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. 106

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. 106/1. admeasuring about 1.06 Hectares, Land Revenue Rs. 4.22, with Occupant Class. I Bhumiswami rights, situated at P. H. No. 38, Mauza: PIPLA, Tahsil: NAGPUR (RURAL), District: NAGPUR. Our findings are as

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.

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, Shri Shyamrao Gunderao Kadasane expired on 12.09.1988 and on his death his legal heirs his sons Damodhar Shyamaoji Kadasane, Jagdish Shyamaoji Kadasane, Kashinath Shyamaoji Kadasane inherited the said Field Survey No. 106.

That, Shri Damodhar Shyamaoji Kadasane, Jagdish Shyamaoji Kadasane. Kashinath Shyamaoji Kadasane sold the portion of land admeasuring about 0.81 Hectares out of the said land to Shri

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Baburao Tukaram Chafle by Sale Deed dt. 06.08.1983 registered with Sub Registrar, Nagpur-1 at Book No. 1 at Sr. No. 1782 dt. 06.08.1983 and the said portion was renumbered as Field Survey No. 106/2 and the name of Shri Baburao Chafle was mutated in revenue records as the owner of the said land admeasuring about 0.81 Hectares vide Ferfar No.38 dt. 13.09.1984 and Shri Damodhar Shyamaoji Kadasane, Jagdish Shyamaoji Kadasane. Kashinath Shyamaoji Kadasane remained the owner of land admeasuring about 1.06 Hectares renumbered as Kh. No. 106/1.

That, Shri Deepak Baburao Chafle sold the portion of land admeasuring about 1.06 Hectares to Shri Sunil Sunderlal Surana by Sale Deed dt. 05.05.2005 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 1066 dt. 05.05.2005 and the name of Shri Sunil Sunderlal Surana was mutated in revenue records as the owner of the said land admeasuring about 1.06 Hectares vide Ferfar No. 650 dt. 15.06.2006.

That. Shri Sunil Sundarlal Surana through Power of Attorney Holder Shri Sanjay Jeetmal Chhajed (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) sold the lands bearing (1) Kh. No. 105/2, admeasuring about 1.01 Hectares, (ii) Kh. Survey No. 106/1, admeasuring about 1.06 Hectares jointly by a single Sale Deed dt. 08.02.2008 to Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur-Rural at Book No. I at Sr. No. 832 dt. 08.02.2008 and name of Cadence Finance Company Private Limited was mutated in revenue records vide Ferfar No. 1120 dt. 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/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 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.

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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. 107

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 Agricultural land bearing Survey Kh. Gat No. 107, admeasuring about 1.15 Hectares. Land Revenue Rs. 5.80, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza: PIPLA, Tahsil: NAGPUR (RURAL). District: NAGPUR. Our findings are as under:

Originally the old agricultural land bearing Field Kh. No. 43/3 admeasuring about 1.21 Hectares was owned by Vinayak Bhakru Landge inherited after death of father Bhakru Ganba Landge on 06.10.1978 as per records of Adhikar Abhilekh panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

That, under consolidation proceedings carried out by the Govt. in the year 1979-80, old survey number was renumbered as Kh. No. 107.

Bhakru Bhakru Landge expired on 06.10.1978 and on his death the said property was inherited by Shri Vinayak Ganba Landge and widow Smt. Anjanabai Bhakru Landge expired on 06.05.1995 and on their death the said property is inherited by his legal heirs Dnyaneshwar Vianyak Landge, Rameshwar Vianyak Landge, Pramod Vianyak Landge, Prashant Vianyak Landge. Vatssala Sheshrao Nirase, Suman Gulabrao Dhande, Vatsala Shesrao Mirashe, Smt. Shashikala Vinayak Landge, Ramesh Madhav Askar. Bebi Sampat Kalashkar, Suman Gulab Dhande, Indu Namdeo Jambhulkar. And their names were mutated in revenue records vide Ferfar No. 323 dt. 10.09.2001.

That, the legal heirs of Vinayak his married daughters Suman Gulabrao Dhande, Vatsala Shesrao Mirashe, Ramesh Madhav Askar, Bebi Sampat Kalashkar, Indu Namdeo Jambhulkar released their share and interest which they had in the properties bearing Kh. No. 107 and 83 in favour of their father without any consideration by a document of 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 their brothers Dnyaneshwar. Rameshwar, Pramod, Prashant and Shashikant Landge and their names were deleted from revenue records vide Ferfar No. 465 dt. 05.02.2004.

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That, Shri Dnyaneshwar, Rameshwar, Pramod, Prashant and Shashikala Vinayak Landge sold the said Field Survey No. 107 to Shri Waman Pandurang Joshi and Shri Kedarnath Birju Mehta by Sale Deed dt. 06.01.2006 registered with Sub Registrar. Nagpur 10 at Book No. 1 at Sr. No. 93 dt. 06.01.2006 and the names of Shri Waman Pandurang Joshi and Shri Kedarnath Birju Mehta were mutated as co-owners of the said land vide Ferfar No. 756 dt. 05.05.2006.

That, Shri Waman Pandurang Joshi and Shri Kedarnath Birju Mehta through Power of Attorney Holder Shri Vinay Rancchoddas Rathi)Power of attorney dt. 21.12.2006 registered with Sub Registrar, Nagpur - 1 at Book No. 4 at Sr. 7682 dt. 22.12.2006) sold the said land to Shri Navneet Shyamsunder Kothari by 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 and the name of Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of land vide Ferfar No, 913 dt. 30.05.2007.

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 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, AND:

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 Shri Navneet Shyamsunder Kothari sold the said land alongwith other lands held by him 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. 2788 dr. 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. 1298 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 Arca 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.

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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.108

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 Survey Khasara Gat No. 108/2, admeasuring about 0.83 Hectares with Occupant Class I rights, situated at P.H. No. 38, Mauza: PIPLA, Grampanchayat : Pipla, Tahsil: Nagpur (Rural) and District: Nagpur owned by Cadence Finance Company Private Limited. Our findings are as under:

Originally, the aforesaid land being portion of old Field Kh. No.44 was owned by Wadguji Bal and on his death the said entire land came to be owned by his sons Bapurao and Narayan admeasuring about 3.77 Hectares as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 f Madhya Pradesh Land Revenue Code,1954.

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 44 have been changed / given as New Survey No. 108.

That, Shri Narayan Wadguji Bul expired and on his death his share in the said land came to be owned by his legal heirs viz. his widow, his sons and daughters. The partition took place between Bapurao Bul and legal heirs of Late Narayan Bul and under said internal partition of the aforesaid Agricultural land admeasuring about 3.77 Hectares, the land admeasuring about 2.15 Hectares went to the share of Bapurao Bul which is renumbered as 108/2.That, on death of Shri Bapurao Wadguji Bul the said Land as per his last will 18.01.1996 the said land is bequeathed by his nephews Shri Pravin Ashok Bul and Shri Mahendra Ashok Bul and the names of Shri Pravin Ashok Bul and Mahendra Ashok Bul were mutated in revenue records as the co-owners of the said land vide Ferfar No. 278 dt. 15.09.2000.

That, Shri Pravin Ashok Bul and Shri Mahendra Ashok Bul sold the portion of land admeasuring about 2.02 Hectares to Shri Sanjay Nagorao Paidlwar and others by Sale Deed dt. 23.08.2007 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 5191 dt. 23.08.2007 and Shri Pravin Ashok Bul and Shri Mahendra Ashok Bul remained the owner of land admeasuring about 0.83 Hectares bearing Survey No. 108/2.

That, Shri Pravin Ashok Bul and Shri Mahendra Ashok Bul agreed to sell the said land to Sgr Advisors Private Limited, (formerly known as Mrugnayani Developers Private Limited) and Shri Sunil Gyanchand Raisoni by unregistered Agreement to Sell and all of them sold the said land bearing Kh. No. 108/2 to Cadence Finance Company Private Limited by Sale Deed dt. 31.03.2011 registered with Sub Registrar, Nagpur-7 at Book No. I at Sr. No. 5338 dt. 26.07.2011 and the name of Cadence Finance Company Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1656 dt. 16.08.2011.

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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 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 Cadence Finance Company 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

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verified the titles of ALL THAT piece and parcel of land bearing Survey Kh. Gat No. 108/3, admeasuring about 2.02 Hectares, Land Revenue Rs. 10.92, 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 land bearing Old Field Kh. No. 44 admeasuring about 3.77 Hectares was owned by Shri Wadguji Bul and on his death the said entire land came to be owned by his sons Bapurao and Narayan as per records of Jamabandhi of 1954-55 and as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code.

That Shri Narayan Wadguji Bul expired on 24.03.1982 and on his death his share in the said land came to be owned by his legal heirs viz. his widow Smt. Sakhubai, his sons Parasram, Ganpat. Gunwant, Manohar, Ashok and daughters Smt. Venu Diwakar Chowdhari and Smt. Uma Mansarum Thoke and their names were mutated in revenue records vide Ferfar No. 85 dt. 07.10.1987.

The partition took place between Bapurao Bul and legal heirs of Late Narayan Bul and under said internal partition of the aforesaid Agricultural land admeasuring about 3.77 Hectares bearing old Kh. No. 44, the land admeasuring about 2.15 Hectares went to the share of Bapurao Bul which is renumbered as 108/2, while remaining land of 1.62 hectares renumbered as 108/1 came to be owned by legal heirs of Late Narayan Bul viz. Smt. Sakhubai, Pamsram, Ganpat, Gunwant, Manohar, Ashok, Smt. Venu Diwakar Chowdhari and Smt. Uma Mansaram Thoke, and the same was recorded in the Revenue records vide Ferfar No. 94 dt. 05.12.1988.

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. 108/1, admeasuring about 1.75 Hectares owned by Smt. Sakhubai Narayan Bul and others and land admeasuring about 2,19 Hectares owned by Shri Bapurao Bul have been given as Survey No. 108/2.

That, on death of Shri Bapurao Wadguji Bul the said Land as per his last will 18.01.1996 the said land is bequeathed by his nephews Shri Pravin Ashok Bul and Shri Mahendra Ashok Bul and the names of Shri Pravin Ashok Bul and Mahendra Ashok Bul were mutated in revenue records as the co-owners of the said land vide Ferfar No. 278 dt. 15.09.2000.

That, Shri Pravin Ashok Bul and Shri Mahendra Ashok Bul sold the portion of land admeasuring about 2.02 Hectares to Shri Sanjay Nagorao Paidlewar, Nitin Rameshchandra Chordia, Shri Shishir Shankarrao Diote and Shri Shankarraoio Jairam Diote by Sale Deed dt. 23.08.2007 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5191 dt. 23.08.2007 and the names of Shri Sanjay Nagorao Paidlewar, Shri Nitin Rameshchandra Chordia, Shri Shishir Shankarrao Diote and Shri Shankarraoio Jairam Diote were mutated in revenue records as the co-owners of the said land admeasuring about 2.02 Hectares vide Ferfar No. 1027 dt. 16.10.2007 and the said portion of land admeasuring about 2.02 hectares was renumbered as New Kh. No. 108/3.

Shri Sanjay Nagorao Paidlewar, Shri Nitin Rameshchandra Chordia, Shri Shishir Shankarrao Diote and Shri Shankarraoio Jairam Diote by Sale Deed dt. 11.04.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2118 dt. 15.04.2008 sold the said land to Goverdhan Orchards Private Limited and the name of Goverdhan Orchards Private Limited was mutated in revenue records as the owner of the said land admeasuring about 2.02 Hectares vide Ferfar No. 1276 dt. 16.05.2008.

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

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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. 15.05.2008 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2785 d. 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. 1297 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.109

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.

ADV. JAYANT H. HIWASE
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Tukdoji Chowk, Nagpur-440009.
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