94	KH. NO. 96
96	NALLAH	PANDHAN	KH. NO. 95	KH. NO. 97
161	NALLAH	24.00 MTRS. WIDE ROAD AND KH. NO. 152	KH. NO. 162	KH. NO. 160
162/1	NALLAH	KH. NOS. 149, 150, 151 AND 152	KH. NOS. 163, 165 AND 166	KH. NO. 161
162/2	NALLAH	KH. NOS. 149, 150, 151 AND 152	KH. NOS. 163, 165 AND 166	KH. NO. 161
162/3	NALLAH	KH. NOS. 149, 150, 151 AND 152	KH. NOS. 163, 165 AND 166	KH. NO. 161
162/4	NALLAH	KH. NOS. 149, 150, 151 AND 152	KH. NOS. 163, 165 AND 166	KH. NO. 161
162/5	NALLAH	KH. NOS. 149, 150, 151 AND 152	KH. NOS. 163, 165 AND 166	KH. NO. 161
123/2/1	KH. NO. 121	24.00 MTRS. WIDE ROAD	KH. NO. 123/3/1	KH. NO. 122/1

123/3/1	PART OF KH. NOS. 126 AND 121	24.00 MTRS. WIDE ROAD	KH. NO. 126	KH. NO. 123/2/1
116/1	PROPERTY OF DREAM WORLD LANDMARKS LLP BEARING KH. NO. 120	24.00 MTRS. WIDE MADC ROAD	PROPERTY OF DREAM WORLD LANDMARKS LLP BEARING KH. NO. 121	KH. NO. 116/3
116/3	PROPERTY OF DREAM WORLD LANDMARKS LLP BEARING KH. NO. 120	24.00 MTRS. WIDE MADC ROAD	KH. NO. 116/1	PROPERTY OF DREAM WORLD LANDMARKS LLP BEARING KH. NO. 120
122/1	PROPERTY OF DREAM WORLD LANDMARKS LLP BEARING KH. NO. 121	24.00 MTRS. WIDE MADC ROAD	KH. NO. 123/2/1	KH. NO. 122/2
122/2	PROPERTY OF DREAM WORLD LANDMARKS LLP BEARING KH. NO. 121	24.00 MTRS. WIDE MADC ROAD	KH. NO. 122/1	PROPERTY OF DREAM WORLD LANDMARKS LLP BEARING KH. NO. 121

II. **Documents available/perused:**

- a) Photocopy of Sale Deed Dated 27-4-1995 registered in the Office of Sub-Registrar, Hingna Addl. Book No. 1, Volume No. 1135 on Pages 22 to 33 at Sr. No. 4199(P).
- b) Photocopy of Sale Deed Dated 10-8-2009 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3585 (lateron cancelled by the Hon'ble High Court).
- c) Photocopy of Sale Deed Dated 23-3-2010 registered in the Office of Sub-Registrar, Hingna at Sr. No. 1416.
- d) Photocopy of Sale Deed Dated 8-3-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 1772.

Contd. . .

- e) Photocopy of Sale Deed Dated 10-6-1992 registered in the Office of Sub-Registrar, Hingna at Sr. No. 886.
- f) Photocopy of Sale Deed Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 219.
- g) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3944 on 28-6-2022.
- h) Photocopy of Sale Deed Dated 5-9-2014 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3770.
- i) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3951 on 28-6-2022.
- j) Photocopy of Sale Deed Dated 21-5-2019 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2880.
- k) Photocopy of Sale Deed Dated 18-1-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 458.
- l) Photocopy of Sale Deed Dated 1-12-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 6184.
- m) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3952 on 28-6-2022.
- n) Photocopy of Sale Deed Dated 1-11-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 6180 on 1-12-2011.
- o) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3954 on 28-6-2022.
- p) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3957 on 28-6-2022.
- q) Photocopy of Sale Deed Dated 26-5-1975 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2546.
- r) Photocopy of Sale Deed Dated 10-3-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 1850.
- s) Photocopy of Sale Deed Dated 28-6-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2812.

- t) Photocopy of Deed of Exchange Dated 19-4-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2978.
- u) Photocopy of Sale Deed Dated 13-7-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 4303.
- v) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3959 on 28-6-2022.
- w) Photocopy of Sale Deed Dated 18-1-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 459.
- x) Photocopy of Sale Deed Dated 1-12-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 6178.
- y) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3960 on 28-6-2022.
- z) Photocopy of Release Deed Dated 6-2-2017 registered in the Office of Sub-Registrar, Hingna at Sr. No. 373.
- aa) Photocopy of Sale Deed Dated 5-9-2014 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3772.
- bb) Photocopy of Sale Deed Dated 27-12-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5509.
- cc) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3934 on 28-6-2022.
- dd) Photocopy of Mortgage Deed Dated 15-7-2006 registered in the Office of Sub-Registrar, Hingna at Sr. No. 4141.
- ee) Photocopy of Sale Deed Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 220.
- ff) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3935 on 28-6-2022.
- gg) Photocopy of Sale Deed Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 221.
- hh) Photocopy of Mortgage Deed Dated 24-5-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3119.

- ii) Photocopy of Sale Deed Dated 3-11-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 4643.
- jj) Photocopy of Sale Deed Dated 3-11-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 4640.
- kk) Photocopy of Sale Deed Dated 3-11-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 4647.
- ll) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3930.
- mm) Photocopy of Sale Deed Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 222.
- nn) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3931.
- oo) Photocopy of Sale Deed Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 230.
- pp) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3932.
- qq) Photocopy of Sale Deed Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 224.
- rr) Photocopy of General Power of Attorney Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 233.
- ss) Photocopy of Sale Deed Dated 26-12-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5512.
- tt) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3937 on 28-6-2022.
- uu) Photocopy of Sale Deed Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 231.
- vv) Photocopy of Sale Deed Dated 26-12-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5513 on 27-12-2018.
- ww) Photocopy of Sale Deed Dated 14-1-2011 registered in the Office of Sub-Registrar, Hingna at Sr. No. 223.

- xx) Photocopy of Sale Deed Dated 26-12-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5511 on 27-12-2018.
- yy) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3942 on 28-6-2022.
- zz) Photocopy of Gift Deed Dated 3-6-2015 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2718 on 4-6-2015.
- aaa) Photocopy of Partition Deed Dated 11-11-2009 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5531 on 9-12-2009 between Shri. Ramchandra S/o Janglu Patil and Shri. Atmaram S/o Janglu Patil.
- bbb) Photocopy of Mortgage Deed Dated 3-8-2015 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3635.
- ccc) Photocopy of Sale Deed Dated 3-11-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 4642.
- ddd) Photocopy of Sale Deed Dated 21-3-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2126.
- eee) Photocopy of Sale Deed Dated 31-7-2009 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3489.
- fff) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3940 on 28-6-2022.
- ggg) Photocopy of Sale Deed Dated 11-11-2008 registered in the Office of Sub-Registrar, Hingna at Sr. No. 6596.
- hhh) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3927 on 28-6-2022.
- iii) Photocopy of Sale Deed Dated 11-11-2008 registered in the Office of Sub-Registrar, Hingna at Sr. No. 6597.
- jjj) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3928 on 28-6-2022.
- kkk) Photocopy of Sale Deed Dated 9-2-2001 registered in the Office of Sub-Registrar, Hingna at Sr. No. 1516.
- III) Photocopy of Sale Deed Dated 1-9-2008 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5401.

- mmm) Photocopy of Sale Deed Dated 26-12-2018 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5515.
- nnn) Photocopy of Sale Deed Dated 31-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3925 on 28-6-2022.
- ooo) Sale Deed Dated 12-9-2008 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5663 between Shri. Suresh Shankarrao Ashtankar and Shri. Deepak S/o Paras Gundecha. The Sale Deed consented by M/s. Pushkar Realtors.
- ppp) Photocopy of Sale Deed Dated 23-7-1985 registered in the Office of Sub-Registrar, Hingna at Sr. No. 3374.
- qqq) Photocopy of Sale Deed Dated 9-3-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 1809.
- rrr) Photocopy of Sale Deed Dated 9-3-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 1811.
- sss) Photocopy of Deed of Partial Reconveyance Dated 3-10-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 5937.
- ttt) Photocopy of Sale Deed Dated 1-1-2020 registered in the Office of Sub-Registrar, Hingna at Sr. No. 17.
- uuu) Photocopy of Release Deed Dated 10-3-2022 registered in the Office of Sub-Registrar, Hingna at Sr. No. 1319.
- vvv) Photocopy of Sale Deed Dated 21-3-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2111.
- www) Photocopy of Sale Deed Dated 21-3-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2112.
- xxx) Photocopy of Deed of Confirmation Dated 21-3-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 2123.
- yyy) Photocopy of Sale Deed Dated 28-9-2023 registered in the Office of Sub-Registrar, Hingna at Sr. No. 8110.
- zzz) Photocopy of Sale Deed Dated 24-1-2024 registered in the Office of Sub-Registrar, Hingna at Sr. No. 769.
- aaaa) Photocopy of Sale Deed Dated 24-1-2024 registered in the Office of Sub-Registrar, Hingna at Sr. No. 765.

III. 7/12 Extract issued by Revenue Department, Government of Maharashtra, the details of which are as under:

Kh. No.	7/12 Extract Dated	Mutation Entry No.	Remark
120/1	14-12-2023	914	-
120/2	14-12-2023	914	-
120/3	14-12-2023	914	-
121/1	14-12-2023	914	-
121/2	14-12-2023	914	-
126/1	14-12-2023	914	-
126/2	14-12-2023	914	-
127/1/A	14-12-2023	914	-
127/2	14-12-2023	914	-
127/3	14-12-2023	914	-
147/1	14-12-2023	914	-
147/2	14-12-2023	914	-
150	14-12-2023	914	-
152	14-12-2023	914	-
153/1	14-12-2023	914	-
153/2	14-12-2023	914	-
93	14-12-2023	914	-
94	14-12-2023	914	-
95/1	14-12-2023	914	-
95/2	14-12-2023	914	-
95/3	14-12-2023	914	-
95/4	14-12-2023	914	-
95/5	14-12-2023	914	-
96	14-12-2023	914	-
161	14-12-2023	914	-
162/1	14-12-2023	914	-
162/2	14-12-2023	914	-
162/3	14-12-2023	914	-
162/4	14-12-2023	914	-
162/5	14-12-2023	914	-
123/2/1	-	-	Mutation yet to be effected in the name of the current owner
123/3/1	-	-	Mutation yet to be effected in the name of the current owner

Contd. . .

116/1	-	-	Mutation yet to be effected in the name of the current owner
116/3	-	-	Mutation yet to be effected in the name of the current owner
122/1	-	-	Mutation yet to be effected in the name of the current owner
122/2	-	-	Mutation yet to be effected in the name of the current owner

IV. Search Report for 13 Years i.e. from 2011 to 2024.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said properties, I found that the aforesaid properties are absolutely free from encumbrances of all kinds whatsoever.

Owner of the land :

Sr. No.	Name of the Owner	Kh. No.	Mutation Entry No.	Remark
1	M/S. DREAM WORLD LANDMARKS LLP	120/1	914	-
2	M/S. DREAM WORLD LANDMARKS LLP	120/2	914	-
3	M/S. DREAM WORLD LANDMARKS LLP	120/3	914	-
4	M/S. DREAM WORLD LANDMARKS LLP	121/1	914	-
5	M/S. DREAM WORLD LANDMARKS LLP	121/2	914	-
6	M/S. DREAM WORLD LANDMARKS LLP	126/1	914	-
7	M/S. DREAM WORLD LANDMARKS LLP	126/1	914	-
8	M/S. DREAM WORLD LANDMARKS LLP	127/1/A	914	-
9	M/S. DREAM WORLD LANDMARKS LLP	127/2	914	-
10	M/S. DREAM WORLD LANDMARKS LLP	127/3	914	-
11	M/S. DREAM WORLD LANDMARKS LLP	147/1	914	-
12	M/S. DREAM WORLD LANDMARKS LLP	147/2	914	-
13	M/S. DREAM WORLD LANDMARKS LLP	150	914	-

Contd. . .

14	M/S. DREAM WORLD LANDMARKS LLP	152	914	-
15	M/S. DREAM WORLD LANDMARKS LLP	153/1	914	-
16	M/S. DREAM WORLD LANDMARKS LLP	153/2	914	-
17	M/S. DREAM WORLD LANDMARKS LLP	93	914	-
18	M/S. DREAM WORLD LANDMARKS LLP	94	914	-
19	M/S. DREAM WORLD LANDMARKS LLP	95/1	914	-
20	M/S. DREAM WORLD LANDMARKS LLP	95/2	914	-
21	M/S. DREAM WORLD LANDMARKS LLP	95/3	914	-
22	M/S. DREAM WORLD LANDMARKS LLP	95/4	914	-
23	M/S. DREAM WORLD LANDMARKS LLP	95/5	914	-
24	M/S. DREAM WORLD LANDMARKS LLP	96	914	-
25	M/S. DREAM WORLD LANDMARKS LLP	161	914	-
26	M/S. DREAM WORLD LANDMARKS LLP	162/1	914	
27	M/S. DREAM WORLD LANDMARKS LLP	162/2	914	
28	M/S. DREAM WORLD LANDMARKS LLP	162/3	914	
29	M/S. DREAM WORLD LANDMARKS LLP	162/4	914	
30	M/S. DREAM WORLD LANDMARKS LLP	162/5	914	
31	M/S. DREAM WORLD LANDMARKS LLP	123/2/1	-	Ownership acquired in terms of Sale Deed Dated 24-1-2024 registered in the Office of Sub-Registrar, Hingna at Sr. No. 765.
32	M/S. DREAM WORLD LANDMARKS LLP	123/3/1	-	Ownership acquired in terms of Sale Deed Dated 24-1-2024 registered in the Office of Sub-Registrar, Hingna at Sr. No. 765.

Contd. . .

33	M/S. DREAM WORLD LANDMARKS LLP	116/1	-	Ownership acquired in terms of Sale Deed Dated 24-1-2024 registered in the Office of Sub-Registrar, Hingna at Sr. No. 769.
34	M/S. DREAM WORLD LANDMARKS LLP	116/3	-	Ownership acquired in terms of Sale Deed Dated 24-1-2024 registered in the Office of Sub-Registrar, Hingna at Sr. No. 769.
35	M/S. DREAM WORLD LANDMARKS LLP	122/1	-	Ownership acquired in terms of Sale Deed Dated 24-1-2024 registered in the Office of Sub-Registrar, Hingna at Sr. No. 769.
36	M/S. DREAM WORLD LANDMARKS LLP	122/2	-	Ownership acquired in terms of Sale Deed Dated 24-1-2024 registered in the Office of Sub-Registrar, Hingna at Sr. No. 769.

3. The report reflecting the flow of the title of M/S. DREAM WORLD LANDMARKS LLP on the said Lands is enclosed herewith as Annexure - A.


AJINKYA A. LULAY
 Advocate
 Reg. No. MAH/4204/2016
 "Pranabha", Plot No. 34,
 Vysankatesh Nagar, Khamla Road,
 Nagpur - 440025. (M) 9730414589
 Tel. No.(Off) 2293781 (R) 2293281

NAGPUR

DATED : 1-2-2024.

(A. A. LULAY)

Advocate

Enclosed : Annexure - A.

A. S. LULAY
AJINKYA A. LULAY
KETAKI A. LULAY
ADVOCATES

Ph. No. 2293781(O)
2293281(R)
Mobile No. 9730414589
"AARADHYA", PLOT NO. 38,
VYANKATESH NAGAR,
KHAMLA ROAD,
NAGPUR- 440025 (M.S.)

ANNEXURE - A

FLOW OF THE TITLE OF THE SAID LANDS

A. Flow of the title:

KH. NO. 120/1

THAT ALL THOSE Agricultural lands bearing Kh. Nos. 111-113/4-114/3 and 111-113/1-114 of Mouza – SUMTHANA, having an area of 1.90 Hectares and 1.90 Hectares respectively, Rental Rs. 3.44 and Rs. 3.43 respectively both held in Occupancy Class-2 Rights, both situate at Village – Sumthana, P.S.K. 72 in Tahsil - Hingna and District – NAGPUR, Originally belonged to Shri. Anil S/o Krushnarao Ashtankar and Shri. Arun S/o Krushnarao Ashtankar having been acquired the same by them by a Family Partition held in the year 1979 between themselves and their Father Shri. Krushnarao Ashtankar.

THAT the said Shri. Anil S/o Krushnarao Ashtankar and Shri. Arun S/o Krushnarao Ashtankar alongwith their brothers namely Shri. Sunil S/o Krushnarao Ashtankar, Shri. Vasanta Krushnarao Ashtankar and Shri. Surendra S/o Krushnarao Ashtankar lateron effected a Partition of Kh. Nos. 111-113/4-114/3 and 111-113/1-114 of Mouza – Sumthana and Kh. No. 117-118/1/Kh of Mouza – Sumthana having an area of 1.72 Hectares in between them on 14-10-1991 and in terms of which a Piece of land having an area of 0.91 Hectares comprising the Western Portion of Kh. No. 117-118/1/Kh of Mouza - Sumthana was allotted to the exclusive share of Shri. Arun Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. By the same Partition a Piece of land having an area of 0.91 Hectares comprising the Eastern Portion of Kh. No. 117-118/1/Kh of Mouza - Sumthana was allotted to the exclusive share of Shri. Anil Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. A Piece of land having an area of 1.30 Hectares comprising Southern Portion of Kh. No. 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Sunil S/o Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. In the like manner a Piece of land having an area of 1.25 Hectares comprising Middle Portion of Kh. No. 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Vasanta S/o Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. A Piece of land having an area of 1.25 Hectares comprising Northern Portion of 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Surendra S/o

Contd. . .

Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. The said property was accordingly mutated in their names in Revenue records vide Mutation Entry No. 8B Dated 22-1-1992.

THAT during the course of time Resurvey of the said Mouza – SUMTHANA was conducted and the land admeasuring 1.30 Hectares comprising SOUTHERN PORTION of the entire land bearing Survey / Khasra /Gut No. 111-113-114/1-3 of Mouza – SUMTHANA, having an area of 3.80 Hectares, Rental Rs. 6.68 held in Occupancy Class-2 Rights held by Shri. Sunil Krushnarao Ashtankar was renumbered as Kh. No. 120/1 having an area of 1.30 Hectares, Rental Rs. 2.35.

THAT the aforesaid land comprising Kh. No. 120/1 of Mouza Sumthana is lateron converted from Bhogwatdar Class-2 Rights to Bhogwatdar Class-1 Rights by the concerned Revenue Department.

THAT the said Shri. Sunil S/o Krushnarao Ashtankar lateron transferred his Piece of land comprising Kh. No. 120/1 of Mouza – Sumthana having an area of 1.30 Hectares, Rental Rs. 2.35 held in Bhogwatdar Class-1 Rights by way of Sale to Shri. Paras Devraj Gundecha, by a Sale Deed Dated 31-7-2009, which is duly Registered at the Office of the Joint Sub-Registrar, Hingna in Book No. 1 at Serial No. 3489 on even date. The said Sale Deed is duly consented by M/s.Pushkar Realtors.

THAT the said Shri. Paras Devraj Gundecha lateron transferred the Kh. No. 120/1 by way of Sale to M/s. Shrivan Estates LLP, by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3940 on 28-6-2022. The said Kh. No. 120/1 is specifically earmarked as "FINAL PLOT NO. 163" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 120/1 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 120/2

THAT ALL THOSE Agricultural lands bearing Kh. Nos. 111-113/4-114/3 and 111-113/1-114 of Mouza – SUMTHANA, having an area of 1.90 Hectares and 1.90 Hectares respectively, Rental Rs. 3.44 and Rs. 3.43 respectively both held in Occupancy Class-2 Rights, both situate at Village – Sumthana, P.S.K. 72 in Tahsil - Hingna and District – NAGPUR, Originally belonged to Shri. Anil S/o Krushnarao

Ashtankar and Shri. Arun S/o Krushnarao Ashtankar having been acquired the same by them by a Family Partition held in the year 1979 between themselves and their Father Shri. Krushnarao Ashtankar.

THAT the said Shri. Anil S/o Krushnarao Ashtankar and Shri. Arun S/o Krushnarao Ashtankar alongwith their brothers namely Shri. Sunil S/o Krushnarao Ashtankar, Shri. Vasanta Krushnarao Ashtankar and Shri. Surendra S/o Krushnarao Ashtankar lateron effected a Partition of Kh. Nos. 111-113/4-114/3 and 111-113/1-114 of Mouza – Sumthana and Kh. No. 117-118/1/Kh of Mouza – Sumthana having an area of 1.72 Hectares in between them on 14-10-1991 and in terms of which a Piece of land having an area of 0.91 Hectar comprising the Western Portion of Kh. No. 117-118/1/Kh of Mouza - Sumthana was allotted to the exclusive share of Shri. Arun Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. By the same Partition a Piece of land having an area of 0.91 Hectares comprising the Eastern Portion of Kh. No. 117-118/1/Kh of Mouza - Sumthana was allotted to the exclusive share of Shri. Anil Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. A Piece of land having an area of 1.30 Hectares comprising Southern Portion of Kh. No. 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Sunil S/o Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. In the like manner a Piece of land having an area of 1.25 Hectares comprising Middle Portion of Kh. No. 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Vasanta S/o Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. A Piece of land having an area of 1.25 Hectares comprising Northern Portion of 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Surendra S/o Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. The said property was accordingly mutated in their names in Revenue records vide Mutation Entry No. 8B Dated 22-1-1992.

THAT during the course of time Resurvey of the said Mouza – SUMTHANA was conducted and the land admeasuring 1.25 Hectares comprising Middle Portion of the entire land bearing Khasra No. 111-113-114/1-3 of Mouza – SUMTHANA, having an area of 3.80 Hectares, Rental Rs. 6.68 held in Occupancy Class-2 Rights held by Shri. Vasanta Krushnarao Ashtankar was renumbered as Kh. No. 120/2 having an area of 1.25 Hectares, Rental Rs. 2.27.

THAT the aforesaid land comprising Kh. No. 120/2 of Mouza Sumthana is lateron converted from Bhogwatdar Class-2 Rights to Bhogwatdar Class-1 Rights by the concerned Revenue Department.

THAT the said Shri. Vasanta Krushnarao Ashtankar lateron transferred his Piece of land comprising Kh. No. 120/2 of Mouza – Sumthana having an area of 1.25 Hectares, Rental Rs. 2.27 by way of Sale to Shri. Deepak S/o Paras Gundecha, by a Sale Deed Dated 11-11-2008, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Serial No. 6596 on even date. The said Sale Deed is duly consented by M/s. Pushkar Realtors.

THAT the said Shri. Deepak S/o Paras Gundecha lateron transferred the said Kh. No. 120/2 by way of Sale to M/s. Shrivani Estates LLP, by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3927 on 28-6-2022. The said Kh. No. 120/2 is specifically earmarked as "FINAL PLOT NO. 163" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivani Estates LLP lateron transferred the said Kh. No. 120/2 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 120/3

THAT ALL THOSE Agricultural lands bearing Kh. Nos. 111-113/4-114/3 and 111-113/1-114 of Mouza – SUMTHANA, having an area of 1.90 Hectares and 1.90 Hectares respectively, Rental Rs. 3.44 and Rs. 3.43 respectively both held in Occupancy Class-2 Rights, both situate at Village – Sumthana, P.S.K. 72 in Tahsil - Hingna and District – NAGPUR, Originally belonged to Shri. Anil S/o Krushnarao Ashtankar and Shri. Arun S/o Krushnarao Ashtankar having been acquired the same by them by a Family Partition held in the year 1979 between themselves and their Father Shri. Krushnarao Ashtankar.

THAT the said Shri. Anil S/o Krushnarao Ashtankar and Shri. Arun S/o Krushnarao Ashtankar alongwith their brothers namely Shri. Sunil S/o Krushnarao Ashtankar, Shri. Vasanta Krushnarao Ashtankar and Shri. Surendra S/o Krushnarao Ashtankar lateron effected a Partition of Kh. Nos. 111-113/4-114/3 and 111-113/1-114 of Mouza – Sumthana and Kh. No. 117-118/1/Kh of Mouza – Sumthana having an area of 1.72 Hectares in between them on 14-10-1991 and in terms of which a Piece of land having an area of 0.91 Hectares comprising the Western Portion of Kh. No. 117-118/1/Kh of Mouza - Sumthana was allotted to the exclusive share of Shri. Arun Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. By the same Partition a Piece of land having an area of 0.91 Hectares comprising the Eastern Portion of Kh. No. 117-118/1/Kh of Mouza - Sumthana was allotted to the exclusive

share of Shri. Anil Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. A Piece of land having an area of 1.30 Hectares comprising Southern Portion of Kh. No. 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Sunil S/o Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. In the like manner a Piece of land having an area of 1.25 Hectares comprising Middle Portion of Kh. No. 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Vasanta S/o Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. A Piece of land having an area of 1.25 Hectares comprising Northern Portion of 111-113-114/1-3 of Mouza – Sumthana was allotted to the exclusive share of Shri. Surendra S/o Krushnarao Ashtankar absolutely forever with heritable and transferable rights therein. The said property was accordingly mutated in their names in Revenue records vide Mutation Entry No. 8B Dated 22-1-1992.

THAT during the course of time Resurvey of the said Mouza – SUMTHANA was conducted and the land admeasuring 1.25 Hectares comprising Northern Portion of the entire land bearing Khasra No. 111-113-114/1-3 of Mouza – SUMTHANA, having an area of 3.80 Hectares, Rental Rs. 6.88 held in Occupancy Class-2 Rights held by Shri. Surendra Krushnarao Ashtankar was renumbered as Kh. No. 120/3 having an area of 1.25 Hectares, Rental Rs. 2.26.

THAT the aforesaid land comprising Kh. No. 120/3 of Mouza Sumthana is lateron converted from Bhogwatdar Class-2 Rights to Bhogwatdar Class-1 Rights by the Sub-Divisional Office vide his Order Dated 19-4-2008 passed in Revenue Case No. 846/LND-18/2007-2008.

THAT the said Shri. Surendra Krushnarao Ashtankar lateron transferred his Piece of land comprising Kh. No. 120/3 of Mouza – Sumthana having an area of 1.25 Hectares, Rental Rs. 2.26 held in Bhogwatdar Class-1 Rights by way of Sale to Shri. Deepak S/o Paras Gundecha, by a Sale Deed Dated 11-11-2008, which is duly Registered at the Office of the Sub-Registrar, Hingna in Book No. 1 at Serial No. 6597 on even date. The said Sale Deed is duly consented by M/s. Pushkar Realtors.

THAT the said Shri. Deepak S/o Paras Gundecha lateron transferred the said Kh. No. 120/3 by way of Sale to M/s. Shriyan Estates LLP, by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3928 on 28-6-2022. The said Kh. No. 120/3 is specifically earmarked as "FINAL PLOT NO. 163" in Nagpur Improvement Trust's Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme-2 Dated 27-2-2015.

THAT the said M/s. Shrivan Estates LLP lateron transferred the said Kh. No. 120/3 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 121/1

THAT ALL THAT Agricultural land bearing Kh. No. 110/1-2/111-2/112/113-2/K of Mouza – SUMTHANA, having an area of 4.76 Hectares, Rental Rs. 8.40 held in Occupancy Class-1 Rights, situate at Village –Sumthana, P.S.K. 72 in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Shankarrao S/o Sitaram Ashtankar being his separate property.

THAT the said Shri. Shankarrao S/o Sitaram Ashtankar lateron effected a partition his aforesaid property alongwith other properties in the said Mouza – Sumthana amongst himself and his son Shri. Suresh Shankarrao Ashtankar by executing a Deed of Partition and in terms of which the aforesaid Kh. No. 110/1-2/111-2/112/113-2/K of Mouza – Sumthana was allotted to the exclusive share of Shri. Suresh S/o Shankarrao Ashtankar absolutely forever with heritable and transferable rights therein and the same was recorded in his name vide Mutation Entry No. 64.

THAT during the course of time Resurvey of the said Mouza – Sumthana was conducted and thereby the said Kh. No. 110/1-2/111-2/112/113-2/K was renumbered as Kh. No. 121 having an area of 4.76 Hectares, Rental Rs. 8.40 held in Bhogwatdar Class-1 Rights.

THAT the said Shri. Suresh S/o Shankarrao Ashtankar lateron transferred a Piece of land having an area of 1.62 Hectares comprising the Southern Portion of Kh. No. 121 by way of Sale to Shri. Rambhau S/o Baliramji Ashtankar, by a Sale Deed Dated 9-2-2001, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 1516 on even date. Accordingly the said property was mutated in his name vide Mutation Entry No. 72 Dated 15-6-2001. The said Piece of land having an area of 1.62 Hectares is now renumbered as Kh. No. 121/2 and the remaining land having an area of 3.14 Hectares held by Shri. Suresh Shankarrao Ashtankar was renumbered as Kh. No. 121/1, Rental Rs. 5.54/- .

THAT the said Shri. Suresh Shankarrao Ashtankar lateron transferred the said Kh. No. 121/1 of Mouza Sumthana having an area of 3.14 Hectares, Rental Rs. 5.54 held in Bhogwatdar Class-1 Rights by way of Sale to Shri. Deepak S/o Paras Gundecha, by a Sale Deed Dated 12-9-2008, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 5663 on even date. The said Sale Deed is duly consented by M/s. Pushkar Realtors.

THAT a Piece of land having an area of 0.0270 Hectares out of Kh. No. 121/1 of Mouza – Sumthana is acquired by Maharashtra Airport Development Authority for expansion of Road and accordingly a Sale Deed relating to the said land is executed by Shri. Deepak S/o Paras Gundecha in favour of Maharashtra Airport Development Authority. The said Piece of land is accordingly mutated in its name vide Entry No. 714 Dated 20-12-2019. The remaining Piece of land having an area of 3.1130 Hectares, Rental Rs. 5.49 was recorded in the name of Shri. Deepak S/o Paras Gundecha.

THAT the said Shri. Deepak S/o Paras Gundecha lateron transferred the said Kh. No. 121/1 of Mouza Sumthana having an area of 3.1130 Hectares, Rental Rs. 5.49 (i.e. FINAL PLOT NO. 162) held in Bhogwatdar Class-1 Rights by way of Sale to M/s. Shrivani Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3925 on 28-6-2022.

THAT the said M/s. Shrivani Estates LLP lateron transferred the said Kh. No. 121/1 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 121/2

THAT ALL THAT Agricultural land bearing Kh. No. 110/1-2/111-2/112/113-2/K of Mouza – SUMTHANA, having an area of 4.76 Hectares, Rental Rs. 8.40 held in Occupancy Class-1 Rights, situate at Village –Sumthana, P.S.K. 72 in Tahsil – Hingna and District – NAGPUR, Originally belonged to Shri. Shankarrao S/o Sitaram Ashtankar being his separate property.

THAT the said Shri. Shankarrao S/o Sitaram Ashtankar lateron effected a partition his aforesaid property alongwith other properties in the said Mouza – Sumthana amongst himself and his son Shri. Suresh Shankarrao Ashtankar by executing a Deed of Partition and in terms of which the aforesaid Kh. No. 110/1-2/111-2/112/113-2/K of Mouza – Sumthana was allotted to the exclusive share of Shri. Suresh S/o Shankarrao Ashtankar absolutely forever with heritable and transferable rights therein and the same was recorded in his name vide Mutation Entry No. 64.

THAT during the course of time Resurvey of the said Mouza – Sumthana was conducted and thereby the said Kh. No. 110/1-2/111-2/112/113-2/K was renumbered as Kh. No. 121 having an area of 4.76 Hectares, Rental Rs. 8.40 held in Bhogwatdar Class-1 Rights.

THAT the said Shri. Suresh S/o Shankarrao Ashtankar lateron transferred a Piece of land having an area of 1.62 Hectares comprising the Southern Portion of Kh. No. 121 by way of Sale to Shri. Rambhau S/o Baliramji Ashtankar, by a Sale Deed Dated 9-2-2001, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1

at Sr. No. 1516 on even date. Accordingly the said property was mutated in his name vide Mutation Entry No. 72 Dated 15-6-2001. The said Piece of land having an area of 1.62 Hectares is now renumbered as Kh. No. 121/2 and the remaining land having an area of 3.14 Hectares held by Shri. Suresh Shankarrao Ashtankar was renumbered as Kh. No. 121/1, Rental Rs. 5.54/- .

THAT the said Shri. Rambhau Baliramji Ashtankar lateron transferred the said Kh. No. 121/2 of Mouza Sumthana having an area of 1.62 Hectares by way of Sale to Shri. Deepak S/o Paras Gundecha, by a Sale Deed Dated 1-9-2008, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 5401 on even date. The said Sale Deed is duly consented by M/s. Pushkar Realtors.

THAT a Piece of land having an area of 0.0270 Hectares out of Kh. No. 121/2 of Mouza – Sumthana is acquired by Maharashtra Airport Development Authority for expansion of Road and accordingly a Sale Deed relating to the said land is executed by Shri. Deepak S/o Paras Gundecha in favour of Maharashtra Airport Development Authority. The said Piece of land is accordingly mutated in its name vide Entry No. 714 Dated 20-12-2019. The remaining Piece of land having an area of 1.5930 Hectares, Rental Rs. 2.81 was recorded in the name of Shri. Deepak S/o Paras Gundecha.

THAT the said Shri. Deepak S/o Paras Gundecha lateron transferred the said Kh. No. 121/2 of Mouza Sumthana having an area of 1.5930 Hectares, Rental Rs. 2.81 (i.e. FINAL PLOT NO. 162) held in Bhogwatdar Class-1 Rights by way of Sale to M/s. Shrivani Estates LLP by a Sale Deed Dated 31-3-2022, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 3925 on even date.

THAT the said M/s. Shrivani Estates LLP lateron transferred the said Kh. No. 121/2 by way of Sale to M/s. Dream World Landmark LLP, by a Sale Deed Dated 28-9-2023, which is duly Registered in the Office of the Sub-Registrar, Hingna in Book No. 1 at Sr. No. 8110 on even date.

KH. NO. 126/1

THAT ALL THAT Agricultural land bearing Kh. No. 126/1 of Mouza – SUMTHANA, having an area of 2.63 Hectares, Rental Rs. 5.26 held in Bhogwatdar Class -1 Rights, situate at Village – Sumthana, P.S.K. 72 in Tahsil and District – NAGPUR, Originally belonged to Master Prakash S/o Namdeo Ashtankar acting through his Natural Guardian Smt. Anjanabai W/o Namdeo Ashtankar, being his separate property having been acquired the same by him by a Partition Deed Dated 19-8-1985 and the same was mutated in his name in all relevant records vide Mutation Entry No. 24 Dated 4-9-1985.