

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

Ashwin R. Patil
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To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that piece and parcel of land bearing at Khasra No. 30, Mouza -BOTHLI, PH NO.74/A, Village : BOTHLI , Taluka-Nagpur (Rural) & District, Nagpur-441108, total adm : 12100.00 Sq. Mtrs (Plottable Area 5392.00 Sq. Mtrs. As per Sanctioned Map dated 28/01/2025), with the boundaries as under:

ON THE EAST : KH. NO. 39

ON THE WEST : KH. NO. 29

ON THE NORTH : KH. NO. 31

ON THE SOUTH : 15.00 M Pandhan Road

I have investigated the title of the said plot on the request of **PPJ PROPERTIES PRIVATE LIMITED** through its Director and Authorized Signatory Shri. Pratik Rajesh Saraogi 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:-

1) Description of the property.

All that piece and parcel of land bearing Khasra No. 30, Mouza -BOTHLI, PH NO.74/A, Village : BOTHLI , Taluka-Nagpur (Rural) & District, Nagpur-441108, total adm : 12100.00 Sq. Mtrs (Plottable Area 5392.00 Sq. Mtrs. As per Sanctioned Map dated 28/01/2025).


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2) The documents of allotment of plot.

- 1) Reg. Sale-Deed dated 20/02/2007 in favour of Jagadamba Township Private Limited(now known as Harrshiv Developers Private Limited) registered before Sub-Registrar Nagpur-7 at Serial No. 1036/2007.
- 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 PPJ PROPERTIES PRIVATE LIMITED registered before Sub-Registrar Nagpur-7 at Book No. 1 at Serial No. 12983/2024.

3) 7/12 Extract issued by Competent Authority Mutation Entry No. vide Ferfar No. 1109 dated 11/12/2024.

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

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 PPJ PROPERTIES PRIVATE LIMITED, is clear, Marketable and without any encumbrances.

Owners of the Land

All that piece and parcel of land bearing Khasra No. 30, Mouza -BOTHLI, PH NO.74/A, Village : BOTHLI , Taluka-Nagpur (Rural) & District, Nagpur-441108, total adm : 12100.00 Sq. Mtrs (Plottable Area 5392.00 Sq. Mtrs. As per Sanctioned Map dated 28/01/2025).	PPJ PROPERTIES PRIVATE LIMITED having its office at Prince castle, Plot No. 105, 1st & 2nd Floor, Gajanan Nagar, Opp. Madhav Netralay, Wardha Raod, Nagpur- 440015
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(i) Qualifying comments / remarks if any(No Comment)


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

PPJ PROPERTIES 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 that piece and parcel of land bearing Khasra No. 30, Mouza -BOTHLI, PH NO.74/A, Village : BOTHLI , Taluka-Nagpur (Rural) & District, Nagpur-441108, total adm : 12100.00 Sq. Mtrs (Plottable Area 5392.00 Sq. Mtrs. As per Sanctioned Map dated 28/01/2025).
is enclosed herewith as annexure.

REMARKS : PPJ PROPERTIES 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. 1109 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 lands/ property being land bearing Kh. No. 30, {ULPIN: 10493049874}, admeasuring about 1.21.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class I Bhumiswami Rights, situated at Mauza: BOTHLI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District: NAGPUR, originally belongs to Shri. Sunil S/o Natthuji Yadav, AND;

WHEREAS, Shri. Sunil S/o Natthuji Yadav sold the said land/property to Jagadamba Township Private Limited via sale deed dated 20.02.2007 registered before Sub Registrar Nagpur-7, at Serial No. 1036/2007.

WHEREAS, Jagadamba Township Private Limited, a company incorporated under the provisions of the Companies Act, 1956 / 2013 purchased the said property and mutated its name in the Revenue records as the owner of the said property, AND;

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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;

WHEREAS, said Harrshiv Developers Private Limited sold / transferred the said lands / properties lands / properties alongwith the lands of Mauza BOTHLI, Tahsil: Nagpur (Rural) District: Nagpur 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 to the (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 same were mutated in revenue records as the co-owners of the said lands / properties vide Ferfar No. 969, AND;

WHEREAS, the (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 are the co-owners of ALL THOSE pieces and parcels of lands/ property being land bearing Kh. No. 30, {ULPIN: 10493049874}, admeasuring about 1.21.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 3.00, with Occupant Class I Bhumiswami Rights, situated at Mauza: BOTHLI, P. H. No. 74/A, Tahsil: NAGPUR (RURAL) and District: NAGPUR, referred to as the said land / Property, 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 land/property (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 land/property (iii) LCPL Infrastructure Private Limited has ownership of 22% undivided share in the land / property (iv) Mahavir Clean Fuel Mining Private Limited had ownership of 8% undivided share in the


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land/property and (v) Goyal Iron & Steel (Nagpur) Private Limited had ownership of 5% undivided share in the land/property and they accordingly made the payments for purchase of the said land / property, AND;

WHEREAS, the said lands / properties now not beneficial to the objects of the (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 and being not interested in retaining the said land/property and sold the said lands / properties to PPJ PROPERTIES PRIVATE LIMITED via sale deed dated 08.11.2024 registered before Sub Registrar Nagpur-7 at Book No. 1 at Serial No.12983/2024.

WHEREAS, the PPJ PROPERTIES 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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