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.)

To,
MahaRERA,
Mumbai.

LEGAL TITLE REPORT
(REVISED)

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 452601.543 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

Contd. . .

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.

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.

Contd. . .

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.

lll) 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.

Contd. . .

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	-	938	-
123/3/1	-	939	-

Contd. . .

116/1	-	932	-
116/3	-	969	-
122/1	-	936	-
122/2	-	937	-

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	938	-
32	M/S. DREAM WORLD LANDMARKS LLP	123/3/1	939	-
33	M/S. DREAM WORLD LANDMARKS LLP	116/1	932	-
34	M/S. DREAM WORLD LANDMARKS LLP	116/3	969	-
35	M/S. DREAM WORLD LANDMARKS LLP	122/1	936	-
36	M/S. DREAM WORLD LANDMARKS LLP	122/2	937	-

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/4294/2016
"Prarabdha", Plot No. 34,
Vyankatesh Nagar, Khamla Road,
Nagpur - 440025. (M) 9730414589
Tel. No.(Off) 2293781 (R) 2293281

NAGPUR **(A. A. LULAY)**

DATED : 28-9-2024. **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:

Same as submitted with RERA Registration Application submitted before the MahaRERA Authority.

B. Latest 7/12 Extract/s issued by Revenue Department, Government of Maharashtra all Dated 14-12-2023 for 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 and 162/5. Mutation Entry No. 914 Dated 10-11-2023.

Latest 7/12 Extract/s issued by Revenue Department, Government of Maharashtra all Dated 28-9-2024 for Kh. Nos. 123/2/1, 123/3/1, 116/1, 116/3, 122/1 and 122/2. Mutation Entry No. 938, 939, 932, 969, 936 and 937.

C. I have verified all the relevant index entries from the books and records kept and maintained in the Office of the Sub-Registrar, Hingna and found that the aforesaid property is absolutely free from encumbrances of all kinds whatsoever and that the present Owner thereof namely M/s. Dream World Landmark LLP holds good, valid and marketable title thereto. The necessary Search fees for the Period commencing from 2011 to 2024 is deposited in the Office of the Sub-Registrar, Hingna, the details of which are as under :

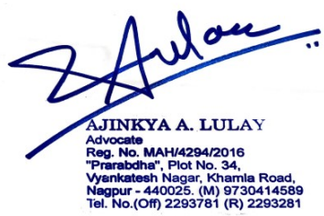
Kh. No.	Challan No.	Amount (in Rs.)	Dated
120/1	MH014921078202324E	325.00	1-2-2024
120/2	MH014921529202324P	325.00	1-2-2024
120/3	MH014921788202324E	325.00	1-2-2024
121/1	MH014921850202324E	325.00	1-2-2024
121/2	MH014921906202324E	325.00	1-2-2024
126/1	MH014922110202324E	325.00	1-2-2024
126/2	MH014922165202324E	325.00	1-2-2024
127/1/A	MH014922238202324E	325.00	1-2-2024
127/2	MH014922283202324E	325.00	1-2-2024
127/3	MH014922341202324E	325.00	1-2-2024
147/1	MH014922410202324E	325.00	1-2-2024
147/2	MH014922471202324E	325.00	1-2-2024
150	MH014922521202324E	325.00	1-2-2024
152	MH014922574202324E	325.00	1-2-2024

Contd. . .

153/1	MH014922621202324E	325.00	1-2-2024
153/2	MH014922681202324E	325.00	1-2-2024
93	MH014923249202324E	325.00	1-2-2024
94	MH014923306202324E	325.00	1-2-2024
95/1	MH014923616202324E	325.00	1-2-2024
95/2	MH014923644202324E	325.00	1-2-2024
95/3	MH014923684202324E	325.00	1-2-2024
95/4	MH014923714202324E	325.00	1-2-2024
95/5	MH014923760202324E	325.00	1-2-2024
96	MH014923791202324E	325.00	1-2-2024
161	MH014923830202324E	325.00	1-2-2024
162/1	MH014923871202324E	325.00	1-2-2024
162/2	MH014923959202324E	325.00	1-2-2024
162/3	MH014923994202324E	325.00	1-2-2024
162/4	MH014924055202324E	325.00	1-2-2024
162/5	MH014924089202324E	325.00	1-2-2024
123/2/1	MH014924138202324E	325.00	1-2-2024
123/3/1	MH014924167202324E	325.00	1-2-2024
116/1	MH014924216202324E	325.00	1-2-2024
116/3	MH014924271202324E	325.00	1-2-2024
122/1	MH014924317202324E	325.00	1-2-2024
122/2	MH014924348202324E	325.00	1-2-2024

D. Litigation Details :

Complaint No.	Particulars	Date
CC004000000110614	Mantri Trinity Projects Private Limited	25-6-2024
CC12400144	DR Nikhil Ashok Baxi	18-9-2024



NAGPUR **(A. A. LULAY)**

DATED : 28-9-2024. **Advocate**