ADV.JAYANT H. HIWASE

Advocate

Off :40,Ghatate Chambers, 3rd Floor

Opposite Panchsheel Theatre, Ramdaspeth,

(MOB)- 9822470484.

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to the Residential Scheme of Row Houses **"LAKE SHORE OASIS"**, PH NO 38 Survey No. 104(P) 105 106 107 108(P) 109 110, ENSARA METRO PARK, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR – 440034, admeasuring **2829.71 Sq.Mtrs.** (for 24 plots admeasuring 2829.71 Sq Mtrs i.e from bearing Plot No. 59 to 82 out of the total 258 Plots admeasuring 56280.25 Sq Mtrs numbering 1 to 257 and 160A) with the boundaries as under:

ON THE EAST : **ROAD**

ON THE WEST : **ROAD**

ON THE NORTH : **ROAD**

ON THE SOUTH : **ROAD**

1/- I have investigated the title of the said plot on the request of **M/s RSL REALITIES LLP** through its Partner and Authorized Signatory Shri. Aditya Umesh Gupta having its office at FF1,2,3 Girish Heights, LIC Square, Sadar, Nagpur -440001, and following documents i.e:-

1) Description of the property.

All that piece and parcel of land bearing, **"LAKE SHORE OASIS"** PH NO 38 Survey No. 104(P) 105 106 107 108(P) 109 110, ENSARA METRO PARK, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR – 440034, admeasuring **2829.71 Sq Mtrs (for** 24 plots admeasuring 2829.71 Sq Mtrs i.e from bearing Plot No. 59 to 82 out of the total 258 Plots admeasuring 56280.25 Sq Mtrs numbering 1 to 257 and 160A)

2) The documents of allotment of plot.

KH NO.104

1. Sale Deed dt. 25.10.2007 registered with Sub Registrar, Nagpur-10 (Rural) at Book No. 1 at Sr. No. 5115 dt. 25.10.2007 in favour of Shri Rajkumar Goverdhandas Chandak.
2. Sale Deed dt. 15.09.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5932 dt. 15.09.2008 in favour of Goverdhan Orchards Private Limited

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Mob.9145911435

3. Agreement to Sell dt. 28.12.2012 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 247 dt. 11.01.2013 in favour of Ramsons Casting Private Limited
4. Power of Attorney dt. 11.01.2013 registered with Sub Registrar, Nagpur-7 at Book No. 4 at Sr. No. 248 dt. 11.01.2013 in favour of Ramsons Casting Private Limited
5. Sale Deed dt. 22.03.2013 registered with Sub Registrar, Nagpur-10-Rural at Book No. I at Sr. No. 3459 dt. 22.03.2013 in favour of Luxora Infrastructures Private Limited
6. Sale Deed dt. 30.05.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4011 dt. 30.05.2011 in favour of Luxora Infrastructures Private Limited

KH NO.105

7. Sale Deed dt. 30.04.1990 a registered with Sub Registrar. Nagpur-1 at Book No. Add.1, Volume No. 9 at pages 244 to 250 at Sr. No. 147 dt. 30.04.1990 in favour of Smt. Pushpadevi Deepak Chafle.
8. Sale Deed dt. 19.07.2006 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3693 dt. 19.07.2006 in favour of Shri Rajesh Ramkaran Jindal
9. Sale Deed dt. 08.02.2008 registered with Sub Registrar, Nagpur 10-Rural, at Book No. 1 at Sr. No. 840 dt. 08.02.2008 in favour of Cadence Orchards Private Limited
10. Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2787 dt. 15.05.2008 in favour of Luxora Infrastructures Private Limited

KH NO.106

11. Sale Deed dt. 06.08.1983 registered with Sub Registrar, Nagpur-1 at Book No. 1 at Sr. No. 1782 dt. 06.08.1983 in favour of Shri Baburao Tukaram Chafle
12. Sale Deed dt. 05.05.2005 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 1066 dt. 05.05.2005 in favour of Shri Sunil Sunderlal Surana
13. Power of Attorney dt. 24.01.2007 registered with Sub Registrar Nagpur 5 at Book No. 4 at Sr. No. 418 dt. 24.01.2007 in favour of Shri Sanjay Jeetmal Chhajed
14. Sale Deed dt. 08.02.2008 registered with Sub Registrar, Nagpur-Rural at Book No. I at Sr. No. 832 dt. 08.02.2008 n favour of Cadence Finance Company Private Limited
15. Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2786 dt. 15.05.2008 in favour of Luxora Infrastructures Private Limited

KH NO.107

16. Release Deed dt. 04.11.2003 registered with Sub Registrar, Nagpur - 10 at Book No. I at Sr. No. 434 dt. 04.11.2003 in favour of Dnyaneshwar Landge. Rameshwar Landge, Pramod Landge, Prashant Landge and Shashikant Landge.
17. Sale Deed dt. 06.01.2006 registered with Sub Registrar. Nagpur 10 at Book No. 1 at Sr. No. 93 dt. 06.01.2006 in favour of Shri. Waman Pandurang Joshi and Shri. Kedarnath Birju Mehta
18. Power of attorney dt. 21.12.2006 registered with Sub Registrar, Nagpur - 1 at Book No. 4 at Sr. 7682 dt. 22.12.2006 in favour of Shri. Vinay Rancchoddas Rathi
19. Sale Deed dt. 30.03.2007 registered with Sub Registrar, Nagpur-10-Rural at Book No. 1 at Sr. No. 1387 dt. 30.03.2007 in favour of Shri. Navneet Shyamsunder Kothari.
20. Sale Deed dt. 15.05.2008 registered with Sub Registrar. Nagpur-7 at Book No. 1 at Sr. No. 2788 dr. 15.05.2008 in favour of Luxora Infrastructures Private Limited.

KH NO.108

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21. Sale Deed dt. 23.08.2007 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 5191 dt. 23.08.2007 in favour of Shri Sanjay Nagorao Paidlwar.
22. Sale Deed dt. 31.03.2011 registered with Sub Registrar, Nagpur-7 at Book No. I at Sr. No. 5338 dt. 26.07.2011 in favour of Cadence Finance Company Private Limited.
23. Sale Deed dt. 23.08.2007 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5191 dt. 23.08.2007 in favour of Shri Sanjay Nagorao Paidlewar, Nitin Rameshchandra Chordia, Shri Shishir Shankarrao Diote and Shri Shankarraoio Jairam Diote.
24. Sale Deed dt. 11.04.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2118 dt. 15.04.2008 in favour of Goverdhan Orchards Private Limited.
25. Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2785 d. 15.05.2008 in favour of Luxora Infrastructures Private Limited.

KH NO.109

26. Sale Deed dt. 12.07.2006 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 3565 dt. 12.07.2006 in favour of of Cadence Finance Company Private Limited.
27. Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2786 dt. 15.05.2008 in favour of Luxora Infrastructures Private Limited.

KH NO.110

28. Sale Deed dt. 13.10.83 registered with Sub Registrar, Nagpur-1 at Book No.1, Sr. No. 2132 in favour of Bayabai Urkuda Kadu.
29. Sale Deed dt. 22.04.1992 registered with Sub Registrar, Nagpur-1 Book No.1, Sr. No. 2279 dt. 22.04.1992 in favour of Shri Suresh Istarji Dasarwar.
30. Sale Deed dt. 07.11.2007 registered with Sub Registrar, Nagpur-7 at Book No. I at Sr. No. 5387 dt. 07.11.2007 in favour of Cadence Finance Company Private Limited.
31. Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2786 dt. 15.05.2008 in favour of Luxora Infrastructures Private Limited.
32. Sale Deed dt. 22.04.1992 registered with Sub Registrar, Nagpur-1 Book No.1, Sr. No. 2279 dt. 22.04.1992 in favour of Shri Suresh Istarji Dasarwar.
33. Sale Deed dt. 26.10.2004 registered with Sub Registrar, Nagpur — 10 (Rural) at Book No. 1 at Sr. No. 6816 dt 26.10.2004 in favour of Shri. Kishor Madhukar Wankhede.
34. Sale Deed dt. 07.11.2007 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No.1 at Sr. No. 5380 dt. 07.11.2007 in favour of Shri. Rajkumar Goverdhundas Chandak.
35. Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur - 7 at Rook No 1 at Sr. No. 2783 dt.18,05.2008 in favour of Luxora Infrastructures Private Limited.
36. Development Agreement dated 05/07/2024 duly registered with the Office of Sub-Registrar, Nagpur (Rural) - 10 at Sr. No. 6264-2024.
37. NA Order dated 24.05.2024 vide order no. रा .मा .क्र.१५८ /एन.ए .पी .-३४/२०२३-२०२४.

3) 7/12 Extract issued by Competent Authority Mutation Entry No. Ferfar No. 1664 dt. 14.10.2011, Ferfar No. 1294 dt. 05.06.2008, Ferfar No. 1295 dt. 05.06.2008, Ferfar No. 1298 dt. 05.06.2008, Ferfar No. 1297 dt. 05.06.2008.

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Tukdoji Chowk, Nagpur-440009.
Mob.9145911435

4) Search Report for 30 years from the years 1994 to 2024

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 Luxora Infrastructure Private Limited, is clear, Marketable and without any encumbrances.

Owners of the Land

"LAKE SHORE OASIS" PH NO 38 Survey No. 104(P) 105 106 107 108(P) 109 110, ENSARA METRO PARK, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR – 440034, admeasuring **2829.71 Sq Mtrs** (area of the 24 plots covered under the said project, out of the total 258 plots admeasuring.)	Luxora Infrastructure Private Limited having office at Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund-West, Mumbai-400080.

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

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

Luxora Infrastructure Private Limited, having office at Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund-West, Mumbai-400080, for

All that piece and parcel of land bearing **"LAKE SHORE OASIS"** PH NO 38 Survey No. 104(P) 105 106 107 108(P) 109 110, ENSARA METRO PARK, MOUZA - PIPLA, TAH - NAGPUR (RURAL), NAGPUR – 440034, admeasuring **2829.71 Sq Mtrs.**
is enclosed herewith as annexure.

REMARKS : Luxora Infrastructure Private Limited is the sole and absolute owner of the said property/land.
Luxora Infrastructure Private Limited (OWNER) and M/s RSL Realities LLP (DEVELOPER) have entered into a registered Development Agreement for the proposed Real Estate Project. The Developer, M/s RSL Realities LLP, has obtained the necessary sanctioned Plan and NA (Non-Agricultural) Order for the development of the real estate project titled "LAKE SHORE OASIS." This project comprises a residential scheme of row houses with 24 plots (Plot Nos. 59 to 82), carved out of the larger land parcel of 258 plots, which collectively cover an area of 56,280.25 square meters. The 24 plots i.e from Plot No. 59 to 82 out of the total 258 Plots admeasuring 56280.25 Sq Mtrs numbering 1 to 257 and 160A for the residential scheme cover an area of 2829.71 square meters. as per sanctioned layout plan dated 13/09/2024.
ENCL : ANNEXURE

Date : 20/01/2025

ADV. JAYANT H. HIWASE
Office :- 234/3, Somwari Quater
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Mob.9145911435

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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. Ferfar No. 1664 dt. 14.10.2011
   Mutation Entry No. Ferfar No. 1294 dt. 05.06.2008
   Mutation Entry No. Ferfar No. 1295 dt. 05.06.2008
   Mutation Entry No. Ferfar No. 1298 dt. 05.06.2008
   Mutation Entry No. Ferfar No. 1297 dt. 05.06.2008

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

Khasra No.104

This is to certify that at the instance of LUXORA INFRASTRUCTURE PRIVATE LIMITED, a company registered under The Indian Companies Act 1956 & having its registered office at: 208, Parvati Industrial Estate, Sunmill Compound, Lower Parel (West), Mumbai-400013 we have verified the titles of ALL THAT piece and parcel of land bearing Survey Kh. Gat No. 104/1, admeasuring about 1.76 Hectares, Land Revenue Rs. 7.07, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza: PIPLA, Tahsil NAGPUR (RURAL), District: NAGPUR. Our findings are as under:

That, originally the entire old Field Kh. No. 43/4 admeasuring about 5.82 Hectares is owned by Smt. Banabai Aabaji Bhoyar and Shri Rambhau Aabaji Bhoyar as per record of Jamabandi 1954-55 and Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

That, Shri Rambhau Abaji Bhoyar inherited the portion admeasuring about 4.31 Hectares out of the entire Field No. 43/4 on death of mother Smt. Banabai Aabaji Bhoyar and his name was mutated as sole owner in revenue records vide old Ferfar No. 308 dt 22.06.1957.

That, under the re-survey and re-measurement of the said lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said old Field Survey Numbers have been given as New Survey No. 104 and the area allotted to said Khasara was 4.31 Hectares.

That, Shri Rambhau Abaji Bhoyar sold the southern portion of said land admeasuring about 2.43 Hectares to Shri Rajkumar Goverdhandas Chandak by Sale Deed dt. 25.10.2007 registered with Sub Registrar, Nagpur-10 (Rural) at Book No.

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1 at Sr. No. 5115 dt. 25.10.2007 and the name of Shri Rajkumar Goverdhandas Chandak was mutated in revenue records as the owner of land admeasuring about 2.43 Hectares and the said southern portion was renumbered as 104/2 vide Ferfar No. 1040 dt. 23.11.2007 and after sale of the said portion Shri Rambhau Abaji Bhoyar remained the owner of northern portion of land admeasuring about 1.88 Hectares which was renumbered as 104/1.

That, Shri Rambhau Abaji Bhoyar sold the portion of land admeasuring about 0.81 Hectares to Goverdhan Orchards Private Limited by Sale Deed dt. 15.09.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5932 dt. 15.09.2008 and after sale of the said portion Shri Rambhau Abaji Bhoyar remained the owner of land admeasuring about 1.07 Hectares.

That, under the resurvey / remeasurement and consolidation proceedings to rectify the mistakes, Shri Rambhau Abaji Bhoyar applied to Sub Divisional Officer, Nagpur for rectification of mistake occurred while preparation of records at the time of consolidation and remeasurement proceedings and the Sub Divisional Officer, Nagpur after inquire in Case No. SV23/SR571/2011-12 vide Order dt. 22.03.2012 ordered to enhance the area of Kh. No. 111, Gat No. 104 to the extent of 5.00 Hectares and accordingly the area of Kh. No. 104 after sale of the portions now renumbered as 104/1 as 1.76 Hectares.

That, Shri Rambhau Abaji Bhoyar agreed to sell the said property to Ramsons Casting Private Limited, by Agreement to Sell dt. 28.12.2012 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 247 dt. 11.01.2013 and said Shri Rambhau Abaji Bhoyar received the entire consideration from Ramsons Casting Private Limited and also gave all the Powers in respect of said land in favour of Ramsons Casting Private Limited by Power of Attorney dt. 11.01.2013 registered with Sub Registrar, Nagpur-7 at Book No. 4 at Sr. No. 248 dt. 11.01.2013.

That, Ramsons Casting Private Limited further agreed to transfer the said land to Ghanshyam Cultivator Private Limited and finally all the parties executed Sale Deed in favour of Luxora Infrastructures Private Limited by Sale Deed dt. 22.03.2013 registered with Sub Registrar, Nagpur-10-Rural at Book No. I at Sr. No. 3459 dt. 22.03.2013.

That the said land is not under the Notified area of Meghdoot New Town nor it is covered under the notified area of Multi model International Passanger & Cargo Hub (MIHAN).

We have satisfied that the property is heritable and transferable and the transferor has a right to transfer the same. 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.

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. Tahsil Nagpur (Rural). Facts and events material to search made by us and the documents placed before us of said land, the said property is now owned by Luxora Infrastructures Private Limited as stated hereinabove. No any other entry in available Index II records of the Sub Registrar of Assurances, Nagpur is found by us and the said land in our opinion is free from any encumbrances, charges, liens or any other claim affecting the title. The Title is Good, Valid, Clear and Salable.

This is to certify that at the instance of LUXORA INFRASTRUCTURE PRIVATE LIMITED. a company registered under The Indian Companies Act 1956 & having its registered office at: 208, Parvati Industrial Estate, Sunmill Compound, Lower Parel (West), Mumbai - 400013 we have verified the titles of ALL THAT piece and parcel of land bearing Survey Kh. Gat No. 104/3,

ADV. JAYANT H. HIWASE
Office :- 234/3, Somwari Quater
Tukdoji Chowk, Nagpur-440009.
Mob.9145911435

admeasuring about 0.81 Hectares, Land Revenue Rs. 3.50, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza: PIPLA, Tahsil: NAGPUR (RURAL), District: NAGPUR. Our findings are as under

That, originally the entire old Field Kh. No, 43/4 admeasuring about 5.82 Hectares is owned by Smt. Banabai Aabaji Bhoyar and Shri Rambhau Aabaji Bhoyar as per record of Jamabandi 1954-55 and Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954,

That, Shri. Rambhau Aabaji Bhoyar inherited the portion admeasuring about 4.31 Hectares out of the entire Field No. 43/4 on death of mother Smt. Banabai Aabaji Bhoyar and his name was mutated as sole owner in revenue records vide old Ferfar No. 308 dt. 22.06.1957.

That, under the re-survey and re-measurement of the said lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said old Field Survey Numbers have been given as New Survey No. 104 and the area allotted to said Khasara was 4.31 Hectares.

That, Shri Rambhau Abaji Bhoyar sold the southern portion of said land admeasuring about 2.43 Hectares to Shri Rajkumar Goverdhandas Chandak by Sale Deed dt. 25.10.2007 registered with Sub Registrar, Nagpur-10 (Rural) at Book No.1 at Sr. No. 5115 dt. 25.10.2007 and the name of Shri Rajkumar Goverdhandas Chandak was mutated in revenue records as the owner of land admeasuring about 2.43 Hectares and the said southern portion was renumbered as 104/2 vide Ferfar No. 1040 dt. 23.11.2007 and after sale of the said portion Shri Rambhau Abaji Bhoyar remained the owner of northern portion of land admeasuring about 1.88 Hectares which was renumbered as 104/1.

That, Shri Rambhau Abaji Bhoyar further sold the southern portion of said land admeasuring about 0.81 Hectares to Goverdhan Orchards Private Limited by Sale Deed dt. 15.09.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 5932 dt. 15.09.2008 and the name of Goverdhan Orchards Private Limited was mutated in revenue records as the owner of said portion of land vide Ferfar No. 1384 dt. 13.10.2008 and the said portion of land was given New Survey No. 104/3.

That, the Govt. of Maharashtra vide Notification dt.17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has 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.

That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures 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 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.

That presently 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.

ADV. JAYANT H. HIWASE
Office :- 234/3, Somwari Quater
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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 Infrastructures Private Limited applied for Letter of Intent dt. 04.02.2009 and further on 05.05.2010 to the Collector Nagpur.

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

That the said land is not under the Notified area of Meghdoot New Town nor it is covered under the notified area of Multi model International Passanger & Cargo Hub (MIHAN).

We have satisfied that the property is heritable and transferable and the transferor has a right to transfer the same. 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.

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. Tahsil Nagpur (Rural). Facts and events material to search made by us and the documents placed before us of said land, the said property is now owned by Luxora Infrastructures Private Limited as stated hereinabove. No any other entry in available Index II records of the Sub Registrar of Assurances, Nagpur is found by us and the said land in our opinion is free from any encumbrances, charges, liens or any other claim affecting the title. The Title is Good, Valid, Clear and Salable.

Khasra No. 105

This is to certify that at the instance of LUXORA INFRASTRUCTURE PRIVATE LIMITED. a company registered under The Indian Companies Act 1956 & having its registered office at: 208, Parvati Industrial Estate, Sunmill Compound. Lower Parel (West), Mumbai - 400013 we have verified the titles of ALL THAT piece and parcel of land bearing Survey Kh. Gat No. 105/1, admeasuring about 0.86 Hectares. Land Revenue Rs. 3.43, with Occupant Class 1 Bhumiswami rights, situated at P. H. No. 38, Mauza: PIPLA, Tahsil: NAGPUR (RURAL), District: NAGPUR. Our findings are as under

That. Originally the said property portion of bearing Old Survey Nos. 43/1 and 67/3 admeasuring about 16.25 Acres was owned by Yadavrao Gunderao and on his death inherited by Shyamrao Gunderao, Devidas alias Tanba s/o Yadavrao and Smt. Zingubai Yadavrao as per old records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

That, Originally the said property portion of bearing Old Survey Nos. 43/1 and 67/3 admeasuring about 16.25 Acres was owned by Yadavrao Gunderao and on his death inherited by Shyamrao Gunderao, Devidas alias Tanba s/o Yadavrao and Smt. Zingubai Yadavrao as per old records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

That, under the re-survey and re-measurement of the lands carried out by the Govt. in the year 1979-80 in Mauza: Pipla under the Consolidation and Fragmentation, the said old Field Survey Number have been given as New Survey No. 105 and 106.

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That, under the family partition the land bearing Kh. No. 105 came in the share of Devidas and Kh. No. 106 gone in the share of Shyamrao. That Devidas alias Tanba s/o Yadavrao and Smt. Zingubai Yadavrao Kadasane expired and on their death their legal heirs Damodhar Shyamaoji Kadasane, Jagdish Shyamaoji Kadasane, Kashinath Shyamaoji Kadasane inherited the said Field Survey No. 105.

That said Damodhar Shyamaoji Kadasane, Jagdish Shyamaoji Kadasane. Kashinath Shyamaoji Kadasane sold the land admeasuring about 1.01 Hectares to Smt. Pushpadevi Deepak Chafle by Sale Deed dt. 30.04.1990 a registered with Sub Registrar. Nagpur-1 at Book No. Add.1, Volume No. 9 at pages 244 to 250 at Sr. No. 147 dt. 30.04.1990 and the name of Smt. Pushpadevi Deepak Chafle was mutated in revenue records as the owner of land admeasuring about 1.01 Hectares vide Ferfar No. 122 dt. 19.05.1990 and the said portion was renumbered as Kh. No. 105/2 and the portion of land admeasuring about 0.86 Hectares owned by Damodhar Shyamaoji Kadasane. Jagdish Shyamaoji Kadasane, Kashinath Shyamaoji Kadasane was renumbered as Kh. No. 105/1,

That said Shri Baburao Tukaram Chafle through Power of Attomey Holders Shri Sanjay Jeetmal Chhajed (Power of Attorney dt. 13.02.2006 registered with Sub Registrar, Nagpur

-2 at Book No. 4 at Sr. No. 1068 dt. 13.03.2006) to Shri Rajesh Ramkaran Jindal by Sale Deed dt. 19.07.2006 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3693 dt. 19.07.2006 and the name of Shri Rajesh Ramkaran Jindal was mutated in revenue records as the owner of land admeasuring about 0.86 Hectares vide Ferfar No. 820 dt. 13.10.2006.

That, said Shri Rajesh Ramkaran Jindal sold the said property to Cadence Orchards Private Limited by Sale Deed dt. 08.02.2008 registered with Sub Registrar, Nagpur 10-Rural, at Book No. 1 at Sr. No. 840 dt. 08.02.2008 and name of Cadence Orchards Private Limited was mutated in revenue records vide Ferfar No. 1121 d. 27.02.2008

That, the Govt. of Maharashtra vide Notification dt.17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has 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.

That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures Private Limited and has issued a Notification bearing No. TPS/2407/2045/CR-233/07/JD9 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 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. 15.05.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2787 dt. 15.05.2008 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1294 dt. 05.06.2008.

That presently 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.

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

ADV. JAYANT H. HIWASE
Office :- 234/3, Somwari Quater
Tukdoji Chowk, Nagpur-440009.
Mob.9145911435