

**TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN**

PROJECT NAME : THE SPRINGFIELD - 2+3
KH. NO. 76,77,78,79,85/1+2+3 MAUZA : PIPLA, NAGPUR (RURAL)

This is to certify that at the instance of LUXORA INFRASTRUCTURE PRIVATE LIMITED, a company registered under The Companies Act, 1956 bearing CIN : U65929MH2007PTC166943 and having its registered office at 6th Floor, Soham House, Hari Om Nagar, Off. Eastern Express Highway, Mulund (East), Mumbai - 400081, we have verified the titles of the Project known as THE SPRINGFIELD - 2+3 carved on portion of plotable land admeasuring about 25320.913 Sq. Mtrs. being portion of land of Kh. No. 76, 77, 78, 79 and 85/1+2+3 out of entire area known as Ensaara Metro Park being the larger property (owned by Luxora Infrastructure Private Limited) in all admeasuring about 116.00 Hectares, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR. Our findings are as under :

01. That, the Govt. of Maharashtra vide Notification dt. 17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 sanctioned Special Regulations for Special Township in area under Nagpur Regional Plan according to which the owner has submitted a proposal for developing integrated special Township for 100 H. R. area from Mauza: Pipla, Tahsil : Nagpur (Rural) District : Nagpur.

02. That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructure Private Limited and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29.02.2008 Published in Govt. Gazette on 20.03.2008 and further Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 04.12.2008 Published in Govt. Gazette on 04.12.2008. THAT, thereafter the Government renewed the Locational Clearances by its notification bearing no. TPS/2407/2045/CR-233/07/UD-9 dated April 16, 2010 and Notification bearing No. TPS/2407/2045/CR-233/07/UD-9 dated March 28, 2011.

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M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

R-101, "SHRINIWAS", 10, Central Avenue, Wardhaman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax: 0712 - 2767409
Sadar Office: FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kemptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com

Springfield 2+3



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03. That, the Collector, Nagpur in Rev. Case No. 188/M.R.C.-81/M.R.T.P./ Special Township/2010-2011 granted the Letter of Intent in respect of the said Special Township vide Order dt. 27.05.2011 to Luxora Infrastructure Private Limited.

04. That, Luxora Infrastructure Private Limited obtained the Title on the lands as referred into Locational Clearance as well as as mentioned in the Letter of Intent, in all admeasuring about 116.49 Hectares by various Sale Deeds time to time registered with Sub Registrar, Nagpur - 10 (Rural) as well as Sub Registrar, Nagpur - 7 and mutated it's name in all relevant revenue records as the sole and exclusive owner of the said lands. The title reports of each Khasara separately has been issued earlier.

05. That, the Collector, Nagpur by order dt. 17.03.2010 cancelled the earlier Non Agricultural user permissions orders granted in respect of Kh. No. 81/1, 81/2, 84/1, 84/2, 86/B/1, 87 and 97/3 since there are certain violations of rules and regulations since they are forming the part of larger property.

06. That the Collector, Nagpur after consent from the Deputy Director of Town Planning, Nagpur Division, Nagpur vide letter No. 53 dt. 05.01.2013 and on receipt of all co-related Govt. Departments approvals granted the final approval of Master Plan of entire land project of 116.00 Hectare on certain terms and conditions mentioned therein by Order dt. 17.05.2013.

07. That, Luxora Infrastructure Private Limited obtained the approval of the Master Layout Plan for Ensaara Metropark and proposed construction of Ensaara Phase 1 from the Dy. Director of Town Planning, Nagpur Region, Nagpur vide Letter No. 53 dt. 05.01.2013 and accordingly the Collector Nagpur on 17.5.2013 vide order bearing no. 630/2013 granted the sanction for establishment of Special Township on the area of 116.00 Hectares under certain terms and condition as mentioned therein.

08. That, the building Plans submitted for the proposed buildings to be constructed on the portion of sanctioned lay out in accordance with the Master Plan has also been sanctioned by the Collector, Nagpur and Dy. Director, Town Planning, Nagpur on 17.05.2013 and on application from Luxora Infrastructure Private Limited, the earlier Master Plan and sanction has been revised and revised order for the entire special Township project scheme Ensaara Metro Park has been passed by the Collector, Nagpur in Rev. Case No. 01/MRC - 81 /MRTP/Special Township/2008-2009/17.05.2013 vide dt. 27.07.2015.

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09. That Luxora Infrastructure Private Limited obtained the sanctions of proposed residential Buildings/Apartments/Row Houses/Villas, from Dy. Director Town Planning and Collector, Nagpur on 17.05.2013 and on 27.07.2015 as per the sanctioned Master Plan and revised plan.

10. That Luxora Infrastructure Private Limited again applied to revise the portion of Master Plan of said entire land under the Special Integrated Township and after obtaining the necessary requisite approvals The Collector, Nagpur by Revised Order dt. 11.08.2017 sanctioned the revised master Plan as proposed and submitted by Luxora Infrastructure Private Limited in Rev. Case No. 01/M.R.C.-81/{M.R.T.P./Special Township}/2008/2009 wherein the plotting Lay Out on various portions of lands out of the said entire integrated Special Township has been accorded by the Collector, Nagpur and the Joint Director of Town Planning, Nagpur Division, Nagpur by it's Office Letter bearing No. 820 dt. 14.06.2017 already recommended for the said Lay Out Plotting.

11. That, out of the said entire land, on the portion of Kh. No. 76, 77, 78, 79 and 85/1+2+3 the portion of land admeasuring about 25320.913 Sq. Mtrs. the Plotting Lay Out Project known as THE SPRINGFIELD - 2 and SPRINGFIELD - 3 is sanctioned by the Collector, Nagpur through the Dy. Director, Town Planning, Nagpur. The details of the Hierarchy and Title History mentioned/enclosed here-under is forming part of this Report. That the Platable land of 7741.93 Sq. Mtrs. out of Total land of 12422.530 Sq. Mtrs. being the Project known as SPRINGFIELD - 2 and the Platable land of 8269.16 Sq. Mtrs. out of Total land of 12898.383 Sq. Mtrs. being the Project known as SPRINGFIELD - 3 is carrying on by Luxora Infrastructure Private Limited.

12. That the use of the said land is Residence as per the Notification of Urban Development Department Govt. of Maharashtra under the provisions of The Maharashtra Regional and Town Planning Act, 1966 since the same is covered under the Special Township Project.

13. That it is observed that the said land is beyond the limits of the Nagpur Municipal Limit but covered under the Metro Region of Nagpur Improvement Trust, Nagpur as the Special Planning Authority and the Metro Notified Area per the Notification of Urban Development Department, under the Maharashtra Regional And Town Planning Act, 1966 and simultaneously as per the Corrigendum-Cum-Addendum dt. 05.11.2011 the said Area are excluded from the Metro since the Luxora Infrastructure Private Limited applied for Letter of Intent dt. 04.02.2009 and further on 05.05.2010 to the Collector Nagpur and the said entire area of Ensaara Metro Park is not under the Notified area of Meghdoot New Town nor it is covered under the notified area of Multi model International Passenger & Cargo Hub (MIHAN).



14. (i) That Luxora Infrastructure Private Limited mortgaged the properties owned by it including land of Kh. No. 97/1+2+3+4 with Bank of Baroda, Gamdevi Branch, Mumbai for a Term Loan of Rs. 85.00 Crore by executing the Mortgage Deed dt. 22.03.2013 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1592 dt. 22.03.2013.

(ii) That Luxora Infrastructure Private Limited availed addition loan of Rs. 105.00 Crore and created additional charge on the properties including land of Kh. No. 97/1+2+3+4 with Bank of Baroda, Gamdevi Branch, Mumbai and IFCI Limited on parri pasu basis by executing the Joint Mortgage Deed dt. 05.11.2014 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6352 dt. 05.11.2014.

(iii) That Luxora Infrastructure Private Limited availed addition loan of Rs. 45.00 Crore and created additional charge on the properties including land of Kh. No. 97/1+2+3+4 and by mortgaging additional lands owned by it with Bank of Baroda, Gamdevi Branch, Mumbai and IFCI Limited on parri pasu basis by executing the Joint Mortgage Deed dt. 27.02.2015 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1813 dt. 27.02.2015 which was rectified by executing the Deed of Correction dt. 24.04.2015 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3039 dt. 24.04.2015.

(iv) That Bank of Baroda, Gamdevi Branch, Mumbai released its charge over certain properties owned by Luxora Infrastructure Private Limited by executing the Deed of Release Reconveyance of Mortgage Properties dt. 21.04.2017 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3288 dt. 21.04.2017.

(v) That Luxora Infrastructure Private Limited availed additional loan of Rs. 48.00 Crore and created charge over all the properties with Bank of Baroda and Edelweiss Asset Reconstruction Company Limited by executing the Mortgage Deed dt. 03.05.2017 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3699 dt. 03.05.2017.

15. No any other entry apart from as stated in the Titles of each Khasara as available Index II records of the Sub Registrar of Assurances, Nagpur is found by us and the said lands and project is as on date mortgaged with Bank of Baroda and Edelweiss Asset Reconstruction Company Limited.



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16. The Title of the lands are presently encumbered with the charge of Bank of Baroda and Edelweiss Asset Reconstruction Company Limited.

17. We have satisfied that the said land and construction is heritable and transferable and the transferor has a right to transfer the same after completion of necessary formalities. All the necessary parties have been joined and the documents have desired effect. We have also confirmed from the Government and Public Land Acquisition Authorities that the property above mentioned is not subject to any acquisition or requisition from any authorities. We also certify that the documents is/are duly stamped in accordance with the Bombay Stamp Act, 1958 and necessary Registration Fees is paid under provisions of Indian Registration Act, 1908.

18. The relevant document of titles are genuine. We have verified and tallied the documents and papers placed before us from the records of Registrar of Assurances, Nagpur, Patwari bearing Halka No. 38/A, Tahsil Nagpur (Rural) by paying necessary search fees. Facts and events material to search made by us and the documents placed before us of said land, the said property in respect of Residential Lay Out Plotting known as THE SPRINGFIELD - 2 and SPRINGFIELD - 3 carved on portion of plotable land admeasuring about 16011.09 Sq. Mtrs. out of land admeasuring about 25320.913 Sq. Mtrs. being portion of land of Kh. No. 76, 77, 78, 78 and 85/1+2+3 is now owned by Luxora Infrastructure Private Limited as stated hereinabove and having been mortgaged earlier with Bank of Baroda, IFCI Limited, and now with Bank of Baroda, Gamdevi Branch, Mumbai with parri passu charge of Edelweiss Asset Reconstruction Company Limited.


(S. M. KHEDKAR)
ADVOCATE



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HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO.76

01. That, originally the said land was owned by Shri Parasram Wadatkar as per 1954-55 Jamabandi Record. Shri Parasram Wadatkar expired and on his death his legal heirs viz. widow Smt. Parvatabai, son Shri Babarao Parasram Wadatkar and married daughters Smt. Indubai Bhauraoji Thakre, Lilabai Shriram Ingle, Malanbai Rambhau Kalbande, Sindhu Wamanrao Thakre and Smt. Gumphabai Chandrashekar Thote inherited said property.

02. That Smt. Parvatabai, Smt. Indubai Bhauraoji Thakre, Lilabai Shriram Ingle, Malanbai Rambhau Kalbande, Sindhu Wamanrao Thakre and Smt. Gumphabai Chandrashekar Thote released their share in the said property in favour of said Shri Babarao Parasram Wadatkar by registered Release Deed dt. 31.03.2004 registered with Sub Registrar, Nagpur - 10 at Book No. 1, at Sr. No. 2044 dt. 01.04.2004 and name of Shri Babarao Parasram Wadatkar mutated in revenue records as the sole and exclusive owner of the said property vide Ferfar No. 490 dt. 20.05.2004.

03. Shri Babarao Parasram Wadatkar sold the said entire Field Kh. No. 76 admeasuring about 2.06 by two separate Sale Deeds dt. 11.08.2005 and 30.08.2005 admeasuring about 1.03 and 1.03 each to Shri Datta Bhaskarrao Deshmukh by Sale Deed Book No.1 at Sr. No. 2091 dt. 11.08.2005 and at Book No.1 at Sr. No. 2309 dt. 30.08.2005 resp. and the name of Shri Datta Bhaskarrao Deshmukh was mutated in revenue records as the owner of the said land vide Ferfar No. 78 dt. 16.09.2005.

04. Shri Datta Bhaskarrao Deshmukh by Sale Deed dt. 20.12.2007 sold the southern portion of land admeasuring about 1.65 Hectares out of entire land admeasuring 2.06 Hectares to Shri Kapil Rajkumar Chandak by a Registered Sale Deed Registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1061 dt. 22.02.2008 and the name of Shri Kapil Rajkumar Chandak was mutated in revenue records as the owner of the said land admeasuring about 1.65 Hectares vide Ferfar No. 1239 dt. 17.03.2008.

05. That, Shri Datta Bhaskarrao Deshmukh further transferred the Northern portion of land admeasuring about 0.41 Hectares out of entire land admeasuring 2.06 Hectares to Cadence Orchards Private Limited by Sale Deed dt. 31.03.2008 and registered through Deed of Confirmation dt. 15.09.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5957 dt. 16.09.2008.

06. That, Shri Kapil Rajkumar Chandak transferred his share in land admeasuring about 1.65 Hectares to Cadence Orchards Private Limited by two Sale Deeds dt. 31.03.2008 registered with Sub Registrar, Nagpur - 7 out of which one is registered at Book No. 1 at Sr. No. 5020 dt. 12.08.2008 for a portion of land admeasuring about 0.84 Hectares and another is registered at Book No. 1 at Sr. No. 5021 dt. 12.08.2008 for a portion of land admeasuring about 0.81 Hectares

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07. That, by virtue of the aforesaid Sale Deeds the name of Cadence Orchards Private Limited was mutated in revenue records as the owner of the said land admeasuring about 2.06 Hectares vide Ferfar No. 1359 and 1362 dt. 08.09.2008 and Ferfar No. 1385 dt. 13.10.2008.

08. That Cadence Orchards Private Limited after taking necessary resolutions sold the said land alongwith other lands held by it to Luxora Infrastructures Private Limited by Sale Deed dt. 30.05.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4012 dt. 30.05.2011 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1666 dt. 14.10.2011.

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### **KH. NO. 77**

01. That, originally the said land being old Survey No. 89, 90, 92 in all admeasuring about 5.54 Hectares was owned by Shri Govinda brother Namdeo brother Mahadeo all sons of Bhiwa Rawale as per records of Jamabandi Record of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

02. That, the oral family partition took between the legal heirs of Govinda and Namdeo and Mahadeo in the year 1962 wherein the portion of land admeasuring about 1.89 Hectares was gone in the share of legal heirs of Govindrao viz. Marotrao Govinda Rawale, Suresh Govinda Rawale and Smt. Rukhamabai Govinda Rawale, and the said portion was given number as Kh. Survey 89-90-92/1, the portion of land admeasuring about 1.89 Hectares was gone in the share of legal heirs of Namdeorao viz. Sons Mahohar and Prakash, widow Laxmibai and daughter Saraswati Dudhalkar and the said portion was given number as Kh. Survey 89-90-92/2 and the portion of land admeasuring about 1.76 Hectares was gone in the share of Mahadeo Bhiwa Rawale and the said portion was given number as Kh. Survey 89-90-92/3.

03. That, Shri Marotrao Govinda Rawale expired on 26.12.1976 and on his death his share in the said land was inherited by his legal heirs widow Smt. Indubai Marotrao Rawale, Vilas Marotrao Rawale, Anil Marotrao Rawale, Sunil Marotrao Rawale, Kishor Marotrao Rawale and daughter Miss Alka Marotrao Rawale, the name of Rukhamabai Govindrao Rawale and Miss Kalawati Govindrao Rawale has been deleted from the revenue records vide Ferfar No. 93 dt. 05.11.1988.

04. That, under the resurvey and remeasurment carried out by the Govt in the village Pipa under Consolidation and Fragmentation and under the same the said old Survey No. 89-90-92/1, was renumbered as New Kh. Survey No. 77.

05. That, Shri Suresh Govinda Rawale and Smt. Rukhamabai Govinda Rawale, and Smt. Indubai Marotrao Rawale, Vilas Marotrao Rawale, Anil Marotrao Rawale, Sunil Marotrao Rawale, Kishor Marotrao Rawale and daughter Miss Alka

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Marotrao Rawale, sold the said land to Smt. Shobha Kisan Khopde and Shri Shrikant Kisan Khopde by Sale Deed dt. 05.11.1968 registered with Sub Registrar, Nagpur (Rural) at Book No. Add.-1, Volume No. 155 at Pages 8 to 13 at Sr. No. 5031 dt. 05.11.14988 and the names of Smt. Shobha Kisan Khopde and Shri Shrikant Kisan Khopde were mutated in revenue records as the owners of the said land vide Ferfar No. 89 dt. 01.12.1988.

06. That, the owners applied before Sub Divisional Officer, Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1956 to include himself in Occupant Class-I category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer included the owners as Occupant Class-I with Bhumiswami rights in respect of said land in Rev. Case No. 87/LND-18/2000-02 by order dt. 07.11.2002 included the owners as Occupant Class-I with Bhumiswami rights in respect of said land. The Revenue Authorities i.e. Patwari No. 38 has taken the change of the same as per Ferfar No. 403 dt. 25.11.2002.

07. That, Smt. Shobha Kisan Khopde and Shri Shrikant Kisan Khopde agreed to sell the said land to Rajaram Steel Industries Private Limited and Ramsons Casting Private Limited by unregistered agreement and Rajaram Steel Industries Private Limited and Ramsons Casting Private Limited further assigned their rights in the said land in favour of Ghanshyam Cultivator Private Limited and finally all the parties executed Sale Deed in favour of Luxora Infrastructures Private Limited by Sale Deed dt. 31.01.2012 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 754 dt. 31.01.2012 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1693 dt. 16.02.2012.

#### **KH. NO. 78**

01. That, originally the said land being old Survey No. 89, 90, 92 in all admeasuring about 5.54 Hectares was owned by Shri Govinda brother Namdeo brother Mahadeo all sons of Bhiwa Rawale as per records of Jamabandi Record of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

02. That, the oral family partition took between the legal heirs of Govinda and Namdeo and Mahadeo in the year 1962 wherein the portion of land admeasuring about 1.89 Hectares was gone in the share of legal heirs of Govindrao viz. Marotrao Govinda Rawale, Suresh Govinda Rawale and Smt. Rukhamabai Govinda Rawale, and the said portion was given number as Kh. Survey 89-90-92/1, the portion of land admeasuring about 1.89 Hectares was gone in the share of legal heirs of Namdeorao viz. Sons Mahohar and Prakash, widow Laxmibai and daughter Saraswati Dudhalkar and the said portion was given number as Kh. Survey 89-90-92/2 and the portion of land admeasuring about 1.76 Hectares was gone in the share of Mahadeo Bhiwa Rawale and the said portion was given number as Kh. Survey 89-90-92/3.

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03. That, Shri Marotrao Govinda Rawale expired on 26.12.1976 and on his death his share in the said land was inherited by his legal heirs widow Smt. Indubai Marotrao Rawale, Vilas Marotrao Rawale, Anil Marotrao Rawale, Sunil Marotrao Rawale, Kishor Marotrao Rawale and daughter Miss Alka Marotrao Rawale, the name of Rukhmabai Govindrao Rawale and Miss Kalawati Govindrao Rawale has been deleted from the revenue records vide Ferfar No. 93 dt. 05.11.1988.

04. That, under the resurvey and remeasurment carried out by the Govt in the village Pipla under Consolidation and Fragmentation and under the same the said old Survey No. 89-90-92/3, was renumbered as New Kh. Survey No. 78.

05. That, Shri Mahadeo Bhiwa Rawale and his family members sold the said land to Vilas Kisan Khopde, Miss Ranju Kisan Khopde, Miss Manju Kisan Khopde, Miss Kavita Vamanrao Taware, Miss Sabu Vamanrao Taware by Sale Deed dt. 07.12.1988 registered with Sub Registrar, Nagpur (Rural) at Book No. Add.-1, Volume No. 160 at Pages 72 to 77 at Sr. No. 5429 dt. 07.12.1988 was mutated in revenue records as the co-owners of the said land vide Ferfar No. 106 dt. 26.06.1989.

06. That Vilas Kisan Khopde expired intestate bachelor on 07.11.1992 and on his death his share was inherited by his father Shri Kisan Motiram Khopde since mother was also expired predeceased on 09.06.1983 and the name of Shri Kisan Motiram Khopde was mutated in revenue records as the co-owners of the said land 588 dt. 13.05.2005.

07. That Miss Ranju d/o Kisan Khopde nee Smt. Ranjana w/o Sandeep Simle, Miss Manju d/o Kisan Khopde nee Smt. Manju w/o Satish Talekar, Miss Kavita d/o Wamanrao Taware, and Miss Sabu alias Shubhangi d/o Wamanrao Taware gave all their powers related to the said land in favour of Shri Kisan Motiramji Khopde, by Power of Attorney dt. 11.12.2006 registered with Sub Registrar, Nagpur - 6 at Book No. 4 at Sr. No. 286 dt. 12.01.2007.

08. That, by virtue of the Order dt. 16.01.2012 of the Naib Tahsildar, Nagpur in Rev. Case No. 07 RTS-64/1/12, the names of Miss Ranju d/o Kisan Khopde nee Smt. Ranjana w/o Sandeep Simle, Miss Manju d/o Kisan Khopde nee Smt. Manju w/o Satish Talekar, Miss Kavita d/o Wamanrao Taware, and Miss Sabu alias Shubhangi d/o Wamanrao Taware were deleted from revenue records and Shri Kisan Motiramji Khopde became the sole and exclusive owner of the said land.

09. That, Shri Kisan Motiramji Khopde and others agreed to sell the said land to Ramsons TMT Private Limited by unregistered agreement and Ramsons TMT Private Limited further assigned their rights in the said land in favour of Ghanshyam Cultivator Private Limited and finally all the parties executed Sale Deed in favour of Luxora Infrastructures Private Limited by Sale Deed dt. 31.01.2012 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 752 dt. 31.01.2012 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1692 dt. 16.02.2012.

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**KH. NO. 79**

01. That, originally the said land being old Survey No. 89, 90, 92 in all admeasuring about 5.54 Hectares was owned by Shri Govinda brother Namdeo brother Mahadeo all sons of Bhiwa Rawale as per records of Jamabandi Record of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

02. That, the oral family partition took between the legal heirs of Govinda and Namdeo and Mahadeo in the year 1962 wherein the portion of land admeasuring about 1.89 Hectares was gone in the share of legal heirs of Govindrao viz. Marotrao Govinda Rawale, Suresh Govinda Rawale and Smt. Rukhamabai Govinda Rawale, and the said portion was given number as Kh. Survey 89-90-92/1, the portion of land admeasuring about 1.89 Hectares was gone in the share of legal heirs of Namdeorao viz. Sons Mahohar and Prakash, widow Laxmibai and daughter Saraswati Dudhalkar and the said portion was given number as Kh. Survey 89-90-92/2 and the portion of land admeasuring about 1.76 Hectares was gone in the share of Mahadeo Bhiwa Rawale and the said portion was given number as Kh. Survey 89-90-92/3.

03. That, under the resurvey and remeasurment carried out by the Govt in the village Pipa under Consolidation and Fragmentation and under the same the said old Survey No. 89-90-92/2, was renumbered as New Kh. Survey No. 79.

04. That, Shri Namdeorao Rawale and on his death the said agricultural land devolved upon his heirs viz his wife Smt. Laxmibai Namdeorao Rawale, his sons Shri Manohar Namdeorao Rawle, Shri Prakash Namdeorao Rawle, and his daughter Smt. Swaraswati Deorao Dudhalkar in all admeasuring about 1.89 Hectares.

05. That, WHEREAS, Smt. Laxmibai Namdeorao Rawale, Shri Manohar Namdeorao Rawle, Shri Prakash Namdeorao Rawle, Smt. Swaraswati Deorao Dudhalkar sold the said land admeasuring about 1.89 Hectares to Shri kisan Motiramji Khopde by registered Sale Deed dt. 02.11.1988 registered with Sub Registrar Nagpur at Book No. Add.-1, Volume No. 154 at pages 26 to 31 at Sr. No. 4975 dt. 02.11.1988 and the name of Shri kisan Motiramji Khopde was mutated in revenue records as the owner of the said land vide Ferfar No. 97 dt. 01.12.1988.

06. That, the owner applied before Sub Divisional Officer Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1966 to include himself in Occupant Class-I category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer included the owner as Occupant Class-I with Bhumiswami rights in respect of said land and the Sub Divisional Officer Nagpur in Rev. Case No. 86/LND-18/2000-01 included the owner as Occupant Class-I with Bhumiswami rights in respect of said land. The Revenue Authorities i.e. Patwari No. 38 has taken the change of the same as per Ferfar No. 402 dt. 25.11.2002.



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07. That the owner agreed to sell the portions of lands and given Power of Attorneys in respect portions of lands which were cancelled by Cancellation Deeds registered with Sub Registrar, Nagpur - 8 in the year 2011-2012 and thereafter Shri kisan Motiramji Khopde sold the north-west portion of land admeasuring about 1.43 Hectares to Cadence Finance Company Private Limited by Sale Deed dt. 24.07.2008 registered with Sub Registrar Nagpur at Book No. 1, at Sr. No. 4539 dt. 24.07.2008 and after sale of the said land the Shri kisan Motiramji Khopde remained the owner of the land admeasuring about 0.46 Hectare.

08. That, Shri Kisan Motiramji Khopde agreed to sell the said land admeasuring about 0.46 Hectares to Ramsons Casting Private Limited by unregistered agreement and Ramsons TMT Private Limited further assigned its rights in the said land in favour of Ghanshyam Cultivator Private Limited and finally all the parties executed Sale Deed in favour of Luxora Infrastructures Private Limited by Sale Deed dt. 31.01.2012 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 753 dt. 31.01.2012 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land admeasuring about 0.46 Hectares vide Ferfar No. 1691 dt. 16.02.2012.

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KH. NO. 85/1

01. That, originally the land of old Field Kh. No. 91/2 and 91/3 in all admeasuring about 4.04 Hectares was owned by Kavdu and Timaji Narayan Guddhe and on internal family partition the said entire land admeasuring about 4.04 Hectares has fallen to the share of Shri Tima Narayan Guddhe and his ownership is recorded as per 1954-55 Jamabandi Record.

02. That under the re-survey and re-measurement of the lands carried out by the Govt. in the year 1979-80 in Mauza : Pipia under the Consolidation and Fragmentation, the said old Field Survey Number 91/2 and 91/3 have been given as New Survey No. 85.

03. That, Shri Tima Narayan Guddhe expired on 17.10.1994 and on his death the said Field Kh. No. 85 admeasuring about 4.04 Hectares was inherited by his legal heirs viz. his Widow Manjulabai and his married daughters Smt. Rajusbai Mahadeorao Gire and Smt. Vachhalabai Nagoraoji Dhotarkar.

04. That, the partition took place between the said legal heirs of said Timaji and in the said Partition Deed dt 01.06.2005 was registered with Sub Registrar, Nagpur - 10 at Book No.1 Sr. No. 1384 dt 01.06.2005 the owners partitioned the said entire land into two portions each admeasuring about 2.02 Hectares. One portion out of the said land admeasuring about 2.02 Hectares has gone in the share of Smt. Rajusbai Mahadeorao Ghire which is renumbered as 85/1 while the other portion admeasuring about 2.02 Hectares has gone to the share of Smt. Vachhalabai Nagoraoji Dhotarkar and the said portion is renumbered as 85/2 and the said Partition Deed dt 01.06.2005 was registered with Sub Registrar, Nagpur - 10 at Book No.1 Sr. No. 1384 dt 01.06.2005.

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05. That Smt. Rajusbai Mahadeorao Ghire sold the portion of land admeasuring about 1.21 Hectares to Shri Khushal Mahadeorao Girhe, Murlidhar Mahadeorao Girhe, Dhanraj Mahadeorao Girhe by Sale Deed dt. 20.10.06 registered with Sub Registrar Nagpur - 7 at Book No. 1 Sr. No. 5804 dt. 20.10.2006 and said Shri Khushal Mahadeorao Girhe, Murlidhar Mahadeorao Girhe, Dhanraj Mahadeorao Girhe became the co-owners of the land admeasuring about 1.21 Hectares and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 857 dt. 29.01.2007 and the said portion was renumbered as Kh. No. 85/3 and Smt. Rajusbai Mahadeorao Ghire remained the owner of land admeasuring about 0.81 Hectares bearing Kh. No. 85/1.

05. That Smt. Rajusbai Mahadeorao Ghire sold the land admeasuring about 0.81 Hectares to Goverdhan Orchards Private Limited by Sale Deed dt. 22.01.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 441 dt. 23.01.2008 and the name of Goverdhan Orchards Private Limited was mutated in revenue records as the owner of said portion of land vide Ferfar No. 1119 dt. 21.02.2008.

06. That Goverdhan Orchards Private Limited after taking necessary resolutions sold the said land alongwith other lands held by it to Luxora Infrastructures Private Limited by Sale Deed dt. 30.05.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4011 dt. 30.05.2011 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1664 dt. 14.10.2011.

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### **KH. NO. 85/2**

01. That, Originally the said entire land being Field Kh. No. 91/2 and 91/3 (Old) in all admeasuring about 4.04 Hectares was owned by Kavdu and Timaji Narayan Gudadhe and on internal family partition the said entire land admeasuring about 4.04 Hectares came to the share of Shri Tima Narayan Gudadhe and his ownership is recorded as per Adhikar Abhilekh Panji prepared u/s 115 of the Madhya Pradesh Land Revenue Code, 1955.

02. That under the re-survey and re-measurement of the lands carried out by the Govt. in the year 1979-80 in village : Pipra under the Consolidation and Fragmentation, the said old Field Survey Number 91/2 and 91/3 admeasuring about 4.04 Hectares have been given as New Survey No. 85.

03. That, Shri Timaji Narayan Gudadhe left for heavenly abode on 17.10.1994 and on his death the said Field Kh. No. 85 admeasuring about 4.04 Hectares was inherited by his legal heirs viz. his Widow Smt. Manjulabai and his married daughters Smt. Rajusbai Mahadeorao Gire and Smt. Vachhalabai Nagoraoji Dhotarkar and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 179 dt. 17.05.2005.

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04. That, legal heirs of Shri Timaji Narayan Gudadhe partitioned the said entire land bearing Kh. Survey No. 85 in all admeasuring about 4.04 Hectares into two portions each admeasuring about 2.02 Hectares by registered Partition Deed dt. 31.05.2005 registered with Sub Registrar Nagpur-7 in Book No. 1 at Sr. No. 1384 dt. 01.06.2005 wherein Northern half portion admeasuring about 2.02 retained by Smt. Rajusbai Mahadeorao Girhe renumbered as Kh. No. 85/1 and Southern half portion admeasuring about 2.02 Hectares retained by Smt. Vachhalabai Nagoraoji Dhotarkar renumbered as Field Survey No. 85/2 and the same was recorded in Revenue records vide Ferfar No. 634 dt. 05.08.2005.

05. That, said Smt. Vachhalabai Nagoraoji Dhotarkar agreed to sell the said Field No. 85/2 to Shri Nitin Devidas Kirpane and executed a Power of Attorney in respect of said land in favour of said Shri Nitin Devidas Kirpane and who entered into an Agreement of Development with M/s Nirmitti Gaurav Infrastructure Pvt. Ltd. by registered Development Agreement dt. 14.07.2006 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3608 dt. 14.07.2006 and thereafter the parties to said Development Agreement mutually cancelled the development Agreement and Deed of Cancellation dt. 18.01.2007 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 463 dt. 18.01.2007.

06. That the said owner Smt. Vachhalabai Nagoraoji Dhotarkar sold the said land to Shri Devidas Govindrao Kirpane by Sale Deed dt. 31.12.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 934 dt. 04.02.2009 and the name of Shri Devidas Govindrao Kirpane was mutated in revenue records as the owner of said property vide Ferfar No. 1445 dt. 26.02.2009.

07. That the said Shri Devidas Govindrao Kirpane sold the said land to Cadence Finance Company Private Limited by Sale Deed dt. 23.05.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3838 dt. 23.05.2011 and the name of Cadence Finance Company Private Limited was mutated in revenue records as the owner of said property vide Ferfar No. 1646 dt. 13.06.2011.

08. That, said Cadence Finance Co. Pvt. Ltd. agreed to sell the said land alongwith other lands owned by it to Luxora Infrastructures Private Limited by Agreement to Sell dt. 31.12.2014 for a valuable consideration and the said Agreement To Sell was adjudicated by the Collector of Stamps, Nagpur (City) in Adjudication Case No. 4/2015 after payment of proper Stamp Duty by order dt. 20.04.2015 and the said Agreement To Sell was registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3037 dt. 24.04.2015.

09. That, in pursuance to the said registered Agreement to Sell dt. 31.12.2014, said Cadence Finance Co. Pvt. Ltd. executed Sale Deed of the said land alongwith other lands by Sale Deed dt. 14.12.2015 in favour of Luxora Infrastructures Private Limited registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 8460 dt. 14.12.2015 and by virtue of the said Sale Deed, name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 2619.

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**KH. NO. 85/3**

01. That, originally the land of old Field Kh. No. 91/2 and 91/3 in all admeasuring about 4.04 Hectares was owned by Kavdu and Timaji Narayan Guddhe and on internal family partition the said entire land admeasuring about 4.04 Hectares has fallen to the share of Shri Tima Narayan Guddhe and his ownership is recorded as per 1954-55 Jamabandi Record.

02. That under the re-survey and re-measurement of the lands carried out by the Govt. in the year 1979-80 in Mauza : Pipa under the Consolidation and Fragmentation, the said old Field Survey Number 91/2 and 91/3 have been given as New Survey No. 85.

03. That, Shri Tima Narayan Guddhe expired on 17.10.1994 and on his death the said Field Kh. No. 85 admeasuring about 4.04 Hectares was inherited by his legal heirs viz. his Widow Manjulabai and his married daughters Smt. Rajusbai Mahadeorao Gire and Smt. Vachhalabai Nagoraoji Dhotarkar.

04. That, the partition took place between the said legal heirs of said Timaji and in the said Partition Deed dt 01.06.2005 was registered with Sub Registrar, Nagpur - 10 at Book No.1 Sr. No. 1384 dt 01.06.2005 the owners partitioned the said entire land into two portions each admeasuring about 2.02 Hectares. One portion out of the said land admeasuring about 2.02 Hectares has gone in the share of Smt. Rajusbai Mahadeorao Ghire which is renumbered as 85/1 while the other portion admeasuring about 2.02 Hectares has gone to the share of Smt. Vachhalabai Nagoraoji Dhotarkar and the said portion is renumbered as 85/2 and the said Partition Deed dt 01.06.2005 was registered with Sub Registrar, Nagpur - 10 at Book No.1 Sr. No. 1384 dt 01.06.2005.

05. That Smt. Rajusbai Mahadeorao Ghire sold the portion of land admeasuring about 1.21 Hectares to Shri Khushal Mahadeorao Girhe, Murlidhar Mahadeorao Girhe, Dhanraj Mahadeorao Girhe by Sale Deed dt.20.10.06 registered with Sub Registrar Nagpur - 7 at Book No. 1 Sr. No. 5804 dt. 20.10.2006 and said Shri Khushal Mahadeorao Girhe, Murlidhar Mahadeorao Girhe, Dhanraj Mahadeorao Girhe became the co-owners of the land admeasuring about 1.21 Hectares and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 857 dt. 29.01.2007 and the said portion was renumbered as Kh. No. 85/3 and Smt. Rajusbai Mahadeorao Ghire remained the owner of land admeasuring about 0.81 Hectares bearing Kh. No. 85/1.

05. That Shri Khushal Mahadeorao Girhe, Murlidhar Mahadeorao Girhe, Dhanraj Mahadeorao Girhe sold the land admeasuring about 1.21 Hectares to Goverdhan Orchards Private Limited by Sale Deed dt. 08.12.2010 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 7976 dt. 08.12.2010 and the name of Goverdhan Orchards Private Limited was mutated in revenue records as the owner of said land vide Ferfar No. 1610 dt. 10.02.2011.

06. That Goverdhan Orchards Private Limited after taking necessary resolutions sold the said land alongwith other lands held by it to Luxora Infrastructures Private Limited by Sale Deed dt. 30.05.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4011 dt. 30.05.2011 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1664 dt. 14.10.2011.

