

EXPLANATORY NOTE

This is a model form of Agreement, which may be modified and adapted in each case having regard to the facts and circumstances of respective case but in any event, matter and substance mentioned in those clauses, which are in accordance with the statute and mandatory according to the provisions of the Act shall be retained in each and every Agreement executed between the Promoter and Allottee. Any clause in this agreement found contrary to or inconsistent with any provisions of the Act, Rules and Regulations would be void ab-initio.

Model Form of Agreement

This Agreement made and executed this day of _____ in the year _____

At _____, Taluka, District _____, Nagpur.

By and Between

M/s RSL REALITIES LLP through its Partner and Authorized Signatory Shri. Aditya Umesh Gupta

[Hereinafter for the sake of brevity referred to as OWNERS which expression shall, unless repugnant to the context be deemed to include their Legal heirs, executors, administrators Business assignees, trustees, transferees etc]

AND

Name: _____:

Age about _____ years, occupation: _____.

Residing at: _____.

PAN _____.

[Hereinafter for the sake of brevity referred to as THE PURCHASER/S, OR ALLOTTEE/S which expression shall, unless repugnant to the context be deemed to include his/ her heirs, executors, administrators and assignees.] Of the Second Part

A. DESCRIPTION OF THE LAND & PROPERTY:-

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. 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 Passenger & 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, 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.

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.

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 Chhajer (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 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 Passenger & 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 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 (i) 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.

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).

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. Vatsala 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. 1 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. 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 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 Passenger & 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.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 Rasoni 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.

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 Passenger & 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 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 Mansaram 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 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 Passenger & 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. 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

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 Passenger & 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 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 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 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 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, 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 Dasarwar died on 01.08.2004 and on his death as per his last will dt. 30.07.2004. the said portion of land admeasuring about 1.21 Hectares bequeathed by his widow Smt. Indubai Suresh Dasarwar and her name was mutated in revenue records as the co-owner of the said 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 admeasuring about 1.21 Hectares out of said Field Kh. No. (10/2 alongwith Shri.Kishor Madhukar Wankhede owner of portion admeasuring about 0.41 Hectares.

That, Smt. Indubai Suresh Dasarwar and Shri 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 Goverdhundas 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 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-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 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 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 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 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 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 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 documments 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.

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".

B. TITLE CERTIFICATE: The title of the owner/ promoter/ developer is duly verified through their and has certified that the title of the present owner/developer/promoter is clean clear and free from all encumbrance, with ample right of development of the said property, construction thereon, and sale of the constructed Plots, as well as the entire subject matter property or any part thereof; The said title Certificate is filed herewith as Annexure.....

C. EXCLUSIVE RIGHT TO SELL AND DEVELOP: In the circumstances, the Owner/Developer/Promoter has the exclusive right of plotting of the said land or to develop the said Land by plotting of the said land into various plots and other permitted structures thereon, as per the approved layout of plots, and to enter into Agreements for Salo of such plots etc. with prospective purchasers thereof under the provisions of the Transfer of Property Act. The Owner/ Developer Promoter has applied for, and is granted due registration under the provisions of the Real Estate (Regulation and Development] Act, 2017, and the same is attached hereto as Annexure.....

D. PURCHASER AGREES TO ACQUIRE: The Purchaser, after satisfying himself as regards the title of the Owner/Developer/Promoter to the said property, and after inspection of the entire documents of title as specified in the above referred Title opinion Annexure

..... and the approved layout of plots, and after inspecting the site and satisfying himself/herself as to the completion of the various phases of work, and has now agreed to purchase the open Plot No.....as specified in Schedule A written hereinafter [hereinafter for the sake of brevity referred to as the "said Plot"] the Purchaser/s has/have agreed to acquire Plat No....., admeasuring about Hectare, at or for the consideration and on the terms and conditions set out hereinafter, the said Plot No..... is hereinafter referred to for the sake of convenience and brevity as "the said Plot" and is more particularly described in the SCHEDULE_ hereunder written and marked in Red on the Plan Schedule 'B'.

E. INSPECTION OF TITLE DOCUMENTS/PLANS/LAYOUTS: The Purchaser/s has/ have demanded from the owner/Developer/Promoter and the owner/Developer/ Promoter have given inspection to the Purchaser/s of all the documents of title relating to the said Land, N.A. Assessment or the approved layouts, in respect of the said Plot, and the common areas, amenities and the specific rights therein, as hereby agreed to be sold.

F. INDEPENDENT VERIFICATION OF TITLE BY PURCHASER: The Purchaser/s has/have, before the execution hereof, had the title of the Owner/Developer/Promoter thereto independently verified through the Legal Counsel/Advocate of the Purchaser/s and the Purchaser/s has/have satisfied himself/herself/themselves that the same is free from all encumbrances, and is clear and marketable.

G. CONSIDERATION: After being satisfied with the Title as above, the Purchaser herein made an offer to the Promoter herein to purchase the said Plot in accordance with the approved layout of plots, and with the said intention deposited a sum of Rs.....(Rupees.....Only) vide Cheque No..... dated..... drawn on.....Bank..... Branch being the part payment out of the lump sum total Sale-price ofRs.[Rupees..... Only] against and in consideration of the said Plot agreed to be sold by the Owner/Developer/Promoter to the Purchaser, as an advance payment, the payment and receipt of which advance amount the Owner/Developer/Promoter hereby admit and acknowledge. The Purchaser has agreed to pay to the Owner/Developer/Promoter, in such name and as per their directions, the entire balance of the sale price in the manner as mentioned in the Schedule E hereunder written, and which payment is deemed to be the essence of these presents;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. PURCHASE AND SALE OF THE PLOT:

1.1. The Purchaser/s has/have agreed to acquire and Owner/Developer/Promoter has agreed to sell the said Open Plot No....., admeasuringsq.mtr, and the right to construct thereon, as per sanction plans to the Purchaser, for the lump sum consideration and on the terms and conditions set out hereinafter, and which Plot is more particularly described in the Schedule A and specified In Plan Schedule B hereunder written:

1.2. The said Plot agreed to be acquired by the Purchaser/s herein shall be provided only and only with the common amenities and facilities as per the specifications, which are set out in the Annexure..... hereunder written;

2. CONSIDERATION:

2.1. LUMP SUM CONSIDERATION AND EXCLUSIONS:

As mentioned above, the Owner/Developer/Promoter herein agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Owner/Developer/Promoter the said open Plot inclusive the specifications mentioned in the Annexure.....at or for the mutually agreed lump sum consideration of Rs.only)and the Purchaser shall make the payment of the same in the name of "....." or such other name as may be specified from time to time by the Owner/Developer/Purchaser; and the said consideration amount is excluding expenses for stamp duty and registration fees, GST and ALL other taxes, expenses, etc., and also all the other outgoings as mentioned herein below which will be paid by the Purchaser/s separately as agreed and specified. The above payment received by me/us have been deposited in, RERA Designated Master Bank Account 777705546658, ICICI BANK LTD Bank, ICICI BANK LTD, CIVIL LINES Branch having IFS Code ICIC0006242 situated at ICICI BANK LTD, Ramdaspath-26, Akarshan Busiplex, Central Bazar Road, Ramdaspath, Nagpur, Maharashtra-440010. In addition to the above bank account, I/we have opened in the same bank, RERA Designated Collection Bank Account, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 777705546655, 777705546656 and 777705546657 respectively.

2.2 TIME PERIOD FOR POSSESSION:

The possession of the said Plot agreed to be purchased by the Purchaser/s shall be handed over to the Purchaser/s by the Owner/Developer/Promoter before..... on receipt of the entire amount of the purchase price of the said Plot and other charges as agreed. The Purchaser/s shall take possession of the said open Plot within [fifteen days] two months [u/s 19(10)] of the Owner/Developer/ Promoter giving written notice to the Purchaser/s intimating the same and after complying with all necessary legal formalities, and effecting necessary payment as per agreed schedule.

2.3 DELAY IN HANDING OVER POSSESSION BY OWNER/DEVELOPER/PROMOTER/ CONSENTING PARTY:

It is agreed between the parties hereto that if the Owner/Developer/Promoter fails to give possession of the said Plot in accordance with the terms of this Agreement within the stipulated period as mentioned in clause 2.2hereinabove or within further mutually agreed period [and a period of three months thereafter,] or if, the Owner/Developer/Promoter and/or its Agents for reasons beyond its control, are unable to give possession of the said Plot by the said date and after a period of two months if those reasons still exist, then in such case, Owner/Developer/ Promoter shall, without prejudice to its rights reserved hereunder, be liable on demand of the Purchaser/s to refund the amounts already received by it in respect of the said Plot from the Purchaser/s with simple interest thereon at such rate of interest as prescribed under the provisions of the RERA Act, 2017, and the Rules made thereunder, per annum, from the date it received the same till the date the amounts and interest thereon is refunded to the Purchaser/s.

2.4 15 A

In case the transaction being executed by this agreement between the promoter and the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/allottee/both, as the case may be, in accordance with the agreed terms of payment."

3. MAINTENANCE OF THE PLOT/LAYOUT:

Commencing the week after Notice in writing is given by the Owner/Developer/Promoter to the Purchaser/s that the said Plot is ready for use and occupation and intimation of the same is received by the Purchaser/s from the Owner/Developer/Promoter, the Purchaser/s hereby agree/s and bind/s himself/herself/themselves to pay to the owner/Developer/Promoter, changes for common service if any.

4. FORMATION OF FINAL BODY OF PURCHASERS:

The Owner/Developer/Promoter shall on execution of registered agreement for sale by 51% purchasers form within the period of 3 months from handing over possession of the last unsold Plot to the concerned Purchaser, in of the said Complex, shall form a Co-operative Housing Society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960 or such other body as may be deemed fit by the owners/promoters and Owner/Developer/Promoter of which all the purchasers of Plots shall be bound to become and be admitted as members.

5. NO RIGHTS TO DEMAND SUB-DIVISION:

The Purchaser/s of the Plot/Plots agreed to be sold hereunder and all the other purchasers of Plots in the said Land shall not have any right to make sub-division of the Plot and always subject to the applicable rules, regulations and bye-laws.

Purchasers shall not have individual right, title, claim or interest in respect of the amenity spaces, open spaces and the said entire Land and the rights of the Purchaser/s are confined only to the Plot/Plot hereby agreed to be sold, it being expressly agreed subject to the applicable rules, regulations and bye-laws.

6. UNSOLD PLOTS:

In case the Conveyance is executed in favour of the Ultimate Body before the disposal by the Owner/Developer/Promoter of all the plots on the said Land, then in such case, the Owner/Developer/Promoter shall join in the Ultimate Body as members holding such unsold plots and as and when such Plots are sold to third party at the discretion of the Owner/Developer/Promoter, the Ultimate Body shall admit as members the Purchasers of such plots without charging any premium, transfer fees, or any other extra payment.

7. REPRESENTATIONS AND WARRANTIES OF THE OWNER/DEVELOPER/PROMOTER:

The Promoter hereby represents and warrants to the Allottee/Purchaser as follows:-

(a) The Promoter has clear and marketable title with respect to the project land/Plot; as declared in the title report annexed to this agreement and has the requisite rights to carry

out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project; The promoter has also obtained the necessary N.A. permission from competent authority:

(b) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

(c) There are no encumbrances upon the project land or the Project except those disclosed in the title report;

d) There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report; there are no prohibitory order for transfer of the plot.

(e) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/s and common areas;

(f) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(g) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Plot which will, in any manner, affect the rights of Allottee under this Agreement;

(h) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Plot to the Allottee in the manner contemplated in this Agreement;

(i) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

(j) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

(k) The promoter shall obtain all such insurance as may be notified by the Government of Maharashtra:

(l) Title of land as a part of real estate project.

8. PAYMENT OF STAMP DUTY/REGISTRATION FEES/ EXPENSES:

It is hereby expressly agreed that the Purchaser/s shall bear the Stamp Duty and Registration Charges payable on this Agreement and all documents executed by the Owner/Developer/Promoter pursuant hereto including but not restricted to the proportionate Stamp Duty payable on the Deed of Conveyance of the specified parts of the land and any building within the said Complex which may be executed by the Owner/Developer/Promoter or Consenting Party in favour of the Association/condominium/ society of all Plot purchasers in the said project.

9. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

10. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

11. ADDRESS FOR SERVICE:

That all notices to be served on the Allottee/Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee/Purchaser
(Allottee's Address)
Notified Email ID:.....
M/s. Promoter Name

Shri. Aditya Umesh Gupta
(Partner and Authorized Signatory)
M/s RSL REALITIES LLP
Notified Email ID:.....

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

12. DISPUTE RESOLUTION:

Any dispute between parties shall be settled amicably by following conciliation proceedings. In case of failure to settle the dispute amicably, the same shall be decided as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

13. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and thecourts within whose local limits the property is situated will have the jurisdiction for this Agreement.

Important Note.-Please insert any other terms and conditions as per the contractual understanding between the parties, however, please ensure that such additional terms and conditions are not in derogation of or inconsistent with the provisions of the said act and any other governing law for time being in force and the Rules and Regulations made thereunder].

Note.-Testimonial clause to be finalized in individual cases having regard to the constitution of the parties to the Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

THE UNDIVIDED _____ PERCENT share and interest in ALL THAT Piece and Parcel of land bearing Khasra No.____ containing by admeasurements _____ Sq. Mtrs. of Mouza – _____, including all easementary rights appurtenant and belonging thereto, situate at Village – _____, within the limits of _____ri, in Tahsil –and District – NAGPUR and bounded over as under :-

ON THE EAST	-	_____
ON THE WEST	-	_____
ON THE NORTH	-	_____
ON THE SOUTH	-	_____

Note: Undivided Share in land does not include the area of covered parking in the Building scheme

SECOND SCHEDULE REFERRED TO ABOVE (RESIDENTIAL)

~~Here set out~~ the nature, extent and description of common areas and facilities.

A.) Description of the common areas provided:

	Type of common areas provided	Proposed Date of Occupancy Certificate	Proposed Date of handover for use	Size/area of the common areas Provided in sq.mtrs
i.	NA	NA	NA	NA

B.) Facilities/ amenities provided/to be provided within the building including in the common area of the building: NOT APPLICABLE

	Type of facilities / amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/common organization	Size/area of the facilities / amenities	FSI Utilized or free of FSI in sq.mtrs
i.	NA	NA	NA	NA	NA	NA

C.) Facilities/ amenities provided/to be provided within the Layout and/or common area of the Layout:

	Type of facilities / amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/common organization	Size/area of the facilities / amenities	FSI Utilized or free of FSI
i.	Sewerage (Chamber, Lines, Septic Tank , STP)	LAKE SHORE OASIS	31/12/2027	31/12/2027	AS PER SANCTIONED PLAN	NO FSI
ii.	Storm Water Drains	LAKE SHORE OASIS	31/12/2027	31/12/2027	AS PER SANCTIONED PLAN	NO FSI
iii.	Electrical meter room, sub-station, receiving station	LAKE SHORE OASIS	31/12/2027	31/12/2027	AS PER SANCTIONED PLAN	NO FSI
iv.	Water Supply	LAKE SHORE OASIS	31/12/2027	31/12/2027	AS PER SANCTIONED PLAN	NO FSI

v.	Internal Roads & Footpaths	LAKE SHORE OASIS	31/12/2027	31/12/2027	AS PER SANCTIONED PLAN	NO FSI
vi.	Landscaping & Tree Planting	LAKE SHORE OASIS	31/12/2027	31/12/2027	AS PER SANCTIONED PLAN	NO FSI
vii.	Street Lighting	LAKE SHORE OASIS	31/12/2027	31/12/2027	AS PER SANCTIONED PLAN	NO FSI

D.) The size and the location of the facilities / amenities in form of open spaces (RG / PG etc.) provided / to be provided within the plot and / or within the layout.

	Type of open spaces (RG/PG) to be provided	Phase name/ number	Size open spaces to be provided	Proposed Date of availability for use	Proposed Date of handing over to the common organization
i.	NA	NA	NA	NA	NA

E.) Details and specifications of the lifts: NOT APPLICABLE

	Type Lift (passenger/service/str etcher/goods/fire evacuation/any other	Total no. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr/sec)
i.	NA	NA	NA	NA

Note:

At 'A': to provide the details of the common areas provided for the project.

At 'B': to provide the details of the facilities/amenities provided within the building and in the common area of the building.

At 'C': to provide the details of the facilities/amenities provided within the Layout and/or common area of the Layout.

At 'D': to provide the details of the facilities/amenities provided in form of open spaces (RG / PG etc.) provided / to be provided within the plot and / or within the layout.

At 'E': to provide the details and specifications of the lifts.

LIST OF ANNEXES

Annexure "A"	: Title Certificate.
Annexure "B"	: 7/12 Extracts.
Annexure "C"	: Approved Layout of Plots.
Annexure "D"	:Authenticated Copy of the approved layout showing the specific plot, subject matter of these presents.
Annexure "E"	: List of Common Areas, and Amenities to the provided under these presents.
Annexure "F" Regulatory	: Registration Certificate of the Project granted by the Real Estate Authority.