

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),
VNPSM Nagpur, Janaklyan Sahakari Bank Ltd., Mumbai.

TITLE CERTIFICATE

Date : 01 / 03 / 2024

To,

Azure Tree Enviro Farms Pvt. Ltd.
101, Kalpataru Synergy,
Opp. Grand Hyatt, Santacruz (East),
Mumbai - 400 055.

Re: Property being all that piece and parcel of Non-Agricultural Lands bearing GatNos. 3/1A, 3/1B, 8, 9, 11, 12 and 28/2 more particularly mentioned in Table below collectively admeasuring about 8.86 Hectares equivalent to 88,600 Square Meters approximately, all situated and lying at Village Khadka, Taluka Hingna, District Nagpur within the Sub-Registration district of Hingna, Tahsil. Hingna and District Nagpur, hereinafter collectively referred to as the "**said Lands**";

Table ("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



I. INSTRUCTIONS

At the request and under the instructions of **Azure Tree Enviro Farms Pvt. Ltd.** (hereinafter referred to as the "**Company**"), a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 and having its registered office at 101, Kalpataru Synergy, Opp Grand Hyatt, Santacruz (East), Mumbai 400 055, I have examined and investigated its title to the said Lands and issuing this report/certificate.

II. STEPS IN INVESTIGATING TITLE

A. To verify the title to the property, I have taken the following steps:

- (i) Reviewed and inspected photocopies of the deeds and documents in respect of the said Lands which are more particularly listed in **ANNEXURE - I** hereto.
- (ii) Reviewed and inspected all relevant extracts of the Village Form No. 7/12, Mutation Entries and Form 8-A of the said Lands.
- (iii) Reviewed the Non-Agricultural Order and Sanad dated 07/09/2010 of the said Lands.
- (iv) Reviewed and carried out searches in respect of the said Lands, in Land and Revenue Records for the previous 30 (thirty) years until 2024 to ascertain the precedent movements (sale / purchase / mortgage or any other encumbrance etc.) in respect of the said Lands. The scrutiny covers both, searches at all the concerned offices of the Sub-Registrar of Assurances of their records and the Land and Revenue Records.
- (v) Reviewed and inspected the ROC Search carried out in the name of the Company on the official website of the Ministry of Corporate Affairs. Report of the same, dated 20/12/2023 is annexed hereto and marked as **ANNEXURE - II**.

B. Upon review of the Search Reports and documents and the steps detailed above, in my view, the devolution of title to the said lands is as follows.

III. SCOPE OF WORK:

The scope of our opinion is limited to the title of the said lands based on documents perused and searches conducted with the concerned



Sub-Registrar of Assurances for the past 30 years concerning above said Property.

IV. NATURE OF PROPERTY:

Freehold Non-Agricultural Lands.

V. DEVOLUTION OF TITLE:

On perusal of the documents furnished to me and the search conducted with the concerned SRO for the past 30 years in respect to the said lands, I observe as under:

1. Tracing of the title of Survey / Gat No.3/1-Ato be hereinafter referred to as the said "Property No. 1":-

All the piece and parcel of the Non-Agricultural land bearing Gut No. 3/1A, P. H. No. 45, admeasuring area of 2.52 Hectare i.e. 6.23 acres Situated at Mouza Khadka, within the limits of the Grampanchyat Sukali (GUPCHUP) in Tahasil Hingna, District Nagpur.

1) Originally said NALand was the ancestral agricultural land and was part and parcel of the land bearing old Khasara No. 39 and 40/2 belonged to Sharma Family and as per the Family Partition took place on 13/07/1976 between the members of Sharma family, following land fallen to the share of each member of the said Sharma Family as per Mutation Entry No. 13 dated 24/04/1980 and as per the mutation entry the agricultural land is divided as under amongst the family members such as:

A] Shri. Bhavyalal Damodhar Sharma: (as per Khata No. 36, 37, 38)

- (1) Old Khasra No. 27/2 admeasuring 1.91 Hector.
- (2) Old Khasra No. 39/2 admeasuring 1.46 Hector.
- (3) Old Khasra No. 40/2 admeasuring 1.04 Hector.
- (4) Old Khasra No. 86/2 & 87/1 admeasuring 1.64 Hector.
- (5) Old Khasra No. 99/2 & 90/2 admeasuring 1.77 Hector.
- (6) Old Khasra No. 86/2 (G) admeasuring 2.59 Hector.
- (7) Old Khasra No. 40/2 & 42/2 (Kh) admeasuring 1.72 Hector.
- (8) Old Khasra No. 35/1 (Kh) & 37/1 (kh) admeasuring 1.81 Hector.

Total 13.94 Hectare



B] Shri. Tulsiram @ Bijal S/o. Gaddu Sharma: (as per Khata No. 36, 37, 38)

- 1) Old Khasra No. 27 / 1 admeasuring 1.91 Hector.
- 2) Old Khasra No. 39 / 1 admeasuring 1.48 Hector.
- 3) Old Khasra No. 86/ 3 & 87/2 admeasuring 1.64 Hector.
- 4) Old Khasra No. 99/1 admeasuring 0.15 Hector.
- 5) Old Khasra No, 86/1 (Kh) admeasuring 2 59 Hector.

Total 7.75 Hectare

C] Shri. Mahavir S/o. Shriram Sharma: (as per Khata No.94)

- 1) Old Khasra No. 40 / 1 & 40 / 2 (K) admeasuring 1.72 Hector.

D] Shri. Jairam Bijal Sharma, Shri. Sitaram Bijal Sharma & Shri. Ratiram Bijal Sharma

- 1) Old Khasra No. 45 / 1 (K) & 37 / 1 (Kh) admeasuring 1.82 Hector.
- 2) The scheme of consolidation and fragmentation had been implemented to the Village: Khadka and the Old Khasra No. 39 & 40 / 2, had consolidated and converted into Gut No. 3 admeasuring 4.93 hector.
- 3) THAT later on partitions took place between the family members and as per the M.E. No. 13, dated 24/04/1980 and as per partition said Shri. Tulsiram @ Bijal S/o. Gaddu Sharma acquired land bearing New Gat No. 3 admeasuring 4.93 hector. Further, said Shri. Tulsiram @ Bijal Sharma sold 0.81 Hectors land out of the 4.93 Hector of land bearing Khasra No. Gat No. 3 to Shri. Surendra Kashinath Jaiswal. Accordingly, as per the Order passed by Tahsildar, Hingna in Case No. RTS - 64 / 3 / 98 - 99 the name of said Shri. Surendra Kashinath Jaiswal mutated in record of rights vide Mutation Entry No. 93.
- 4) THAT due to the aforementioned transaction of sale, the land held by said Shri. Tulsiram @ Bijal Sharma admeasuring 4.12 Hector is renumbered as land bearing Khasra No. 3/1, and the land purchased by Shri. Surendra Kashinath Jaiswal admeasuring 0.81 Hector renumbered as land bearing Khasra No. 3 / 2.
- 5) THAT after the death of Shri. Tulsiram @ Bijal Sharma his legal



heirs, Sitaram Tulshiram Sharma, Jairam Tulshiram Sharma, Ratiram Tulshiram Sharma, Kesarbai Shivaram Sharma, Ganeshabai Punaram Umare, Subhadrabai Laxman Ghanikar & Zibabai Jagatram Gahrule have sold out the land admeasuring 1.60 Hectare out of the 4.12 Hectore of land to Shri. Damodhar Bhayyalal Sharma, Shri. Vilas Damodhar Sharma and Smt. Ratnakala Bhayalal Sharma by Registered Sale Deed dated 03/01/2003 registered at Serial No. 10/2003 in the office of Sub-Registrar Hingana, Th. Hingna and Dist. Nagpur. In pursuance of the said Sale Deed dated 03/01/2003 land bearing Gat No. 3/1 sub-divided in two parts i.e. Gat No. 3/1-A and 3/1-B, and accordingly the name of the purchasers Shri. Damodhar Bhayyalal Sharma, Shri. Vilas Damodhar Sharma and Smt. Ratnakala Bhayalal Sharma recorded in record of rights of land bearing Khasra/Gat No. 3 /1-B admeasuring 1.60 Hectore and the balance portion of land admeasuring 2.52 hectares kept on the name of Shri. Ratiram S/o. Bijal Sharma legal heir of Late Shri. Tulsiram @ Bijal Sharma as land bearing Khasara/Gat No. 3 / 1-A, this change has been recorded in revenue record vide Mutation Entry No. 180 Dated 30/01/2003.

- 6) THAT All that piece and parcel of Agricultural Land bearing KHASRA/GAT No. 3/1-A, admeasuring 2.52 Hectare, bearing P. H. No. 45, held in Bhogwatdar Class - 1 Rights, situated at MOUZA - KHADKA within the local limit of Grampanchayat Sukli (Gupchup) in Tahsil - Hingna and District NAGPUR was purchased by SHRI. SAMRAT S/o. ASHOK PAREKH, SHRI. VISHAL S/o. NARENDRA PAREKH, BOTH Residents of C/o. R. V. Jewellers, Sarafa Bazar, Itwari, Nagpur, Tahsil and District NAGPUR from Shri. Ratiram S/o. Bijal Sharma by Registered Sale Deed dated 27/04/2007, which is registered at the office Sub-Registrar of Hingna at Sr. No. 2464/2007.
- 7] I reviewed and inspected the Title and Search report issued by Advocate R. B. Irkhede. It appears that, Advocate R. B. Irkhede by their Title and Search Report dated 10/05/2007 had not found any adverse report and transactions in respect of the scheduled property and submitted the search report in respect of the same.
- 8] That said land bearing Gat No. 3/1-A i.e. scheduled property is sold and transferred by SHRI. SAMRAT S/o ASHOK PAREKH, SHRI. VISHAL S/o. NARENDRA PAREKH and the same had



been purchased by **"Azure Tree Enviro Farms Pvt. Ltd."** **Mumbai**, vide registered sale deed dated 02/06/2007 which is duly registered at the office of sub-Registrar of Hingna – Nagpur at Sr. No. 3289 / 2007.

- 9] That, subsequently the name of **Azure Tree Enviro Farms Pvt. Ltd.** Had been recorded in recorded of rights i.e. village form No. 7/12 of Village Khadka, TahasilHingna, District Nagpur videMutation Entry no. 340 dated 04/06/2008.
- 10] At present as per the certified copy of the current 7/12 Extract dated 12/12/2023 and 8-A, handed over by the company it is clear that "Azure Tree Enviro Farms Pvt. Ltd." Mumbai, is the only owner of the said property as described in the Schedule of Property as above.

2. **Tracing of the title of Survey / Gat No. 3/1-B to be hereinafter referred to as the said "Property no. 2":-**

All the piece and parcel of the Non - agricultural land bearing Gut No. 3/1-B, Old Survey No. 39 and 40/2, P. H. No. 45, admeasuring area of 1.60 Hectare i.e. 3.95 Acres Situated at Mouza Khadka, within the limits of the Grampanchyat Sukali (GUPCHUP) in Tahasil Hingana, District Nagpur.

SHORT HISTORY OF THE PROPERTY.

- 1) Originally Non-agricultural Land bearing Gat No. 3/1B was part and parcel of Old Khasara No. 39 and 40/2 the ancestral agricultural land belonged to the Sharma Family and as per the Family Partition that took place on 13/07/1976 between the members of the Sharma family, following land fallen to the share of each member of the said Sharma Family as per Mutation Entry No. 13 dated 24/04/1980 and as per the mutation entry the agricultural land is divided as under amongst the family members such as:

A] Shri. Bhavyalal Damodhar Sharma : (as per Khata No. 36, 37, 38)

- (1) Old Khasra No. 27/2 admeasuring 1.91 Hector.
- (2) Old Khasra No. 39/2 admeasuring 1.46 Hector.
- (3) Old Khasra No. 40/2 admeasuring 1.04 Hector.
- (4) Old Khasra No. 86 /2 & 87 /1 admeasuring 1.64 Hector.
- (5) Old Khasra No. 99/2 & 90/2 admeasuring 1.77 Hector.
- (6) Old Khasra No. 86/2 (G) admeasuring 2.59 Hector.



(7) Old Khasra No. 40/2 & 42 /2(Kh) admeasuring 1.72 Hector.

(8) Old Khasra No. 35/1 (Kh) & 37/ 1(kh) admeasuring 1.81 Hector.

Total 13.94 Hectare

B] Shri. Tulsiram @ Bijal S/o. Gaddu Sharma,: (as per Khata No. 36, 37, 38)

- 1) Old Khasra No. 27 / 1 admeasuring 1.91 Hector.
- 2) Old Khasra No. 39 / 1 admeasuring 1.48 Hector.
- 3) Old Khasra No. 86 / 3 & 87 / 2 admeasuring 1.64 Hector.
- 4) Old Khasra No. 99 / 1 admeasuring 0.15 Hector.
- 5) Old Khasra No, 86 / 1 (Kh) admeasuring 2 59 Hector.

Total 7.75 Hectare

C] Shri. Mahavir S/o. Shriram Sharma: (as per Khata No.94)

- 1) Old Khasra No. 40 / 1 & 40 / 2 (K) admeasuring 1.72 Hector.

D] Shri. Jairam Bijal Sharma, Shri. Sitaram Bijal Sharma & Shri. Ratiram Bijal Sharma

- 1) Old Khasra No. 45 / 1 (K) & 37 / 1 (Kh) admeasuring 1.82 Hector.
- ii) The scheme of consolidation and fragmentation scheme had been implemented in the Village: Khadka and the Old Khasra No. 39 & 40 / 2, had consolidated and converted into Gut No. 3 admeasuring 4.93 hector.

- 3) Later on partitions took place between the family members and as per the partition said Shri. Tulsiram @ Bijal S/o. Gaddu Sharma acquired land bearing New Gat No. 3 admeasuring 4.93 hectares and said Shri. Tulsiram @ Bijal Sharma sold 0.81 Hector land out of total area admeasuring 4.93 hectares of land bearing Khasra /Gut No. 3 to Shri. Surendra Kashinath Jaiswal.

- 4) That is due to the transaction of sale said Shri. Tulsiram @ Bijal Sharma thus holds land admeasuring 4.12 Hector bearing Khasra / Gat No. 3/1, and Shri. Surendra Kashinath Jaiswal



acquired and held the land admeasuring 0.81 Hector bearing Khasra / Gat No. 3 / 2.

- 5) THAT after the death of Shri. Tulsiram @ Bijal Sharma his legal heirs sold out the land admeasuring 1.60 Hectares out of the 4.12 hectares of land to Shri. Damodhar Bhayyalal Sharma, Shri. Vilas Damodhar Sharma and Smt. Ratnakala Bhayalal Sharma by Registered Sale Deed dated 03/01/2003 registered at Serial No. 10 / 2003 in the office of Sub-Registrar Hingna, and accordingly the name of the purchasers Shri. Damodhar Bhayyalal Sharma, Shri. Vilas Damodhar Sharma and Smt. Ratnakala Bhayalal Sharma were mutated as owners of land bearing Khasra No. 3 / 1 (B) admeasuring 1.60 Hector.
- 6) THAT All that piece and parcel of Agricultural Land bearing KHASRA No. 3/1 (B), admeasuring 1.60 Hectare, bearing P. H. No. 45, held in Bhogwatdar Class - 1 Rights, situated at MOUZA - KHADKA within the local limit of Grampanchayat Sukli (Gupchup) in Tahsil - Hingna and District NAGPUR was purchased by Smt Nidhi Dharmendra Jain Resident of Nagpur, from Shri. Damodhar Bhayyalal Sharma, Shri. Vilas Damodhar Sharma and Smt. Ratnakala Bhayalal Sharma by Registered Sale Deed dated 16/06/2005 at Sr. No. 3453/2005 and the name of the purchaser was mutated vide mutation entry no. 232 dated 02/07/2005.
- 7) I reviewed and inspected the Title and Search report issued by M/s. Dwivedi and Khedkar Advocates. It appears that Advocate Shri R. B. Irkhede by his Title Certificate dated 16/04/2007 had not found any adverse report and transactions in respect of the scheduled property and submitted the search report in respect of the same.
- 8) That the said Smt. Nidhi Dharmendra Jain executed Power of Attorney dated 18/04/2007 thereby appointing Mohammad Wasim Jabbar Patel as her constituted attorney for the purposes mentioned therein which have been registered at the office of Sub-Registrar of Assurance at Hingna under serial No. HGN -2858 of 2007.
- 9) That said land i.e. scheduled property is sold and transferred by Smt Nidhi Dharmendra Jain through her constituted attorney Mohammad Wasim Jabbar Patel and the same is purchased by **"Azure Tree Enviro Farms Pvt. Ltd." Mumbai**, vide registered sale deed dated 02/06/2007 which is duly registered at the office of Sub-Registrar of Assurance at Hingna



- Nagpur Sr. No. 3327 / 2007.

- 10] That, subsequently the present owner i.e. **Azure Tree Enviro Farms Pvt. Ltd.** mutated in record of rights i.e. village form No. 7/12 of village Khadka, Tahasil Hingna, District Nagpur vide Mutation Entry No. 338 dated 04/06/2008.
- 11] At present as per the certified copy of the current 7/12 Extract dated 12/12/2024 and 8-A, handed over by the company it is clear that "Azure Tree Enviro Farms Pvt. Ltd." Mumbai, is the only owner of the said property as described in the Schedule of Property as above.
3. **Tracing of title of Survey / Gat No. 12 to be hereinafter referred to as the said "Property no. 3":-**

All the piece and parcel of the Non-Agricultural land bearing Gat No. 12 was the part and parcel of Old Khasara No. 38/1(KH), P. H. No. 45, admeasuring area of 0.99 Hectare i.e. 2.45 acres Situated at Mouza Khadka, within the limits of the Grampanchyat Sukali (GUPCHUP) in Tahasil Hingna, District Nagpur.

TITLE HISTORY OF THE PROPERTY

- 1) The Non-Agricultural land bearing Gat No. 12 was originally part and parcel of the agricultural Land bearing Old Khasara No. 38/1(KH), P. H. No. 45, belongs to Shri. Ismail Ramjan Pathan and his brothers having acquired the title over the said land by way of succession after the death of father Ismail Ramjan Pathan.
- Description of properties belongs to Shri. Ismail Ramjan Pathan and his brothers.
- (a) Old Khasara No. 41 / 1 admeasuring 1.00 Acres
- (b) Old Khasara No. 46 / 4 & 46 / 6 admeasuring 3.51 Acres
- (c) Old Khasara No. 38 / 1 (KH) admeasuring 2.44 Acres
- (d) Old Khasara No. 38 / 5(G) admeasuring 0.59 Acres.
- 2) THAT the oral partition took place between aforesaid Mr. Ismail Ramjan Pathan and his brothers in the year 1957. The effect of the said partition has been taken in the revenue record vide Mutation Entry No. 205 Dated 12/12/1970 by the Revenue Department. As per the said oral partition land bearing old Khasara No. 38 / 1 (KH) admeasuring 2.44 Acres came into the share of Mr. Ismail Ramjan Pathan accordingly in his name was mutated in the record of rights.
- 3) That the scheme of consolidation and fragmentation scheme had implemented to the Village: Khadka thereby old Khasara No.



38 / 1 (KH) admeasuring 2.44 Acres, had consolidated and converted into Gat No. 12 admeasuring 0.99 Hectares i.e. 2.44 Acres.

- 4) THAT said land owner Mr. Ismail Ramjan Pathan originally held the aforesaid land bearing Khasara No. 12 admeasuring 0.99 Hectare i.e. 2.44 Acres in Bhogwatdar Class - II Rights, who applied for the conversion of the same from Bhogwatdar Class - II Rights to Bhogwatdar Class - I Rights, and considering the same Revenue Authorities converted the aforesaid land from Bhogwatdar Class - II Rights to Bhogwatdar Class - I Rights by order and accordingly the change was recorded to Revenue Record on 22/08/2006 Vide Entry No. 263.
- 5] I reviewed and inspected the Title and Search report issued by Advocate Lalit Jain. It appears that, Advocate Lalit Jain by his Title Certificate dated 04/04/2007 had not found any adverse report and transactions in respect of the scheduled property and submitted the search report in respect of the same.
- 6] That said land bearing Gat No. 12 i.e. scheduled property sold and transferred by Shri Ismail Ramjan Pathan and the same is purchased by **"Azure Tree Enviro Farms Pvt. Ltd." Mumbai**, vide registered sale deed dated 02/06/2007 which is duly registered at the office of Sub-Registrar of Assurances at Hingna - Nagpur at Sr. No. 3328 / 2007.
- 7] That, subsequently the present owner had mutated his name in the relevant records such as 7/12 Extract of village Khadka, Tahasil Hingna, District Nagpur and the same is recorded as mutation entry no. 339 dated 04/06/2008.
- 8] Simultaneously with the execution of the Sale Deed dated 02.06.2007, a Declaration of even date was executed by Shri Ismail Ramjan Pathan in favour of Azure Tree Enviro Farms Pvt. Ltd. registered with the office of the Sub-Registrar of Assurances at Hingna under Serial No. 4088/2007.
- 9] At present as per the certified copy of the current 7/12 Extract dated 19/04/2022 and 8-A, handed over by the company it is clear that **"Azure Tree Enviro Farms Pvt. Ltd."** Mumbai, is the only owner of the said property as described in the Schedule of Property as above.

4. **Tracing of title of Survey / Gat No. 9 to be hereinafter referred to as the said "Property no. 4.**

All the piece and parcel of the Non-Agricultural land bearing

Gat No. 9, P. H. No. 45, admeasuring area of 0.42 Hectare i.e. 1.04 Acres Situated at Mouza Khadka, within the limits of the Grampanchyat Sukali (GUPCHUP) in Tahas ilHingna, District Nagpur.

TITLE HISTORY OF THE PROPERTY

- 1] That the said non - agricultural land bearing Gat No. 9 was originally part and parcel of Old Khasara No. 38/2Gh acquired by Ilahi Ramjan Pathan as his share as per the family partition took place in between himself and his brothers as per records of Adhikar Abhilekh Panji (prepared as per Madhya Pradesh Land Revenue Code, 1954) and Jama Bandhi of 1954-55.
- 2] The government carried out the re-measurements and conducted a survey i.e. the scheme of fragmentation and consolidation had been implemented in the year 1989 accordingly the Field/land bearing Old Khasara No. 38/2Gh had been changed as New Gat No. 9.
- 3] That thereafter Mr. Ilahi Ramjan Pathan had applied to the Additional Collector for the conversion of the right of the land and as per the Revenue Case No. 397/LND-18/2006-07 by order dated 22/03/2007 said land was converted in to bhogwatadar / occupant Class - I with Bhumiswami rights and the Revenue Authorities i.e. Patwari had recorded the change in respect of the same as per Mutation Entry / Ferfar No. 317 on 17/04/2007.
- 4] That, Ilahi Ramjan Pathan had sold out the land bearing Gat No. 9 to Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated by registered Sale Deed dt. 02/06/2007 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 3315 dt. 02.06.2007 and as per the sale deed the names of Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated had been mutated in Revenue Records by Patwari vide Ferfar No. 341 dt. 21/06/2007.
- 5] I reviewed and inspected the Title and Search report issued by M/s. Dwivedi and Khedkar Advocates. It appears that, Advocate M/S Dwivedi and Khedekar by their Title Certificate dated 14/07/2007 had not found any adverse report and transactions in respect of the scheduled property and submitted the search report in respect of the same.
- 5] That said land bearing Gat No. 9 i.e. scheduled property sold and transferred by Shri Rajkumar Kesharichand Tated and



Mrs. Sangeeta Rajkumar Tated and the same is purchased by **"Azure Tree Enviro Farms Pvt. Ltd." Mumbai**, vide registered sale deed dated 21/08/2007 which is duly registered at the office of Sub-Registrar of Assurances at Hingna - Nagpur at Sr. No. 4888 / 2007.

- 6] That, subsequently the name of the present owner i.e. **Azure Tree Enviro Farms Pvt. Ltd.** had mutated in the record of rights i.e. village form No. 7/12 in respect of the Property No. 4 above of village Khadka, Tahasil Hingna, District Nagpur vide mutation entry no. 368 dated 04/06/2008.
- 7] Simultaneously with the execution of the Sale Deed dated 21/08/2007, a Declaration of even date was executed by Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated registered with the office of the Sub-Registrar of Assurances at Hingna under Serial No. 4889/2007.
- 8] At present as per the certified copy of the current 7/12 Extract dated 16/04/2022 and 8-A, handed over by the company it is clear that, "Azure Tree Enviro Farms Pvt. Ltd." Mumbai is the only owner of the said property as described in the Schedule of Property as above.

5. **Tracing of the title of Survey / Gat No. 11 to be hereinafter referred to as the said "Property no. 5."**

All the piece and parcel of the Non-Agricultural land bearing Gat No. 11, P. H. No. 45, admeasuring area of 0.80 Hectares i.e. 1.98 Acres Situated at Mouza Khadka, within the limits of the Grampanchyat Sukali (GUPCHUP) in Tahasil Hingna, District Nagpur.

TITLE HISTORY OF THE PROPERTY

- 1) That the said non-agricultural land bearing Gat No. 11 was originally the part and parcel of the entire land bearing Old Survey No. 38/1-G, 38/5/Ch, Bhumapan No. 122, admeasuring about 0.80 Hectares was owned by Shri Ilahi Ramjan Pathan as per records of Adhikar Abhilekh Panji (prepared as per Madhya Pradesh Land Revenue Code, 1954) and Jama Bandhi of 1954-55.
- 2] That, Shri Ilahi Ramjan Pathan during his lifetime partitioned the land between his sons Ibrahim Ilahi Pathan and Safi Ilahi Pathan and as per the said partition the names of Ibrahim Ilahi Pathan and Safi Ilahi Pathan were recorded in the Revenue Records vide Ferfar No. 291 dt. 20/07/1977.

- 3] The government carried out the re-measurements and conducted a survey i.e. the scheme of fragmentation and consolidation had been implemented in the year 1989 accordingly the Field/land bearing Old Survey Number 38/1-G had been changed as New Gat No. 11.
- 4] That after Ibrahim Ilahi Pathan and Safi Ilahi Pathan transferred the said land to Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated by Sale Deed dt. 02/06/2007 registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 3314 dt. 02/06/2007.
- 5] That the names of Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated are mutated in Revenue Records, by aforesaid Sale Deed, by the Patwari vide Ferfar No. 336 dt. 21/06/2007.
- 6] I reviewed and inspected the Title and Search report issued by M/s. Dwivedi and Khedkar Advocates. It appears that, Advocate M/S Dwivedi and Khedkar by their Title Certificate dated 14/07/2007 had not found any adverse report and transactions in respect of the scheduled property and submitted the search report in respect of the same.
- 6] That said land bearing Gat No. 11 i.e. scheduled property sold and transferred by Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated and the same is purchased by **"Azure Tree Enviro Farms Pvt. Ltd." Mumbai**, vide registered sale deed dated 21/08/2007 which is duly registered at the office of Sub-Registrar at Hingna - Nagpur at Sr. No. 4890 / 2007.
- 7] That, subsequently the present owner i.e. **Azure Tree Enviro Farms Pvt. Ltd.** had mutated his name in the relevant records such as 7/12 Extract of village Khadka, Tahasil Hingna, District Nagpur and the same is recorded as per mutation entry no. 373 dated 04/06/2008.
- 8] Simultaneously with the execution of the Sale Deed dated 21.08.2007, a Declaration of even date was executed by Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated registered with the office of the Sub-Registrar of Assurances at Hingna under Serial No. 4891/2007.
- 9] At present as per the certified copy of the current 7/12 Extract dated 19/04/2022 and 8-A, handed over by the company it is clear that, **"Azure Tree Enviro Farms Pvt. Ltd." Mumbai** is the only owner of the said property as described in the Schedule of



Property as above.

6. **Tracing of the title of Survey / Gat No. 8 to be hereinafter referred to as the said "Property no. 6."**

All the piece and parcel of the Non-Agricultural land bearing Gut No. 8, P. H. No. 45, admeasuring area of 1.72 Hectare i.e. 4.25 Acres Situated at Mouza Khadka, within the limits of the Grampanchyat Sukali (GUPCHUP) in Tahasil Hingna, District Nagpur.

TITLE HISTORY OF THE PROPERTY

- 1) That the said non-agricultural land bearing Gat No. 8 as described Property No. 10 was originally part and parcel of the entire land bearing Old Survey No. 38/5/Ka admeasuring about 3.43 Hectares i.e. 8.27 Acres was owned by Shri Chand Jumma Pathan as per records of Adhikar Abhilekh Panji (prepared as per Madhya Pradesh Land Revenue Code, 1954) and Jama Bandhi of 1954-55.
- 2] That Chand Jumma Pathan expired in the year 1956 and after his death the land bearing old Khasara No. 38/5/Ka was inherited by his sons namely Raheman Chand Pathan and Mohammed Chand Pathan and they become the owner and their names were recorded in Revenue records vide Ferfar No. 201.
- 3] That, Raheman Chand Pathan and Mohammed Chand Pathan had orally partitioned the inherited land equally in the year 1967. By the partition, both retained half a portion of land admeasuring about 1.72 out of 3.34 Hectares and accordingly their names were recorded in Revenue records vide Ferfar No. 202 and 203.
- 4] The government carried out the re-measurements and conducted a survey i.e. the scheme of fragmentation and consolidation had been implemented in the year 1988- 1989 accordingly the Field/land Survey Number 38/5/Ka had been changed as New Gat No. 8.
- 5] THAT Rahman Chand Pathan expired on 22/05/1994 his portion of the land was inherited by his legal heirs namely Ahmed Rahman Pathan, Subhan Rehman Pathan, Yusuf Rahman Pathan, Hakim Gani Sheikh and Smt. Sabeen' Rahim Sheikh and accordingly their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 74 dt. 20/05/1996.



- 6] THAT in the year 2005, one of the co-owners Sabeen Rahim Sheikh also expired on 19/02/2005 and after her death her share in the property bearing Khasara No. 8 was inherited by her sons namely Sheikh Ramjan Sheikh Rahim, Sheikh Sharif Sheikh Rahim, Sheikh Arif Sheikh Rahim and Sheikh Sonu Sheikh Rahim and accordingly their names were mutated in revenue records as the co-owners of the said land vide Ferfar-No.300 on 03/03/2007.
- 7] The owners applied for the conversion of occupancy rights from class II to class, I as per the provisions u/s 29 of the Maharashtra Land Revenue Code, 1966 and the same got converted into Class - I rights.
- 8] That all the co-owners Sheikh Ramjan Sheikh Rahim, Sheikh Sharif Sheikh Rahim, Sheikh Arif Sheikh Rahim and Sheikh Sonu Sheikh Rahim executed Power of Attorney dt. 25/05/2007 in favour of Ahmad Rahman Pathan, which has been registered with Sub Registrar, Nagpur - 2 at Book No. 4 at Sr. No. 3545 dt. 25/05/2007. Further, Sheikh Ramjan Sheikh Rahim, Sheikh Sharif Sheikh Rahim, Sheikh Arif Sheikh Rahim and Sheikh Sonu Sheikh Rahim through their constituted attorney and other co-owners sold and transferred said land bearing Gat No. 8 to Shri Ashok Nandlal Parekh and Shri Vishal Narendra Parekh by Registered Sale Deed dt. 17/07/2007, which registered with Sub Registrar, Hingna at Book No. 1 at Sr. No. 4298 dt. 17/07/2007 and accordingly the names of Shri Ashok Nandlal Parekh and Shri Vishal Narendra Parekh were mutated in revenue records as the co-owners of the land bearing Survey Kh. No. 8 vide Ferfar No. 356 dt. 06/08/2007
- 9] I reviewed and inspected the Title and Search report issued by M/s. Dwivedi and Khedkar Advocates. It appears that, Advocate M/S Dwivedi and Khedkar by their Title Certificate dated 08/08/2007 had not found any adverse report and transactions in respect of the scheduled property and submitted the search report in respect of the same.
- 10] That said land bearing Gat No. 8 i.e. scheduled property is sold and transferred by Shri Ashok Nandlal Parekh and Shri Vishal Narendra Parekh and the same is purchased by **"Azure Tree Enviro Farms Pvt. Ltd."** Mumbai, vide registered sale deed dated 21/08/2007 which is duly registered at the office of Sub-Registrar of Assurances at Hingna - Nagpur at Sr. No. 4877 /



2007.

- 11] That, subsequently the present owner i.e. **"Azure Tree Eniro Farms Pvt. Ltd." Mumbai**, had mutated his name in the relevant records such as 7/12 Extract of the Khadka, Tahasil Hingna, District Nagpur and the same is recorded as mutation entry no. 372 dated 04/06/2008.
- 12] Simultaneously with the execution of the Sale Deed dated 21.08.2007, a Declaration of even date was executed by Shri Ashok Nandlal Parekh and Shri Vishal Narendra Parekh registered with the office of the Sub-Registrar of Assurances at Hingna under Serial No. 4878/2007.
- 13] At present as per the certified copy of the current 7/12 Extract dated 19/04/2022 and 8-A, handed over by the company it is clear that, "Azure Tree Enviro Farms Pvt. Ltd." Mumbai is the only owner of the said property as described in the Schedule of Property as above.

7. **Tracing of the title of Survey / Gat No. 28/2 to be hereinafter referred to as the said "Property no. 7."**

All the piece and parcel of the Non-Agricultural land bearing Gat No. 28/2, P. H. No. 45, admeasuring area of 0.81 Hectares i.e. 2.00 Acres Situated at Mouza Khadka, within the limits of the Grampanchayat Sukali (GUPCHUP) in Tahasil Hingna, District Nagpur.



TITLE HISTORY OF THE PROPERTY

- 1] That the said non-agricultural land bearing Gat No. 28/2 as described Property No. 7 was originally part and parcel of the entire land bearing Old Survey No. 35/1, 37/1, admeasuring about 5.89 Hectares was owned by Shri Daulatrao Narayan as per records of Adhikar Abhilekh Panji (prepared as per Madhya Pradesh Land Revenue Code, 1954) and Jama Bandhi of 1954-55.
- 2] That, Shri Daulatrao Narayan had sold the portion of land admeasuring about 2.25 Hectares (5.56 Acres) to Smt. Venutai Motibaba Rannaware and remaining land admeasuring 3.64 Hectares (9.00 Acres) sold to Mr. Abdul Khan as per revenue record.
- 3] THAT Mr. Abdul Khan sold the land admeasuring 3.64 Hectares i.e. 9.00 Acres bearing Survey No. 35/1(Kh) and 37/1(Kh) to Shri Jairam Bijal @ Tulsiram Sharma, Shri Sitaram Bijal @ Tulsiram Sharma and Shri Ratiram Bijal @ Tulsiram

Sharma as per revenue record.

- 4] THAT as per Civil Court Order dated 31/01/1970 passed in Case No. 697/67 and the order passed by Tahsildar in Revenue Case No. 1/A-22/75-76 by Order dated 13/07/1976, the properties owned by Shri Bhaiyyalal Damodhar Lodhi bearing Nos. 27, 39, 86/1(Kh), 86/3, 87/2, 99/1, 35/1-Ka, 37/1-Kh, 40/1, 42/2-Ka, the land bearing Survey Nos. 35/1-Ka, 37/1-Kh admeasuring about 1.82 Hectares came in the share of Shri Jairam Bijal Sharma, Shri Sitaram Bijal Sharma, and Shri Ratiram Bijal Sharma. However, due to non-compliance by the parties, the effect of the said orders has not been taken on the revenue record and the entry of Ferfar No. 13 was cancelled by the Revenue Authorities.
- 5] THAT family partition took place between Shri Jairam Bijal Sharma, Shri Ratiram Bijal Sharma, Smt. Kasabai Shyamrao Sharma and Smt. Ganeshi Punaram Umare, Smt. Kesharbai Shriram Sharma and Shri Mahaveer Shriram Sharma, Shri Sitaram Bijal Sharma, Smt. Subhadra Laxaman Chhanokar and Zibal Jagatram Gahrule in respect of family properties bearing Survey Nos. 27/1, 39/1, 86/1(Kh), 86/3, 87/2, 99/1, 35/1-Ka, 37/1-Kh, 40/1, 42/2-Ka on 29/04/1988 and the same was taken on revenue records by Patwari by his Ferfar No. 76 dated 02/05/1988 where the land bearing 35/1-Ka pt., 37/1-Kh Part admeasuring about 1.82 Hectares gone in the share of Smt. Kasabai Shyamrao Sharma and Ganeshi Punaram Umare as per Ferfar No. 76 dated 02/05/1988.
- 6] THAT Shri Chandrakant Ganpat Bhagat and Smt. Prabhavati Bhaurao Bhagat had purchased the portion of land admeasuring about 0.91 Hectares and 0.91 Hectares totally admeasuring about 1.82 out of Survey No. 35/1(Kh) pt. and 37/1(Kh) pt. from its erstwhile owner Smt. Kasabai Shyamrao Sharma by two separate Sale Deeds both dt. 07/03/1989 registered with Sub-Registrar, at Book No. 1 at Sr. No. 1106 and Sr. No. 1107 respectively. Accordingly, the names of Shri Chandrakant Ganpat Bhagat and Smt. Prabhavati Bhaurao Bhagat were mutated in revenue records vide Ferfar No. 9 and 10 dated 08/06/1989.
- 7] The government carried out the re-measurements and conducted a survey i.e. the scheme of fragmentation and consolidation had been implemented in the year 1989 accordingly the Field/land Survey Number 37/1Kh had been



changed to New Gat No. 28.

- 8] THAT Smt. Kasabai Shyamrao Sharma expired on 19/06/1999 and after her death, her property was inherited by way of succession by her daughter being the only legal heir namely Smt. Ganeshi Punaram Umare, accordingly the name of Smt. Kasabai Shyamrao Sharma had been deleted from Revenue Records by Patwari by Ferfar No. 185 on 20/02/2003.
- 9] THAT thereafter through further oral partition the said land came in the share of Shri Sitaram Bijal Sharma thus co-owners Shri Jairam Bijal Sharma, Shri Ratiram Bijal Sharma and Smt. Ganeshi Punaram Umare relinquished all their rights, title and interest in the said land in favour of Shri Sitaram Bijal Sharma by Deed of Relinquishment dated 02/06/2005 registered in the office of the Sub-Registrar, Hingna registered in the Book No. 1 at Sr. No. 3177.
- 10] THAT Shri Sitaram Bijal Sharma sold and transferred the eastern portion of the Field of the land bearing Gat No. 28 admeasuring about 0.81 Hectares out of the entire land admeasuring about 2.00 Hectares to Shri Ashok Nandlal Parekh and Shri Narendra Nandlal Parekh by registered Sale Deed dated 15/06/2007 duly registered in the office of the Sub-Registrar, Hingna registered in the Book No. 1 at Sr. No. 3621 and due to which Gat No. 28 subdivided in two parts i.e Gat No. 28/2 admeasuring 0.81 hectares had given to the land purchased by Shri Ashok Nandlal Parekh and Shri Narendra Nandlal Parekh and the remaining area held with Shri Sitaram Bijal Sharma had given Gat No. 28/1, said change has been recorded in revenue record vide Ferfar No. 350 dated 09/07/2007.
- 11] I reviewed and inspected the Title and Search report issued by M/s. Dwivedi and Khedkar Advocates. It appears that, Advocate M/S Dwivedi and Khedekar by their Title Certificate dated 14/07/2007 had not found any adverse report and transactions in respect of the scheduled property and submitted the search report in respect of the same.
- 12] That Shri Narendra Nandlal Parekh expired on 02/07/2007 and after his death legal heirs of the deceased had inherited the share of the deceased and accordingly their names were mutated vied Ferfar No. 355 on 30/07/2007 in the revenue Records, the names of the legal heirs are as under:
 - (a) Smt. Dharmishta Wd/o Narendra Parekh (Widow)



- (b) Shri Vishal Narendra Parekh (SON) and
(c) Smt. Vaishali Paresh Kadhi (DAUGHTER).
- 13] That said land i.e. scheduled property is sold by Shri Ashok Nandlal Parekh, Dharmistha Narendra Parekh, Vaishali Paresh Parekh and Vishal Narendra Parekh and the same is purchased by **"Azure Tree Enviro Farms Private Ltd." Mumbai** vide registered sale deed dated 21/08/2007 which is duly registered at the office of Sub-Registrar of Assurances at Hingna – Nagpur at Sr. No. 4873 / 2007.
- 14] That, subsequently the present owner i.e. **"Azure Tree Eniro Farms Pvt. Ltd." Mumbai**, has mutated his name in the relevant records such as 7/12 Extract of the Khadka, Tahasil Hingna, District Nagpur and the same is recorded as mutation entry no. 371 dated 04/06/2007.
- 15] Simultaneously with the execution of the Sale Deed dated 21.08.2007, the Declaration of even date was executed by Shri Ashok Nandlal Parekh, Dharmistha Narendra Parekh, Vaishali Paresh Parekh and Vishal Narendra Parekh registered with the office of the Sub-Registrar of Assurances at Hingna under Serial No. 4874/2007.
- 16] At present as per the certified copy of the current 7/12 Extract dated 19/04/2007 and 8-A, handed over by the company it is clear that **"Azure Tree Enviro Farms Pvt. Ltd."** Mumbai is the only owner of the said property as described in the Schedule of Property as above.

VI. REVENUE RECORDS:

Upon perusal of the Village Form No. 7/12 of the above-mentioned Lands, I observe that the Company that is, **Azure Tree Enviro Farms Private Limited** is the owner of the said Lands which are presently Occupancy Class – I N.A. Lands

VII. SEARCH WITH SUB-REGISTRAR OF ASSURANCES:

- (i) I have reviewed and verified the Title Reports and Searches of Index – II, in respect of the said lands, issued by Adv. R. B. Irkhede – Nagpur, Adv. Lalit Jain – Nagpur and M/s. Dwivedi and Khedkar Advocates taken at the office of Sub-Registrar of Assurances at Hingna, Dist. Nagpur since the year 1991 to 2007 wherein I have not found any adverse entry in respect of the said lands, which affect the Title of Azure Tree Orchards Pvt. Ltd.



(ii) I have taken physical as well as online (on the website of Inspector General of Registration) searches at the offices of the concerned Sub-Registrar of Assurances at Hingna, District – Nagpur since the year 1995 to 2024, bearing Receipt Nos. 2544, 2546, 25488,2540,2547 and 2542 all receipts dated 01/03/2024 are annexed hereto. I have not found any adverse entry in respect of the said lands, which affect the Title of Azure Tree Orchards Pvt. Ltd.

(iii) Further I have taken physical as well as online (on the website of Inspector General of Registration) searches at the offices of the concerned Sub-Registrar of Assurances at Hingna, District – Nagpur since January 1995 to 01/03/2024 in respect of the said Lands. Search vide Search Chalan bearing No. MH016552366202324, MH016553215202324U, MH01655342202324, MH016551474202324U, h016553500202324, MH016552102202324U, each chalan for Rs. 750, dated 01/03/2024 is annexed hereto. I have not found any adverse entry in respect of the said lands, which affect the Title of **Azure Tree Orchards Pvt. Ltd.**



VIII. ROC SEARCH:

Azure Tree Enviro Farms Pvt. Ltd. has provided me with a copy of the search report dated 20/12/2023, which was carried by them through official Website of Ministry of Corporate Affairs, Government of India. I have perused the said Search Report; it is observed that the company Status (for filing) is Active; The Index of charge are as under:

Charge Holder Name	Charge Amount	Date of Creation	Date of Modification	Date of Satisfaction
HDFC Asset Management Co. Ltd.	1,50,00,00,000	14/01/2009	-	01/11/2011
IFSC Ltd.	60,00,00,000	27/02/2012	-	24/03/2014
IFSC Ltd.	35,00,00,000	22/08/2014	-	26/10/2017
HDFC Ltd.	3,67,00,00,000	08/07/2020	-	30/03/2021
JM Financial Credit Solutions Ltd.	2,06,50,00,000	30/10/2020	-	30/03/2021

HDFC Bank Ltd.	45,72,30,88,74 0	30/04/2021	30/06/2023	OPEN
STCI Finance Ltd.	40,00,00,000	09/05/2022	-	05/08/2022

Copy of the aforementioned ROC search dated 20/12/2023 annexed hereto and marked as **annexure – III**.

IX. MORTGAGE:

Azure Tree Enviro Farms Pvt. Ltd., Kalpataru Ltd, Neo Pharma Pvt. Ltd, Kalpataru Constructions (Poone), Mofatraj Munot, Parag Mofatraj Munot, Azure Tree Enviro Farms Pvt. Ltd., Kalpataru + Sharyans, Omega Realtors Pvt. Ltd. have jointly executed an Unilateral Indenture Of Simple Mortgage For Creation Of Additional Security dated 30.04.2021 (hereinafter referred to as the “**Indenture of Mortgage**”), which modified on 30.06.2023, in favour of Housing Development Finance Corporation Limited, Address HDFC Bank, Senapati Bapat Marg, Lower Parel (West), Mumbai – 400013, in respect of, inter alia, the said Non-agricultural Lands mentioned the table above by depositing original title deeds along with other properties, which registered at the office of Sub-Registrar of Assurances at Borivali – 6 Mumbai under Serial No. 6510-2021 on the terms, conditions and covenants therein mentioned (hereinafter referred to as the “**said Mortgage**”), subject to the right of redemption of the said Mortgage as therein contained. Additional Security in respect of the said Lands was created for an aggregate loan amount of Rs. 45,72,30,88,740/-.



X. N. A. PERMISSION:

I have also verified the Order dated 07.09.2010 bearing No. Collector/KAVI-1791/2010 issued by Collector, Nagpur. It is observed that, as per the Collector Order the lands described in the above Table are converted into Non-agricultural purposes.

XI. ZONNING:

The said lands fall under the Nagpur Improvement Scheme and the Nagpur Improvement Trust is a Special Planning Authority. As per the Certificates dated 02/05/2016; dated 24/05/2016 and dated 30/04/2020 issued by Dy. Director, Town Planning (Metro) NIT, Nagpur, said lands fall in the Residential – 1 zone. Copies of the Certificates issued by the Dy. Director, Town Planning (Metro) NIT, Nagpur are enclosed hereto and marked as **Annexure – IV**.

XII. ULC:

Urban Land (Ceiling and Regulation) Repeal Act, 1999 ("**Repeal Act**") was enacted to repeal the Urban Land (Ceiling and Regulation) Act, 1976 ("**ULC Act**") by the Central Government. The State of Maharashtra adopted the Repeal Act on 29th November 2007 and since then the provisions of ULC Acts do not apply to the lands across Maharashtra. Based on the documents and revenue records provided, it appears that the said Lands do not attract the provisions of the ULC Act.



XIII. ALC:

Based on the documents and revenue records provided, it appears that said lands held by the Company are within the ceiling limit as per the provisions of the Maharashtra Agriculture Land Ceiling Act, 1961 and are converted into Non-agriculture use.

XIV. CHARGES / ENCUMBRANCES:

Azure Tree Enviro Farms Pvt. Ltd. has created a mortgage/charge on the lands mentioned in the Table above (i.e. N.A. Lands), by depositing the original title deeds along with other properties under a Unilateral Deed of Simple Mortgage executed on 30/04/2021 in favour of HDFC Limited, Address HDFC Bank, Senapati Bapat Marg, Lower Parel (West), Mumbai – 400013, for the amount mentioned therein, said Unilateral Deed of Simple Mortgage has been registered at the office Sub-Registrar of Assurances Borivali – 6, Mumbai under serial No. 6510/2021. Copy of the Index – II enclosed hereto and marked as **Annexure - V**

XV. LITIGATION:

The Company informed that there is no pending litigation in respect of the said lands.

XVI. CONCLUSION:

On the observations above and perusal of deeds and documents provided by Azure Tree Enviro Farms Private Limited in respect of the said Lands, I certify that the Azure Tree Enviro Farms Private Limited is the owner of the said Lands and its title thereto is clear and marketable subject to the charges mentioned above.

PLACE: NAGPUR

Thanking you.

Yours Truly



**AJIT VIJAYRAO MUJE, ADVOCATE,
BOMBAY HIGH COURT**

Annexure I

List of Documents inspected by me:

Sr. No.	Name of the Document	Date of Document
1.	Sale Deed registered with the office of the Sub-Registrar of Assurances under serial No. HGN/3289/2007 was made and executed by Shri. Samrat s/o. Ashok Parekh, Shri. Vishal s/o. Narendra Parekh in favour of Azure Tree Enviro Pvt. Ltd. in respect of land bearing Gat No. 3/1A.	02.06.2007
2.	Sale Deed registered with the office of the Sub-Registrar of Assurances under serial No. HGN/3327/2007 made and executed by Smt Nidhi Dharmendra Jain through her constituted attorney Wasim Jabbar Patelin favour of Azure Tree Enviro Pvt. Ltd. in respect of land bearing Gat No. 3/1B.	02.06.2007
3.	Sale Deed registered with the office of the Sub-Registrar of Assurances under serial No. HGN/3328/2007 made and executed by Shri Ismail Ramjan Pathan in favour of Azure Tree Enviro Pvt. Ltd. in respect of land bearing Gat No. 12.	02.06.2007
4.	Sale Deed registered with the office of the Sub-Registrar of Assurances under serial No. HGN/4888/2007 made and executed by Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated in favour of Azure Tree Enviro Pvt. Ltd. in respect of land bearing Gat No. 9.	21.08.2007
5.	Sale Deed registered with the office of the Sub-Registrar of Assurances under serial No. HGN/4890/2007 made and executed by Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated in favour of Azure Tree Enviro Pvt. Ltd. in respect of land bearing Gat No. 11.	21.08.2007
6.	Sale Deed registered with the office of the Sub-Registrar of Assurances under serial No. HGN/4877/2007 made and executed by Shri Ashok Nandlal Parekh and Shri Vishal Narendra Parekh in favour of Azure Tree Enviro Pvt. Ltd. in respect of land bearing Gat No. 8.	21.08.2007



7.	Sale Deed registered with the office of the Sub-Registrar of Assurances under serial No. HGN/4873/2007 made and executed by Shri Ashok Nandlal Parekh, Dharmistha Narendra Parekh, Vaishali Paresh Kadhi and Vishal Narendra Parekh in favour of Azure Tree Enviro Pvt. Ltd. in respect of land bearing Gat No. 28/2.	21.08.2007
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Index II Search of last 30 years taken at the office of Sub-Registrar of Assurances at Hingna Th. Hingna Dist. Nagpur for the land bearing **Khasra/Survey/Gat No. 3/1A** situated at Village Khadka, Taluka Hingna, District Nagpur.

Year	Particulars of Index II Registers	Details of Entries
1993	-"-	NIL
1994	-"-	NIL
1995	-"-	NIL
1996	-"-	NIL
1997	-"-	NIL
1998	-"-	NIL
1999	-"-	NIL
2000	-"-	NIL
2001	-"-	NIL
2002	-"-	NIL
2003	-"-	NIL
2004	-"-	NIL
2005	-"-	NIL
2006	-"-	NIL
2007	Sale Deed	Sale Deed dated 27/04/2007 executed by Ratiram S/o. Bijal Sharma in favour of SHRI. SAMRAT S/o. ASHOK PAREKH, SHRI. VISHAL S/o. NARENDRA PAREKH for land bearing Gat No. 3/1A admeasuring 2.52 hectares, which is registered under Serial No. 2464 of 2007 at the office of Sub-Registrar of Assurance at Hingna, Dist. Nagpur.
	Sale Deed	Sale Deed dated 02/06/2007 executed by SHRI. SAMRAT S/o. ASHOK PAREKH, SHRI. VISHAL S/o. NARENDRA PAREKH in favour of Azure Tree Enviro Farms Pvt. Ltd.for land bearing Gat No. 3/1A admeasuring 2.52 hectares, which is registered under Serial No. 3289 of 2007.
2008	-"-	NIL
2009	-"-	NIL
2010	-"-	NIL
2011	-"-	NIL
2012	-"-	NIL
2013	-"-	NIL
2014	-"-	NIL
2015	-"-	NIL
2016	-"-	NIL
2017	-"-	NIL
2018	-"-	NIL
2019	-"-	NIL
2020	-"-	NIL
2021	-"-	NIL
2022	-"-	NIL
2023	-"-	NIL
Upto 01.03.2024	-"-	NIL

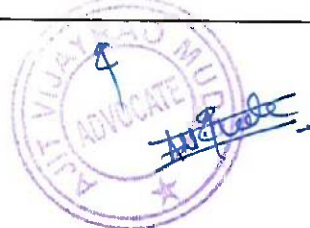
Date of report: 01/03/2024

Placer: Nagpur

 **AJIT VIJAYRAO MUDE.**
Advocate Bombay High Court

Index II Search of last 30 years taken at the office of Sub-Registrar of Assurances at Hingna Th. Hingna Dist. Nagpur for the land bearing **Khasra/Survey/Gat No. 3/1B** situated at Village Khadka, Taluka Hingna, District Nagpur.

Year	Particulars of Index II Registers	Details of Entries
1993	-"-	NIL
1994	-"-	NIL
1995	-"-	NIL
1996	-"-	NIL
1997	-"-	NIL
1998	-"-	NIL
1999	-"-	NIL
2000	-"-	NIL
2001	-"-	NIL
2002	-"-	NIL
2003	Sale Deed	Sale Deed dated 03/01/2003 executed by Shri. Tulsiram @ Bijal Sharma his legal heirs, Sitaram Tulshiram Sharma, Jairam Tulshiram Sharma, Ratiram Tulshiram Sharma, Kesarbai Shivaram Sharma, Ganeshabai Punaram Umare, Subhadrabai Laxman Ghanikar & Zibabai Jagatram Gahrule in favour of Shri. Damodhar Bhayyalal Sharma, Shri. Vilas Damodhar Sharma and Smt. Ratnakala Bhayalal Sharma, for land bearing Gat No.3/1B admeasuring 1.60 Hectares, which is registered under Serial No. 10 of 2003.
2004	-"-	NIL
2005	Sale Deed	Sale Deed dated 16/06/2005 executed by Shri. Damodhar Bhayyalal Sharma, Shri. Vilas Damodhar Sharma and Smt. Ratnakala Bhayalal Sharma in favour of Smt Nidhi Dharmendra Jain for the land bearing Gat No. 3/1B admeasuring 1.60 hectares which is registered under Serial No. 3453/2005.
2006	-"-	NIL
2007	Power of Attorney	Power of Attorney dated 18/04/2007 executed by Smt. Nidhi Dharmendra Jain in favour of Mohd. Wasim Jabbar Patel which is registered at Sr. No. HGN -2858 of 2007.
	Sale Deed	Sale Deed dated 02/06/2005 executed by Smt. Nidhi Dharmendra Jain in favour of Mohd. Wasim Jabbar Patel in favour of Azure Tree Enviro Farms Pvt. Ltd. for the



		land bearing Gat No. 3/1B admeasuring 1.60 hectareswhich is registered under Serial No. 3327/2007.
2008	-"-	NIL
2009	-"-	NIL
2010	-"-	NIL
2011	-"-	NIL
2012	-"-	NIL
2013	-"-	NIL
2014	-"-	NIL
2015	-"-	NIL
2016	-"-	NIL
2017	-"-	NIL
2018	-"-	NIL
2019	-"-	NIL
2020	-"-	NIL
2021	-"-	NIL
2022	-"-	NIL
2023	-"-	NIL
Upto 01.03.2024	-"-	NIL

Date of report: 01/03/2024



Placer: Nagpur

Advocate Bombay High Court

Index II Search of last 30 years taken at the office of Sub-Registrar of Assurances at Hingna Th. Hingna Dist. Nagpur for the land bearing **Khasra / Survey /Gat No. 8** situated at Village Khadka, Taluka Hingna, District Nagpur.

Year	Particulars of Index II Registers	Details of Entries
1993	-”-	NIL
1994	-”-	NIL
1995	-”-	NIL
1996	-”-	NIL
1997	-”-	NIL
1998	-”-	NIL
1999	-”-	NIL
2000	-”-	NIL
2001	-”-	NIL
2002	-”-	NIL
2003	-”-	NIL
2004	-”-	NIL
2005	-”-	NIL
2006	-”-	NIL
2007	Power of Attorney	Power of Attorney dated 25/05/2007 executed by Sheikh Ramjan Sheikh Rahim, Sheikh Sharif Sheikh Rahim, Sheikh Arif Sheikh Rahim and Sheikh Sonu Sheikh Rahim in favour of Ahmad Rahman Pathan which is registered under Serial No. 3545/2007.
	Sale Deed	Sale Deed dated 17/07/2007 executed by Sheikh Ramjan Sheikh Rahim, Sheikh Sharif Sheikh Rahim, Sheikh Arif Sheikh Rahim and Sheikh Sonu Sheikh Rahim through C. A. Ahmad Rahman Pathan in favour of Shri Ashok Nandlal Parekh and Shri Vishal Narendra Parekh which is registered under Serial No. 4298/2007.
	Sale Deed	Sale Deed dated 21/08/2007 executed by Shri Ashok Nandlal Parekh and Shri Vishal Narendra Parekh in favour of Azure Tree Enviro Farms Pvt. Ltd. which is registered under Serial No. 4877/2007.
2008	-”-	NIL
2009	-”-	NIL
2010	-”-	NIL
2011	-”-	NIL
2012	-”-	NIL
2013	-”-	NIL
2014	-”-	NIL
2015	-”-	NIL
2016	-”-	NIL
2017	-”-	NIL
2018	-”-	NIL
2019	-”-	NIL
2020	-”-	NIL
2021	-”-	NIL
2022	-”-	NIL
2023	-”-	NIL
Upto 01.03.2024	-”-	NIL

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AJIT VIJAYRAO MUDE.
Advocate Bombay High Court

Index II Search of last 30 years taken at the office of Sub-Registrar of Assurances at Hingna Th. Hingna Dist. Nagpur for the land bearing **Khasra/Survey/Gat No. 9** situated at Village Khadka, Taluka Hingna, District Nagpur.

Year	Particulars of Index II Registers	Details of Entries
1993	-"-	NIL
1994	-"-	NIL
1995	-"-	NIL
1996	-"-	NIL
1997	-"-	NIL
1998	-"-	NIL
1999	-"-	NIL
2000	-"-	NIL
2001	-"-	NIL
2002	-"-	NIL
2003	-"-	NIL
2004	-"-	NIL
2005	-"-	NIL
2006	-"-	NIL
2007	Sale Deed	Sale Deed dated 02/06/2007 executed by Ilahi Ramjan Pathan in favour of Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated which is registered under Serial No. 3315/2007.
	Sale Deed	Sale Deed dated 21/08/2007 executed by Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated in favour of Azure Tree Enviro Farms Pvt. Ltd. which is registered under Serial No. 4888/2007.
2008	-"-	NIL
2009	-"-	NIL
2010	-"-	NIL
2011	-"-	NIL
2012	-"-	NIL
2013	-"-	NIL
2014	-"-	NIL
2015	-"-	NIL
2016	-"-	NIL
2017	-"-	NIL
2018	-"-	NIL
2019	-"-	NIL
2020	-"-	NIL
2021	-"-	NIL
2022	-"-	NIL
2023	-"-	NIL
Upto 01/03/2024	-"-	NIL

Date of report: 01/03/2024

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 **AJIT VIJAYRAO MUDE.**
Advocate Bombay High Court

Index II Search of last 30 years taken at the office of Sub-Registrar of Assurances at Hingna Th. Hingna Dist. Nagpur for the land bearing **Khasra/Survey/Gat No. 11** situated at Village Khadka, Taluka Hingna, District Nagpur.

Year	Particulars of Index II Registers	Details of Entries
1993	-"-	NIL
1994	-"-	NIL
1995	-"-	NIL
1996	-"-	NIL
1997	-"-	NIL
1998	-"-	NIL
1999	-"-	NIL
2000	-"-	NIL
2001	-"-	NIL
2002	-"-	NIL
2003	-"-	NIL
2004	-"-	NIL
2005	-"-	NIL
2006	-"-	NIL
2007	Sale Deed	Sale Deed dated 02/06/2007 executed by Ibrahim Ilahi Pathan and Safi Ilahi Pathan in favour of Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated which is registered under Serial No. 3314/2007.
	Sale Deed	Sale Deed dated 21/08/2007 executed by Shri Rajkumar Kesharichand Tated and Mrs. Sangeeta Rajkumar Tated in favour of Azure Tree Enviro Farms Pvt. Ltd. which is registered under Serial No. 4890/2007.
2008	-"-	NIL
2009	-"-	NIL
2010	-"-	NIL
2011	-"-	NIL
2012	-"-	NIL
2013	-"-	NIL
2014	-"-	NIL
2015	-"-	NIL
2016	-"-	NIL
2017	-"-	NIL
2018	-"-	NIL
2019	-"-	NIL



2020	-"-	NIL
2021	-"-	NIL
2022	-"-	NIL
2023	-"-	NIL
Upto 01.03.2024	-"-	NIL

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AJIT VIJAYRAO MUDE.
Advocate Bombay High Court

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Index II Search of last 30 years taken at the office of Sub-Registrar of Assurances at Hingna Th. Hingna Dist. Nagpur for the land bearing **Khasra/Survey/Gat No. 12** situated at Village Khadka, Taluka Hingna, District Nagpur.

Year	Particulars of Index II Registers	Details of Entries
1993	-"-	NIL
1994	-"-	NIL
1995	-"-	NIL
1996	-"-	NIL
1997	-"-	NIL
1998	-"-	NIL
1999	-"-	NIL
2000	-"-	NIL
2001	-"-	NIL
2002	-"-	NIL
2003	-"-	NIL
2004	-"-	NIL
2005	-"-	NIL
2006	-"-	NIL
2007	Sale Deed	Sale Deed dated 02/06/2007 executed by Ismail Ramjan Pathan in favour of Azure Tree Enviro Farms Pvt. Ltd. which is registered under Serial No. 3328/2007.
2008	-"-	NIL
2009	-"-	NIL
2010	-"-	NIL
2011	-"-	NIL
2012	-"-	NIL
2013	-"-	NIL
2014	-"-	NIL
2015	-"-	NIL
2016	-"-	NIL
2017	-"-	NIL
2018	-"-	NIL
2019	-"-	NIL
2020	-"-	NIL
2021	-"-	NIL
2022	-"-	NIL
2023	-"-	NIL
Upto 01.03.2024	-"-	NIL

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Advocate Bombay High Court

Index II Search of last 30 years taken at the office of Sub-Registrar of Assurances at Hingna Th. Hingna Dist. Nagpur for the land bearing **Khasra/Survey/Gat No. 28/2** situated at Village Khadka, Taluka Hingna, District Nagpur.

Year	Particulars of Index II Registers	Details of Entries
1993	-"-	NIL
1994	-"-	NIL
1995	-"-	NIL
1996	-"-	NIL
1997	-"-	NIL
1998	-"-	NIL
1999	-"-	NIL
2000	-"-	NIL
2001	-"-	NIL
2002	-"-	NIL
2003	-"-	NIL
2004	-"-	NIL
2005	Relinquishment Deed	Relinquishment Deed dated 02/06/2005 executed by Power of Attorney dated 25/05/2007 executed by Sheikh Ramjan Sheikh Rahim, Sheikh Sharif Sheikh Rahim, Sheikh Arif Sheikh Rahim and Sheikh Sonu Sheikh Rahim in favour of Shri Sitaram Bijal Sharma which is registered under Serial No. 3177/2005.
2006	-"-	NIL
2007	Sale Deed	Sale Deed dated 15/06/2007 executed by Sitaram Bijal Sharma in favour of Shri Ashok Nandlal Parekh and Shri Narendra Nandlal Parekh which is registered under Serial No. 3621/2007.
	Sale Deed	Sale Deed dated 21/08/2007 executed by Shri Ashok Nandlal Parekh, Dharmistha Narendra Parekh, Vaishali Paresh Parekh and Vishal Narendra Parekh in favour of Azure Tree Enviro Farms Pvt. Ltd. which is registered under Serial No. 4873/2007.
2008	-"-	NIL
2009	-"-	NIL
2010	-"-	NIL
2011	-"-	NIL
2012	-"-	NIL
2013	-"-	NIL



2014	-”-	NIL
2015	-”-	NIL
2016	-”-	NIL
2017	-”-	NIL
2018	-”-	NIL
2019	-”-	NIL
2020	-”-	NIL
2021	-”-	NIL
2022	-”-	NIL
2023	-”-	NIL
Upto 01.03.2024	-”-	NIL

Date of report: 01/03/2024

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AJIT VIJAYRAO MUDE.
Advocate Bombay High Court