Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to ALL THOSE pieces and parcels of land/ property being, land bearing Kh. No. 31, {ULPIN 28000409636}, admeasuring about 1.62.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class I Bhumiswami Rights, situated at Mouza: BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District: NAGPUR, total adm : 16200.00 Sq. Mtrs (Plottable Area 9678.86 Sq. Mtrs. As per Sanctioned Map dated 12/02/2025), with the boundaries as under:

ON THE EAST : **KH. NO. 39**

ON THE WEST : **KH. NO. 29**

ON THE NORTH : **KH. NO. 32**

ON THE SOUTH : **KH. NO. 30**

I have investigated the title of the said plot on the request of **KIRTISAGAR REALTY PRIVATE LIMITED** through its Director and Authorized Signatory Shri. Pravin Natthuji Rahate having its office at Prince castle, Plot No. 105, 1st & 2nd Floor, Gajanan Nagar, Opp. Madhav Netralay, Wardha Raod, Nagpur- 440015, and following documents i.e:-

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1) Description of the property.

ALL THOSE pieces and parcels of land/ property being, land bearing Kh. No. 31, {ULPIN 28000409636}, admeasuring about 1.62.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class I Bhumiswami Rights, situated at Mouza: BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District: NAGPUR, total adm : 16200.00 Sq. Mtrs (Plottable Area 9678.86 Sq. Mtrs. As per Sanctioned Map dated 12/02/2025),

2) The documents of allotment of plot.

1) Reg. Sale-Deed dated 15/10/2007 in favour of Jagadamba Township Private Limted(now known as Harrshiv Developers Private Limited) registered before Sub-Registrar Nagpur-7 at Serial No. 5973/2007.

2) Reg. Sale-Deed dated 23/03/2023 in favour of (i) OAM INDUSTRIES (INDIA) PRIVATE LIMITED (ii) Shri. Rajesh S/o Sajjan Jain (iii) Shri. Ankush S/o Sajjan Jain (iv) Shri. Yugal S/o Surender Jain (v) Shri. Ankit S/o Rajendra Jain (vi) LCPL INFRASTRUCTURE PRIVATE LIMITED (vii) MAHAVIR CLEAN FUEL MINING PRIVATE LIMITED (viii) GOYAL IRON & STEEL (NAGPUR) PRIVATE LIMITED registered before Sub-Registrar Nagpur-7 at Book No. 1 at Serial No. 2677/2023.

3) Reg. Sale-Deed dated 08/11/2024 in favour of KIRTISAGAR REALTY PRIVATE LIMITED registered before Sub-Registrar Nagpur-7 at Book No. 1 at Serial No. 12984/2024.

3) 7/12 Extract issued by Competent Authority Mutation Entry No. vide Ferfar No. 1108 dated 11/12/2024.

4) Search Report for 30 years from the years 1995 to 2025

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2/- 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 KIRTISAGAR REALTY PRIVATE LIMITED, is clear, Marketable and without any encumbrances.

Owners of the Land

ALL THOSE pieces and parcels of land/ property being, land bearing Kh. No. 31, {ULPIN 28000409636}, admeasuring about 1.62.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class I Bhumiswami Rights, situated at Mouza: BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District: NAGPUR, total adm : 16200.00 Sq. Mtrs (Plottable Area 9678.86 Sq. Mtrs. As per Sanctioned Map dated 12/02/2025),	KIRTISAGAR REALTY PRIVATE LIMITED having its office at Prince castle, Plot No. 105, 1st & 2nd Floor, Gajanan Nagar, Opp. Madhav Netralay, Wardha Raod, Nagpur-440015

(i) Qualifying comments / remarks if any .....(No Comment)

3/- The report reflecting the flow of the title of

KIRTISAGAR REALTY PRIVATE LIMITED having its office at Prince castle, Plot No. 105, 1st & 2nd Floor, Gajanan Nagar, Opp. Madhav Netralay, Wardha Raod, Nagpur- 440015, for

ALL THOSE pieces and parcels of land/ property being, land bearing Kh. No. 31, {ULPIN 28000409636}, admeasuring about 1.62.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class I Bhumiswami Rights, situated at Mouza: BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District: NAGPUR, total adm : 16200.00 Sq. Mtrs (Plottable Area 9678.86 Sq. Mtrs. As per Sanctioned Map dated 12/02/2025), is enclosed herewith as annexure.

REMARKS : KIRTISAGAR REALTY PRIVATE LIMITED is the sole and absolute owner of the said property/land.

ENCL : ANNEXURE

Date : 30/01/2025

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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. vide Ferfar No. 1108 dated 11-12-2024

3. Search Report for 30 years from the years 1995 to 2025 taken from Sub-Registrar Office at NAGPUR.

WHEREAS, ALL THOSE pieces and parcels of land/ property being, land bearing Kh. No. 31, {ULPIN 28000409636}, admeasuring about 1.62.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class I Bhumiswami Rights, situated at Mouza: BOTHALI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District: NAGPUR together with all easement rights like Road, Dhura etc., originally belongs to Shri. Mohan Dashrath Yadav and others, AND;

WHEREAS, Jagadamba Township Private Limited, a company incorporated under the provisions of the Companies Act, 1956 / 2013 purchased the said property from Shri. Mohan Dashrath Yadav and others by a Sale Deed dated 15.10.2007 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5973 dated 15.10.2007, AND;

WHEREAS, in pursuant to Companies (Incorporation) Rules 2014 the name of the company has been changes from Jagadamba Township Private Limited to Harshiv Developers Private Limited which was further changed to Harrshiv Developers Private Limited with effect from 04.04.2017 and the new Certificate of Incorporation is also issued by Registrar of Companies RoC - Mumbai to that effect, AND;

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WHEREAS, said Harrshiv Developers Private Limited sold / transferred the said lands / properties more particularly described in the Schedule here-under-written alongwith the lands of Mauza: BOTHALI, Tahsil: Nagpur (Rural) District: Nagpur to the (i) Oam Industries (India) Private Limited (ii) Shri Rajesh Sajjan Jain, Shri Ankush Sajjan Jain, Shri Ankit Rajendra Jain and Shri Yugal Surender Jain (iii) LCPL Infrastructure Private Limited (iv) Mahavir Clean Fuel Mining Private Limited (v) Goyal Iron & Steel (Nagpur) Private Limited by a single Sale Deed dated 23.03.2023 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2677 dated 23.03.2023 and the name of the (i) Oam Industries (India) Private Limited (ii) Shri Rajesh Sajjan Jain, Shri Ankush Sajjan Jain, Shri Ankit Rajendra Jain and Shri Yugal Surender Jain (iii) LCPL Infrastructure Private Limited (iv) Mahavir Clean Fuel Mining Private Limited (v) Goyal Iron & Steel (Nagpur) Private Limited were mutated in revenue records as the co-owners of the said lands/properties vide Ferfar No. 969, AND;

WHEREAS, as per the clause/condition of the said Sale Deed dated 23.03.2023, (i) Oam Industries (India) Private Limited had ownership of 40% undivided share in the lands properties (ii) Shri Rajesh Sajjan Jain, Shri Ankush Sajjan Jain, Shri Ankit Rajendra Jain and Shri Yugal Surender Jain jointly had ownership of 25% undivided share in the lands / properties (iii) LCPL Infrastructure Private Limited has ownership of 22% undivided share in the lands properties (iv) Mahavir Clean Fuel Mining Private Limited had ownership of 8% undivided share in the lands / properties and (v) Goyal Iron & Steel (Nagpur) Private Limited had ownership of 5% undivided share in the lands properties and they accordingly made the payments for purchase of the said lands/ properties, AND;

WHEREAS, the (i) Oam Industries (India) Private Limited (ii) Shri Rajesh Sajjan Jain, Shri Ankush Sajjan Jain, Shri Ankit Rajendra Jain and Shri Yugal Surender Jain (iii) LCPL Infrastructure Private Limited (iv) Mahavir Clean Fuel Mining Private Limited (v) Goyal Iron & Steel (Nagpur) Private Limited sold/transferred the said land/property to KIRTISAGAR REALTY PRIVATE LIMITED by a Sale Deed dated 08.11.2024 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 12984/2024 dated 08.11.2024,AND;

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WHEREAS, KIRTISAGAR REALTY PRIVATE LIMITED become the full, sole and absolute owner of the said land/property.

4. Any other relevant Title : No

5. Any Other Litigation : NIL

Place : Nagpur

Date : 30/01/2025

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