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. 109/3, admeasuring about 2.42 Hectares, Land Revenue Rs. 14.31, 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 old Field Kh. No. 45/3 admeasuring about 12.54 Hectares was owned by Rameshchandra Jawaharlal and Parvatibai Jawaharilal as per old records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

That, Shri Rameshchandra Jawaharilal and sint. Parvatibai Jawaharilal sold the same to Shri Pundlik Waman Rakas by Sale Deed dt. 19.05.1967 and on his death the said entire property is inherited by his legal heirs his sons Zamdeo, Prabhakar, Pushpa Pundlik Rakas, Smt. Manjulabai Pundlik Rakas, Smt. Vimal Gopalrao Bhoyar Smt.Kausal Dhanraj Chikhle.

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. 109.

That, partition took place between Zamdeo. Prabhakar, Pushpa Pundlik Rakas, Smt. Manjulabai Pundlik Rakas, Smt. Vimal Gopalrao Bhoyar Smt.Kausal Dhanraj Chikhle on 26.11.2003 and portion admeasuring about 7.59 Hectares went in the share of Shri Zamdeo Pundlik Rakas and the said portion admeasuring about 7.59 renumbered as Field Kh. No. 109.

That, Shri Zamdeo Pundlik Rakas expired on 26.11.2003 and on his death his legal heirs Chandrakant Zamdeo Rakas, Suryakant Zamdeo Rakas, Laxmikant Zamdeo Rakas, Ravikant Zamdeo Rakas, Shrikant Zamdeo Rakas Smt. Indirabai Zamdeo Rakas inherited the said Field Survey No. 109.

That, said Chandrakant Zamdeo Rakas, Suryakant Zamdeo Rakas. Laxmikant Zamdeo Rakas, Ravikant Zamdeo Rakas Shrikant Zamdeo Rakas Smt. Indirabai Zamdeo Rakas sold the portion admeasuring about 3.24 Hectares out of the said Field Survey No. 109 to Shama Gruha Nirman Sahakari Sanstha and the said Portion is renumbered as 109/2. and Chandrakant Zamdeo Rakas, Suryakant Zamdeo Rakas, Laxmikant Zamdeo Rakas, Ravikant Zamdeo Rakas Shrikant Zamdeo Rakas Smt. Indirabai Zamdeo Rakas remained the co-owners of the remaining portion of the said land admeasuring about 4.35 Hectares remained as Filed Survey No. 109/1.

That Chandrakant Zamdeo Rakas. Suryakant Zamdeo Rakas, Laxmikant Zamdeo Rakas, Ravikant Zamdeo Rakas Shrikant Zamdeo Rakas Smt. Indirabai Zamdeo Rakas sold the portion of land admeasuring about 2.42 Hectares to Cadence Finance Company Private Limited by Sale Deed dt. 12.07.2006 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 3565 dt. 12.07.2006 and name of Cadence Finance Company Private Limited was mutated in revenue records vide Ferfar No. 1083 dt. 29.12.2007 and the said portion of land admeasuring about 2.42 Hectares was renumbered as New Kh. No. 109/3,

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/240/7/2045/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

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That Cadence Finance Company 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. 2786 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. 1295 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 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.

Khasara No.110

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 admeasuring about 5.67 Hectares out of land bearing Survey Kh. Gat No. 110/5, (Old Kh. Gat No. 110/1) in all admeasuring about 6.29 Hectares, Land Revenue Rs. 30.69, 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. 45/2 admeasuring about 11.35 Hectares was owned by Balmukund Jawaharlal Shahu, Dashrath Shahu baving been inherited on death of Jawaharlal

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Shahu as per record of Jamabandi 1954-55 and Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

That Balmukund Jawaharlal Shahu and Dashrath Shahu expired and on their death the said land was inherited by legal heirs Bagerthibai D. Shahu Narendra D. Shahu, Sarita Subhash Jain, Anita Bharatlal Banode, Suchita D. Shahu and Ku, Kavita D. Shahu, Rajendraprasad Balmukund Shahu, Narayan Balmukund Shahu, Smt. Saroj Hiralal Shahu, Ranjana Madanlal Shahu, Smt. Premila Balmukund Shahu and their names were mutated as co- owners in revenue records vide old Ferfar No. 604.

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 Number have been given as New Survey No. 110.

That, Bagerthibai D. Shahu Narendra D. Shahu, Sarita Subhash Jain, Anita Bharatlal Banode, Suchita D. Shahu and Ku, Kavita D. Shahu, Rajendraprasad Balmukund Shahu, Narayan Balmukund Shahu, Smt. Saroj Hiralal Shahu, Ranjana Madanlal Shahu, Smt. Premila Balmukund Shahu sold the portion of said land admeasuring about 1.62 Hectares out of 11.35 Hectares to Bayabai Urkuda Kadu by Sale Deed dt. 13.10.83 registered with Sub Registrar, Nagpur-1 at Book No.1, Sr. No. 2132 and the name of Bayabai Urkuda Kadu was mutated in revenue records vide ferfar no. 74 dt. 20.08.1986 and the said portion was renumbered as Kh. No. 110/2.

That Smt. Bayabai Urkuda Kadu expired on 04.10.1999 and on her death the said land was inherited by her heirs Keshav Urkuda Kadu Ankush Urkuda Kadu, Mahadev Urkuda Kadu, Rama Urkuda Kadu Ramesh Urkuda Kadu Smt. Premila Dhanraj Mahure, and their names were mutated in revenue records vide Ferfar No. 447 dt. 18.08.2003.

That the owners Keshav Urkuda Kadu Ankush Urkuda Kadu, Mahadev Urkuda Kadu, Rama Urkuda Kadu Ramesh Urkuda Kadu Smt. Premila Dhanraj Mahure, sold the portion of land admeasuring about 1.62 Hectares to Shri Suresh Istarji Dasarwar by Sale Deed dt. 22.04.1992 registered with Sub Registrar, Nagpur-1 Book No.1, Sr. No. 2279 dt. 22.04.1992 and the name of Shri Suresh Istarji Dasarwar was mutated as the owner of the said land in revenue records vide Ferfar No. 450 dt. 06.10.2003

That Shri Ramkumar Akhadu Dhande and others sold the said land admeasuring about 5.67 Hectares to Cadence Finance Company Private Limited by Sale Deed dt. 07.11.2007 registered with Sub Registrar, Nagpur-7 at Book No. I at Sr. No. 5387 dt. 07.11.2007 and name of Cadence Finance Company Private Limited was mutated in revenue records vide Ferfar No. 1044 dt. 23.11.2007.

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 arca 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 Cadence Finance Company 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. 2786 dt. 15.05.2008

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and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1295 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 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/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 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. 110/4, (Old NO. 110/2) admeasuring about 1.62 Hectares, Land Revenue Rs. 7.90, 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. 45/2 admeasuring about 11.35 Hectares was owned by Balmukund Jawaharlal Shahu, Dashrath Shahu having been inherited on death of Jawaharlal Shahu as per record of Jamabandi 1954-55 and Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954.

That Balmukund Jawaharlal Shahu and Dashrath Shahu expired and on their death the said land was inherited by legal heirs Bagerthibai D. Shahu Narendra D. Shahu, Sarita Subhash Jain, Anita Bharatlal Banode, Suchita D. Shahu and Ku, Kavita D. Shahu, Rajendraprasad Balmukund

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Shahu, Narayan Balmukund Shahu, Smt. Saroj Hiralal Shahu, Ranjana Madanial Shahu, Smt. Premila Balmukund Shahu and their names were mutated as co-owners in revenue records vide old Ferfar No. 604.

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 Number have been given as New Survey No. 110.

That, Bagerthibai D. Shahu Narendra D. Shahu, Sarita Subhash Jain, Anita Bharatlal Banode, Suchita D. Shahu and Ku, Kavita D. Shahu, Rajendraprasad Balmukund Shahu, Narayan Balmukund Shahu, Smt. Saroj Hiralal Shahu, Ranjana Madanlal Shahu, Smt. Premila Balmukund Shahu sold the portion of said land admeasuring about 1.62 Hectares out of 11.35 Hectares to Bayabai Urkuda Kadu by Sale Deed dt. 13.10.83 registered with Sub Registrar, Nagpur-1 at Book No.1, Sr. No. 2132 and the name of Bayabai Urkuda Kadu was mutated in revenue records vide ferfar no. 74 dt. 20.08.1986 and the said portion was renumbered as Kh. No. 110/2.

That, the owner Smt. Bayabai Urkuda Kadu sold the western portion of land admeasuring about 1.21 Hectares out of land of Kh. No. 110/2, (admeasuring 1.62 Hectares) to Shri Suresh Istarji Dasarwar by Sale Deed dt. 22.04.1992 registered with Sub Registrar, Nagpur-1 Book No.1, Sr. No. 2279 dt. 22.04.1992 and the name of Shri Suresh Istarji Dasarwar was mutated as the owner of the said land in revenue records vide Ferfar No. 450 dt. 06.10.2003.

That Smt. Bayabai Urkuda Kadu expired on 04.10.1999 and on her death the said land was inherited by her heirs Keshav Urkuda Kadu Ankush Urkuda Kadu, Mahadev Urkuda Kadi, Rama Urkuda Kadu Ramesh Urkuda Kadu Smt. Premila Dhanraj Mahure, and their names were mutated in revenue records vide Ferfar No. 447 dt.18.08.2003.

That. legal heirs of Smt. Bayabai Urkuda Kadu viz. Keshav Urkuda Kadu, Ankush tirkuda Kadu, Mahadev Urkuda Kadu. Rama Urkuda Kadu, Ramesh Urkuda Kadu, Smt. Premila Dhanraj Mahure sold the remaining portion admeasuring about 0.41 Hectares out of the entire Field Kh. No. 1 10/2 to Shri Kishor Madhukar Wankhede by 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 and the name of Shri. Kishor Madhukar Wankhede was mutated in revenue records as the co-owner of the said land admeasuring about 0.41 Hectares.

That Shri Suresh Istarji Desarwar died on 01.08.2004 and on his death as per his fast will dt. 30.07.2004. the said portion of land admeasuring about 1.21 Hectares bequeathed by his widow Smt. Indubal Suresh Dasarwar and her name was mutated In revenue records as the co-owner of the snid land admeasuring about 1.21 Hectares vide Ferfar No. 557 dt, 25.02.2005. Thus Smt. Indubai Suresh Dasarwar became the co-owner of the area admessuring about 1.21 Hectares oul said Field Kh. No. (10/2 alongwith Shri.Kishor Madhukar Wankhede owner of partion admeasuring abou! 0.41 Hectares.

That, Smt. Indubai Suresh Dasarwar and Shsi Kishor Madhukar Wankhede jointly sold the said property to Shri. Rajkumar Goverdhundas Chandak by 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 and the name of Shri Rajkumar Goverdhandas Chandak as mutated in revenue records as the owner of land admeasuring about 1.62 Hectares vide Ferfar No. 1078 dt. 12.12.2007.

That, the Govt. of Maharashtra vide Notification dt.17.02.2006 hearing No. TPS-2405 Nagpur K.P, DCR-UD-9 hes 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.

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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 bering No. TPS!2407/2045/CR-23307UDP dt. 20.02.2008 Published in Govt, Gazette on 20.03.2008 and further Notification bearing No, TPS/2407/2045/CR-233/07/ D9 dt. 04.12.2008 Published in Govt. Gazette on 04.12.2008

That Shri. Rajkumar Goverdhandas Chandak sold the said land alongwithother lands held by him to Luxora Infrastructures Private Limited by Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur - 7 at Rook No 1 at Sr. No. 2783 dt.18,05.2008 and the name of Luxora Infrastructures Private Limited is mutated in revenue records 25 the owner of the said land vide Ferfar No. 1297 dt, 04.06.2008.

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

That the said Kh. No. 110/2 was renumbered as Kh. No. 110/4 and Kh.No. 110/1 is renumbered as Kh. No. 110/5 by virtue of order of T.L.L.R. and the same was recorded in revenue records vide Ferfar No. 1526 dt. 30.09.2010, the site, location is not changed in Municipal Limit but covered under tho Metro Region of Nagpur Improvement Trust Nagpur as the Special Planning Authority and the Metro Notified Area per the Notificationof Urban Development Department, under the Maharashira Regional And Town Planning Act. 1966 and simuttancously 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 with the Collector Nagpur.

That the Collector, Nagpur in Rev, Case No. 188/M.R.C,8 IMR TP 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 Passenger & Cargo Hub (MIHAN).

That, with an intention to exclude the said land from the Special township, Luxora Infrastructure Private Limited applied to the authorities and accordingly vide notification No. R.P.Nagpur/Viliage-Pipla- ITP-TPV-2-3024 dated 23 June 2023, the Project land has been excluded from the township regulations.

That, Luxora Infrastructure Private Limited has entered into a Development Agreement with RSL Realities LLP dated 5th July, 2024 which is duly registered with the Office of Sub-Registrar, Nagpur (Rural) - 10 at Sr. No. 6264-2024.

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 Registratian Act, 1908.

The relevant document of titles are genuine. We have verified and tallied the ducuments 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 belore us of said land, the said property i.e.Kh. Gat Na. 110/4 (Old No. 110/2) is now owned by Luxora Infrastructure 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.

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The Title is Good, Valid, Clear and Salable for the purposes af sale of individual unit to be constructed on the said khasara and the Developer i.e M/s RSL Realities LLP proposed to develop the project in the name of **"LAKE SHORE OASIS".**

4. Any other relevant Title : No

5. Any Other Litigation : NIL

Nagpur

Date : 20/01/2025

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