

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

ALL THAT piece and parcel of land admeasuring about 3.00 H. R. i.e. 300.00.00 Aar Sq. Mtrs. (7.413 Acres) being Western portion out of land bearing **Kh. No. 281/2**, in all admeasuring about 7.58 Hectares (i.e. 758,00.00 Aar Sq. Mtrs.), Land Revenue Rs. 11370.00 yearly, with Occupant Class 1 Bhumiswami Rights, in MOUZA : KANHAN (PI), P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR and the aforesaid property is bounded as under:-

ON THE NORTH : LAND OF KH. NO. 255

ON THE EAST : REMAINING PORTION OF KH. NO. 281

ON THE WEST : N. H. NO. 07

ON THE SOUTH : LAND OF KH. NO. 257, 256

ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing **Kh. No. 281/1**, in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing **Kh. No. 189**, Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MOUZA: KANHAN (PI), P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR and the aforesaid property is bounded as under:-

ON THE NORTH : LAND OF KH. NO. 255, 254

ON THE EAST : LAND OF KH. NO. 252, 253

ON THE WEST : REMAINING PORTION OF KH NO. 281

ON THE SOUTH : LAND OF KH. NO. 257, 256, LAND OF RAILWAY

Total Platable area admeasuring 41,718.66 Sq. Mtrs. for Kh No. 189/ 281/1 and 281/2 as per Sanction Map dated 02/01/2024.

I have investigated the title of the said plots on the request of M/s Growmore Ventures, a Partnership Firm, having office at Khusbu Motors, Kalamna Road, Kamptee, Nagpur-441008. and following documents i.e:-

1) Description of the property.

ALL THAT piece and parcel of land admeasuring about 3.00 H. R. i.e. 300.00.00 Aar Sq. Mtrs. (7.413 Acres) being Western portion out of land bearing **Kh. No. 281/2** in all admeasuring about 7.58 Hectares (i.e. 758,00.00 Aar Sq. Mtrs.), Land Revenue Rs. 11370.00 yearly, with Occupant Class 1 Bhumiswami Rights, in MOUZA : KANHAN (PI), P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing **Kh.No.281/1**. in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing **Kh. No.189**, Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MOUZA: KANHAN (PI). P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR

Total Platable area admeasuring 41,718.66 Sq. Mtrs. for Kh No. 189/ 281/1 and 281/2 as per Sanction Map dated 02/01/2024.

2) The documents of allotment of plot.

- (i) Sale Deed dt. 29/08/2022 for **Kh. No. 281/2** registered with Sub Registrar, Nagpur at Book No. 1 at Sr. No. 1594/2022 dt. 29/08/2022 executed by M/s Hindustan Unilever Limited in favour of M/s Growmore Ventures.
- (ii) Sale Deed dt. 29/08/2022 for **Kh. No. 281/1 and Kh. No. 189** registered with Sub Registrar, Nagpur at Book No. 1 at Sr. No. 1595/2022 dt. 29/08/2022 executed by M/s Hindustan Unilever Limited in favour of M/s Growmore Ventures.
- (iii) Property Card Issued by City Survey Officer-Nagpur Mutation Entry No. (1) vide Ferfar No. 8385 for Kh. Survey No. 281/2.
Ferfar No. 8385 for Kh. Survey No. 281/1.
Ferfar No. 8295 for Kh. Survey No. 189

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I have verified the relevant records of Sub- Registrar , Nagpur and inspected the relevant deeds, documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above.

I am of the opinion there is no litigation is pending in respect of

ALL THAT piece and parcel of land admeasuring about 3.00 H. R. i.e. 300.00.00 Aar Sq. Mtrs. (7.413 Acres) being Western portion out of land bearing Kh. Survey No. 281/2, (Old Kh. No. 204/1) in all admeasuring about 7,58 Hectares (i.e. 758,00.00 Aar Sq. Mtrs.), Land Revenue Rs. 11370.00 yearly, with Occupant Class 1 Bhumiswami Rights, in MOUZA : KANHAN (PI), P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR

ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing Kh. No. 281/1. in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing Kh. No. 189, Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MOUZA: KANHAN (PI). P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-465015

Total Platable area admeasuring 41,718.66 Sq. Mtrs. for Kh No. 189/ 281/1 and 281/2 as per Sanction Map dated 02/01/2024.

in any court or before any authority.

That the title of

M/s Growmore Ventures, a Partnership Firm, for

- i) ALL THAT piece and parcel of land admeasuring about 3.00 H. R. i.e. 300.00.00 Aar Sq. Mtrs. (7.413 Acres) being Western portion out of land bearing Kh. No. 281/2, in all admeasuring about 7,58 Hectares (i.e. 758,00.00 Aar Sq. Mtrs.), Land Revenue Rs. 11370.00 yearly, with Occupant Class 1 Bhumiswami Rights, in MOUZA : KANHAN (PI), P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR
- ii) ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing Kh. No. 281/1. in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing Kh. No. 189, Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MOUZA: KANHAN (PI). P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR

Total Platable area admeasuring 41,718.66 Sq. Mtrs. for Kh No. 189/ 281/1 and 281/2 as per Sanction Map dated 02/01/2024.

is clear, Marketable and without any encumbrances.

Owners of the Land

M/s Growmore Ventures, a Partnership Firm, for

- i) ALL THAT piece and parcel of land admeasuring about 3.00 H. R. i.e. 300.00.00 Aar Sq. Mtrs. (7.413 Acres) being Western portion out of land bearing Kh. No. 281/2, in all admeasuring about 7,58 Hectares (i.e. 758,00.00 Aar Sq. Mtrs.), Land Revenue Rs. 11370.00 yearly, with Occupant Class 1 Bhumiswami Rights, in MOUZA : KANHAN (PI), P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR
- ii) ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing Kh. No. 281/1 in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing Kh. No. 189, Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MOUZA: KANHAN (PI). P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR

Total Platable area admeasuring 41,718.66 Sq. Mtrs. for Kh No. 189/ 281/1 and 281/2 as per Sanction Map dated 02/01/2024.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-465015

The report reflecting the flow of the title of

M/s Growmore Ventures, a partnership Firm, for

- i) ALL THAT piece and parcel of land admeasuring about 3.00 H. R. i.e. 300.00.00 Aar Sq. Mtrs. (7.413 Acres) being Western portion out of land bearing Kh. No. 281/2, in all admeasuring about 7.58 Hectares (i.e. 758,00.00 Aar Sq. Mtrs.), Land Revenue Rs. 11370.00 yearly, with Occupant Class 1 Bhumiswami Rights, in MOUZA : KANHAN (PI), P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR
- ii) ALL THAT piece and parcel of land admeasuring about 458.00.00 Aar Sq. Mtrs. being Eastern portion out of land bearing Kh. No. 281/1. in all admeasuring about 758.00.00 Aar Sq. Mtrs., Land Revenue Rs. 11370.00 yearly, and ALL THAT piece and parcel of land admeasuring about 0.02.00 Aar Sq. Mtrs. bearing Kh. No. 189, Land Revenue Assessment Rs. 0.50 with Occupant Class 1 Bhumiswami Rights, in MOUZA: KANHAN (PI). P. H. No. 15. Tahsil: PARSEONI, District: NAGPUR

Total Plottable area admeasuring 41,718.66 Sq. Mtrs. for Kh No. 189/ 281/1 and 281/2 as per Sanction Map dated 02/01/2024.

is enclosed herewith as annexure.

REMARKS :

The above Property bearing Kh. No. 281/2, 281/1 and 189 are Mortgaged with Bank of Maharashtra through mortgage deed bearing Serial No. 1596/2022 and 1597/2022 dated 29/08/2022.

ENCL : ANNEXURE

Date : 30/01/2024


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-465 015

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Ashwin R. Patil
ADVOCATE

Mb.9822936551
E.mail – ashwinpatil70@gmail.com

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

FLOW OF THE TITLE OF THE SAID LAND.

- 1) 7/12 Extract / PR Card as on date of application for Registration.
- 2) Mutation Entry No. (1) vide
Ferfar No. 8385 for Kh. Survey No. 281/2.
Ferfar No. 8385 for Kh. Survey No. 281/1.
Ferfar No. 8295 for Kh. Survey No. 189

NARRATION ON FLOW OF TITLE:

KH. SURVEY NO. 281/2 :

By and under an Indenture dated 18th March, 1963 made and executed by and between Brooke Bond India Private Limited therein referred to as "the Vendor" of the One Part And (1) Shri Waman Govind Bapat, (2) Shri V. Raghavan Pillai and (3) Shri Tulshiram Balaji Choudhary therein collectively referred to as "the Purchasers" of the Other Part and registered with the office of the Sub Registrar, Nagpur under serial No. 1523, in Book No. 1, Volume No. 44 at page Nos. 60 to 69, the Vendor therein conveyed, transferred and assigned a portion admeasuring approximately 4.80 acres out of the Total Property (being the south west portion of the Total Property) to the Purchasers therein for the consideration and upon the terms and conditions more particularly contained therein.

By and under an Indenture dated 18th December, 1964 made and executed by and between (1) Shri Waman Govind Bapat, (2) Shri V. Raghavan Pillai and (3) Shri Tulshiram Balaji Choudhary therein collectively referred to as "the Vendors" of the One Part And Brooke Bond India Private Limited therein referred to as "the Purchaser" of the Other Part and registered with the office of the Sub Registrar, Nagpur under serial No. NPR/4315/1964, the Vendors therein conveyed, transferred and assigned the aforesaid south west portion admeasuring approximately 4.80 acres of the Total Property to the Purchaser therein for the consideration and upon the terms and conditions more particularly contained therein.

In the circumstances aforesaid, Brooke Bond India Limited became the owner of the Total Property.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-15

Pursuant to a Scheme of Amalgamation between Lipton India Limited and Brooke Bond India Limited (which was sanctioned vide an Order dated 15th December, 1993 passed by the High Court at Calcutta in Company Petition No. 365 of 1993 connected with Company Application No. 267 of 1993), the name of "Brooke Bond India Limited" was changed to "Brooke Bond Lipton India Limited" on 7th March, 1994. The same has been evidenced by the Fresh Certificate of Incorporation Consequent on Change of Name dated 7th March, 1994 issued by the Assistant Registrar of Companies, West Bengal

Whereas Hindustan Unilever Limited transferred the above property vide Sale Deed dt. 29/08/2022 for Kh. Survey No. 281/2 registered with Sub Registrar, Nagpur at Book No. 1 at Sr. No. 1594/2022 dt. 29/08/2022 in favour of M/s Growmore Ventures.

KH. SURVEY NO. 281/1 :

By and under an Indenture dated 18th March, 1963 made and executed by and between Brooke Bond India Private Limited therein referred to as "the Vendor" of the One Part And (1) Shri Waman Govind Bapat, (2) Shri V. Raghavan Pillai and (3) Shri Tulshiram Balaji Choudhary therein collectively referred to as "the Purchasers" of the Other Part and registered with the office of the Sub Registrar, Nagpur under serial No. 1523, in Book No. 1, Volume No. 44 at page Nos, 60 to 69, the Vendor therein conveyed, transferred and assigned a portion admeasuring approximately 4.80 acres out of the Total Property (being the south west portion of the Total Property) to the Purchasers therein for the consideration and upon the terms and conditions more particularly contained therein.

By and under an Indenture dated 18th December, 1964 made and executed by and between (1) Shri Waman Govind Bapat, (2) Shri V. Raghavan Pillai and (3) Shri Tulshiram Balaji Choudhary therein collectively referred to as "the Vendors" of the One Part And Brooke Bond India Private Limited therein referred to as "the Purchaser" of the Other Part and registered with the office of the Sub Registrar, Nagpur under serial No. NPR/4315/1964, the Vendors therein conveyed, transferred and assigned the aforesaid south west portion admeasuring approximately 4.80 acres of the Total Property to the Purchaser therein for the consideration and upon the terms and conditions more particularly contained therein.

In the circumstances aforesaid, Brooke Bond India Limited became the owner of the Total Property.

Pursuant to a Scheme of Amalgamation between Lipton India Limited and Brooke Bond India Limited (which was sanctioned vide an Order dated 15th December, 1993 passed by the High Court at Calcutta in Company Petition No. 365 of 1993 connected with Company Application No. 267 of 1993), the name of "Brooke Bond India Limited" was changed to "Brooke Bond Lipton India Limited" on 7th March, 1994. The same has been evidenced by the Fresh Certificate of Incorporation Consequent on Change of Name dated 7th March, 1994 issued by the Assistant Registrar of Companies, West Bengal.


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-461015

Vide an Order dated 23rd August, 1996 passed by the High Court of Judicature at Bombay in Company Petition No. 343 of 1996 connected with Company Application No. 406 of 1996 and Order dated 9th December, 1996 passed by the High Court at Calcutta in Company Petition No. 288 of 1996 connected with Company Application No. 285 of 1996, the Scheme of Amalgamation of Brooke Bond Lipton India Limited ("the Transferor Company") with the Vendor herein, then known as Hindustan Lever Limited ("the Transferee Company") was sanctioned, in consequence of which, the entire undertaking and business of the Transferor Company (which included the Total Property) stood transferred and vested in the Transferee Company without any further act or deed. with effect from the Appointed Date, t.c. with effect from 1 January, 1996.

Accordingly. in pursuance of the aforesaid Scheme of Amalgamation, the Total Property stood vested in the Vendor herein (then known as Hindustan Lever Limited).

Upon completion of the necessary formalities, the name of the Vendor herein has been changed from Hindustan Lever Limited to Hindustan Unilever Limited, as evidenced by the Fresh Certificate of Incorporation Consequent upon Change of Name, dated 11th June, 2007 issued by the Registrar of Companies, Maharashtra, Mumbai.

Whereas Hindustan Unilever Limited transferred the above property vide Sale Deed dt. 29/08/2022 for Kh. Survey No. 281/1 and Kh. No. 189 registered with Sub Registrar, Nagpur at Book No. 1 at Sr. No. 1595/2022 dt. 29/08/2022 in favour of M/s Growmore Ventures.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Date : 30/01/2024


ASHWIN R. PATIL
Advocate
54, Sawarkar Nagar,
Khamla Road, Nagpur-465 155