

AJIT VIJAYRAO MUDE.
B.Sc., D.B.M., M.L.S., L.L.B.
ADVOCATE.

RES./OFF. :- 72, "SHRINIWAS"
BEHIND GANESH VYAYAM SHALA,
GANESHPETH, NAGPUR - 440018.
AND / OR
BEHIND JAGADISH SAOJI BHOJANALAYA,
GANDHI SAGAR, GANESHPETH,
NAGPUR - 440018

DISTRICT COURT ROOM NO. 214.

MB. 09765250690.

Panel : SSB, NNSB, Samruddhi Co-Op. Bank Ltd., NMKSB (NMC),
VNSPSM Nagpur, JanaklyanSahakari Bank Ltd., Mumbai.

Coordinates:

Contact Number: 09765250690

Email Address: ajeet.mude@rediffmail.com

To:

MahaRERA

Housefin Bhavan,

Plot No. C-21, E-Block,

Bandra Kurla Complex,

Bandra (East),

Mumbai - 400051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to:

- A. Property being all that piece and parcel of Lands bearing Gat Nos. 3/1A, 3/1B, 8, 9, 11, 12 and 28/2, more particularly described in Paragraph 2 below, collectively admeasuring 8.86 or equivalent to 88,600 square meters, situate, lying and being at Village Khadka, Taluka Hingna, District Nagpur within the Sub-Registration District of Hingna, owned by Azure Tree Enviro Farms Private Limited (hereinafter referred to as "Azure Tree Enviro Farms Lands").
- B. Property being all that piece and parcel of Lands bearing Gat Nos. 7, 10, 29 and 30 more particularly described in Paragraph 2 below, collectively admeasuring 6.12 or equivalent to 61,200 square meters, situate, lying and being at Village Khadka, Taluka Hingna, District Nagpur within the Sub-Registration District of Hingna, owned by Mr. Parag Mofatraj Munot (hereinafter referred to as "Parag M. Monot's Lands").

Azure Tree Enviro Farms Lands and Parag Mofatraj Munot's Lands shall hereinafter collectively have referred to as the "Said Property".

I have investigated the title of the Said Property i.e. Azure Tree Enviro Farms Lands and Parag Mofatraj Munot's Lands and the following documents i.e. :-



- 1) **Description of the property:** I have issued 2 (two) separate Title Certificates, both dated 01/03/2024, 2024 in respect of Azure Tree Enviro Farms Lands and Parag Mofatraj Munot's Lands in favour of the respective owners i.e. Azure Tree Enviro Farms Private Limited and Mr. Parag Mofatraj Munot. The description of the lands owned by the respective owners is as mentioned in their respective Title Certificates.
- 2) **The documents of Purchase of lands:** As mentioned in 2 (two) Title Certificates both dated 01st day of March, 2024 issued in favour of the respective owners i.e. Azure Tree Enviro Farms Pvt. Ltd. and Parag Mofatraj Munot in respect of the portion of Lands owned by them i.e. Azure Tree Enviro Farms Lands and Parag Mofatraj Munot's Lands.
- 3) **7/12 Extracts and Mutation Entries:** As mentioned in 2 (two) Title Certificates both dated 01/03/2024 issued in favour of the respective owners i.e. Azure Tree Enviro Farms Pvt. Ltd. and Parag Mofatraj Munot in respect of portions of Lands owned by them i.e. Azure Tree Enviro Farms Lands and Parag Mofatraj Munot's Lands.
- 4) **Search Report for 30 Years from 1995 - 2024, Search Receipts bearing Nos. 2540, 2542, 2544, 2546, 2547 and 2548 all dated 01/03/2024 issued by Sub Registrar, Hingna, District Nagpur.**

2) On perusal of the documents and all other relevant documents relating to the title of the Said Property as mentioned in our 2 (two) Title Certificates, both dated 01/03/2024 (annexed hereto) I am of the opinion that:

- (i) Azure Tree Enviro Farms Private Limited holds clear, marketable and valid rights and interest in respect of the Azure Tree Enviro Farms Lands as the Owner thereof, subject to the encumbrances mentioned in the Title Certificate dated 01/03/2024 (Azure Tree Enviro Farms Lands, and the encumbrances thereon are more particularly described in the Title Certificate dated 01/02/2024 issued in favour of Azure Tree Enviro Farms Private Limited).
- (ii) Mr. Parag Mofatraj Munot holds clear, marketable and valid rights and interest in respect of the Parag Mofatraj Munot's Lands as the Owner thereof, subject to the encumbrances mentioned in the Title Certificate dated 01/03/2024 (Parag Mofatraj Munot's Lands, and the encumbrances thereon are more particularly described in the Title Certificate dated 01/03/2024 issued in favour of Mr. Parag Mofatraj Munot).



OWNERS OF THE SAID PROPERTY:

- (i) **Azure Tree Enviro Farms Private Limited**

Azure Tree Enviro Farms Lands i.e. Property being all that piece and parcel of Lands bearing Gat Nos. 3/1A, 3/1B, 8, 9, 11, 12 and 28/2 and collectively admeasuring 6.12 Hectares or equivalent to 88,600 square meters, situate, lying and being at Village Khadka, Taluka Hingna, District Nagpr within the Sub-Registration District of Hingna (hereinafter referred to as "said Lands").

("said Lands")

Azure Tree Enviro Farms Pvt. Ltd.			
Sr. No.	Name of Village	Gat No. /Hissa No.	Area in
			H-R-P
1	Khadka	9	00-42-00
2	Khadka	11	00-80-00
3	Khadka	28/2	00-81-00
4	Khadka	3/1A	02-52-00
5	Khadka	3/1B	01-60-00
6	Khadka	12	00-99-00
7	Khadka	8	01-72-00
Total			08-86-00

(ii) **Mr. Parag Mofatraj Munot**

Parag Mofatraj Munot's Lands i.e. Property being all that piece and parcel of Lands bearing Gat Nos. 7, 10, 29 and 30 and collectively admeasuring 6.12 Hectares or equivalent to 61,200 square meters, situate, lying and being at Village Khadka, Taluka Hingna, District Nagpr within the Sub-Registration District of Hingna (hereinafter referred to as "said Lands").

("said Lands")

Mr. Parag Mofatraj Munot			
Sr. No.	Name of Village	Gat No. /Hissa No.	Area in
			H-R-P
1	Khadka	7	00-63-00
2	Khadka	29	01-64-00
3	Khadka	30	00-40-00
4	Khadka	30	01-84-00
5	Khadka	10	01-61-00
Total			06-12-00

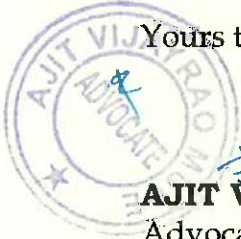


Qualifying comments/remarks, if any - Not Applicable

3) The Title Certificates reflecting the flow of the Said Property in favour of its respective owners are annexed hereto as 'Annexure A-1 to A-2' as per the below table.

Sr. No	Description of the property	Owner	Title Certificate	Annexure
1.	Azure Tree Enviro Farms Lands	Azure Tree Enviro Farms Private Limited	Title Certificate dated 01/03/2024	A-1
2.	Parag Mofatraj Munot's Lands	Mr. Parag Mofatraj Munot	Title Certificate dated 01/03/2024	A-2

Yours truly,



AJIT VIJAYRAO MUDE

Advocate

Place: Nagpur

Date: 01/03/2024

Encl: As above