

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

**PROJECT NAME : TREELINE - 5
KH. NO. 82+83, MAUZA : PIPLA, NAGPUR (RURAL)**

This is to certify that at the instance of LUXORA INFRASTRUCTURE PRIVATE LIMITED, a company registered under The Indian Companies Act 1956 bearing CIN : U65929MH2007PTC166943 and having its registered office at 6th Floor, Soham House, Hari Om Nagar, Off. Eastern Express Highway, Mulund (East), Mumbai - 400081, we have verified the titles of the project known as TREELINE - 5 to be erected on portion of land admeasuring about 2043.885 Sq. Mtrs. out of portion of land of Kh. No. 82, admeasuring about 12100.00 Sq. Mtrs. and Kh. No. 83, admeasuring about 16200.00 Sq. Mtrs. out of entire area known as Ensaara Metro Park being the larger property (owned by Luxora Infrastructure Private Limited) in all admeasuring about 116.00 Hectares, with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR. Our findings are as under :

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

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

Contd...// 02 //



CHALLAN
MTR Form Number-6

GRN MH004006949201718E	BARCODE [Barcode]	Date 29/07/2017-17:42:26	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name	DWIVEDI AND KHEDKAR ADVOCATES
Location NAGPUR			
Year 2017-2018 One Time		Flat/Block No.	WARDHAMAN NAGAR
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	1400.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	
		CONSOLIDATED FEES KH NO 82 83 90 95 96 97 MZ PIPLA NAGPUR	
		RURAL FROM YR 2014 TO 2017	
		Amount In	One Thousand Four Hundred Rupees Only
Total	1,400.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572017072907600 CKD1581802
Cheque/DD No.		Bank Date	RBI Date 29/07/2017-17:43:30 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता येण्याच्या दस्तांसाठी लागू नाही.

Mobile No. : 9373103103

// 02 //

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

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

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

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

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

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

Contd...// 03 //



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

10. That, out of the said entire land, on the portion of Kh. No. 82 and Kh. No. 83, the portion of land admeasuring about 2043.885 Sq. Mtrs. out of said Kh. No. 82 and Kh. No. 83 the building Project known as TREELINE - 5 is under the construction and the Building Plan of the said building has been sanctioned by the Collector, Nagpur through the Dy. Director, Town Planning, Nagpur. The details of the Hierarchy and Title History mentioned/enclosed here-under is forming part of this Report.

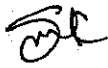
11. That the use of the said land is Residence as per the Notification of Urban Development Department Govt. of Maharashtra under the provisions of The Maharashtra Regional and Town Planning Act, 1966 since the same is covered under the Special Township Project.

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

13. (i) That Luxora Infrastructure Private Limited mortgaged the properties owned by it including Kh. No. 82 and 83 with Bank of Baroda, Gamdevi Branch, Mumbai for a Term Loan of Rs. 85.00 Crore by executing the Mortgage Deed dt. 22.03.2013 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1592 dt. 22.03.2013.

(ii) That Luxora Infrastructure Private Limited availed addition loan of Rs. 105.00 Crore and created additional charge on the properties including Kh. Nos. 82 and 83 with Bank of Baroda, Gamdevi Branch, Mumbai and IFCI Limited on parri pasu basis by executing the Joint Mortgage Deed dt. 05.11.2014 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6352 dt. 05.11.2014.

Contd...// 04 //



// 04 //

(iii) That Luxora Infrastructure Private Limited availed addition loan of Rs. 45.00 Crore and created additional charge on the properties including the land of Kh. Nos. 82 and 83 and by mortgaging additional lands owned by it with Bank of Baroda, Gamdevi Branch, Mumbai and IFCI Limited on parri pasu basis by executing the Joint Mortgage Deed dt. 27.02.2015 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 1813 dt. 27.02.2015 which was rectified by executing the Deed of Correction dt. 24.04.2015 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3039 dt. 24.04.2015.

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

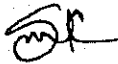
(v) That Luxora Infrastructure Private Limited availed additional loan of Rs. 48.00 Crore and created charge over all the properties with Bank of Baroda and Edelweiss Asset Reconstruction Company Limited by executing the Mortgage Deed dt. 03.05.2017 registered with Sub Registrar, Nagpur - 7 at Book No.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

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

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

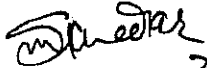
16. We have satisfied that the said land and construction is heritable and transferable and the transferor has a right to transfer the same after completion of necessary formalities. All the necessary parties have been joined and the documents have desired effect. We have also confirmed from the Government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

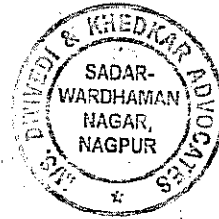
Contd...// 05 //



// 05 //

17. 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 alongwith existing and future construction in respect of TREELINE 5 building is now owned by Luxora Infrastructure Private Limited as stated hereinabove and having been mortgaged earlier with Bank of Baroda, IFCI Limited, and now with Bank of Baroda, Gamdevi Branch, Mumbai with parri passu charge of Edelweiss Asset Reconstruction Company Limited.


29/07/2017
(S. M. KHEDKAR)
ADVOCATE



Contd...// 06 //

// 06 //

HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO. 82

(I). Originally the old agricultural land bearing Field Kh. No. 43/3 and 105/1, each admeasuring about 1.21 Hectares was owned by Shri Bhakru Ganbaji Landge as per records of Adhikar Abhilekh panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

(II). 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 43/3, 105/1 have been given as New Survey No. 83 admeasuring 2.10 Hectares and Survey No. 107 admeasuring about 1.21 Hectares.

(III). That said Bhakru Ganbaji Landge expired on 06.10.1978, his widow Smt. Anjanabai Bhakru Landge expired on 06.05.1995 and one son Vinayak Bhakruji Landge expired on 06.03.1197 and on their death the said property is inherited by legal heirs of Bhakru viz. legal heirs of deceased Vinayak i.e. Dnyaneshwar Vianyak Landge, Rameshwar Vianyak Landge, Pramod Vianyak Landge, Prashant Vianyak Landge, daughter Vatsala Shesrao Mirashe and widow Smt. Shashikala Vinayak Landge and daughters of Bhakurji Smt. Suman Gulabrao Dhande, Smt. Indubai Namdeo Jambhulkar and legal heir of deceased daughter (Late Smt. Parvata Mahadeo Aaskar) Shri Ramesh Mahadeo Aaskar, Smt. Bebi Sampat Kadaskar and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 823 dt. 10.09.2001.

(IV). That the legal heirs of Bhakru Landge daughters Suman Gulabrao Dhande and Indu Namdeo Jambhulkar and legal heirs of deceased daughter viz. Ramesh Madhav Aaskar, Bebi Sampat Kalashkar, and Vatsala Shesrao Mirashe released their share and interest which they had in the said property alongwith Kh. No. 107 without any consideration by a document of Release Deed dt. 04.11.2003 in favour of their brothers Dnyaneshwar, Rameshwar, Pramod, Prashant and Smt. Shashikala Landge registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 4434 dt. 04.11.2003 and their names were deleted from revenue records vide Ferfar No. 465 dt. 05.02.2004.

(V). That the Releasee Suman Gulabrao Dhande, Indu Namdeo Jambhulkar and Ramesh Madhav Aaskar filed a claim for Declaration, Permanent Injunction, partition and separate possession against the Dnyaneshwar, Rameshwar, Pramod, Prashant and Smt. Shashikala Landge in respect of the said land alongwith with Kh. No. 107 in the Court of Civil Judge, Sr. Division, Nagpur which was numbered as R.C.S. No. 245/2005 and finally the said suit was came to be ordered that the said court is not having pecuniary jurisdictions and allowed them to file requisite Court Fees and to file the same with appropriate court vide Order dt. 26.10.2009 and finally the same was returned by Order dt. 18.09.2012 passed by 5th Joint Civil Judge, (J.D.) and J.M.F.C., Nagpur and the said litigation comes to end and thereafter we does not have seen any pending litigation in the land under question. An affidavit to that effect has also been obtained from the concerned parties that there is no litigation is pending as well as they have not received till date any notices/summons etc. from any Civil / Revenue courts.

Contd...// 07 //



// 07 //

(VI). That, since at the time of consolidation proceedings the area of New Survey Kh. No. 83 was enhanced by mistake and under the Order dt. 08.02.2007 passed by Sub Divisional Officer, Nagpur in Case No. 4/SV-23/SR-647/2006 various khasara numbers were changed alongwith measurements and under the same the area of the said land was renumbered as New Kh. No. 82, admeasuring 1.21 Hectares and the same was recorded in revenue records vide Ferfar No. 906 dt. 15.05.2007.

(VII). That said owners viz. Dnyaneshwar Vinayak Langde, Rameshwar Vinayak Langde, Pramod Vinayak Langde, Prashant Vinayak Langde and Smt. Shashikala Vinayak Langde sold the said land to Goverdhandas Chandak HUF by Sale Deed dt. 20.12.2007 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 7444 dt. 24.12.2007 and the name of Goverdhandas Chandak HUF was mutated as the owner of the said land vide Ferfar No. 1103 dt. 22.01.2008.

(VIII). That Shri Goverdhandas Narsinghdas Chandak H.U.F. sold the said land alongwith other lands held by it to Luxora Infrastructure Private Limited by Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2784 dt. 15.05.2008 and the name of Luxora Infrastructure Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1296 Dt. 05.06.2008.

~~~~~  
**KH. NO. 83**

[I]. Originally the old Khasara No. 105/4 admeasuring about 1.62 Hectares was owned by Smt. Yamunabai Mahadevrao Lende as per Bandobasta Abhilekh and at the time of preparation of new records Adhikar Abhilekh Panji in the year 1954-55 the said land was given new Gat No. as 80 admeasuring about 1.62 Hectares and the name of Shri Kishor Madhukar Wankhede was recorded as owner of the said land by mistake.

[II]. 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 Bhuman Gat No. 80.

[III]. That, Smt. Yamunabai Mahadevrao Lende expired on 08.09.1996 and her legal heirs sons viz. Shri Shriram Mahadev Lende, Shri Baban Mahadev Lende, Shri Prabhakar Mahadev Lende and daughters Smt. Satyabhama alias Satyafula Haribhau Moharle, Smt. Sundar Eknath Burle and Smt. Shobha Babarao Thakare inherited the said property and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 534 dt. 29.11.2004.

Contd...// 08 //



[IV]. That the owner Shri Shriram Mahadev Lende, Shri Baban Mahadev Lende, Shri Prabhakar Mahadev Lende, Smt. Satyabhama alias Satyafula Haribhau Moharle, Smt. Sundar Eknath Burle and Smt. Shobha Babarao Thakare gave general Power of Attorney in respect of the said land to Shri Nitin Devidas Kirpane by Power of Attorney dt. 23.05.2006 registered with Sub Registrar, Nagpur - 7 at Book No. 4 at Sr. No. 2408 dt. 23.05.2006.

[V]. That since there were many mistake in preparation of the earlier records, the owner of old Kh. No. 105/3, Shri Laxamanrao Tulsiram Deogade applied for correction of records possession etc. and after completion of necessary formalities, the Sub Divisional Officer, Nagpur in Case No. Pra-4/SV-23/SR-647/2006 by order dt. 08.02.2007 ordered to correct the said mistakes / irregularities and accordingly the Old Kh. No. 105/4 (old Bhumipan No. 86) was corrected and the names of owners Shri Shriram Mahadev Lende, Shri Baban Mahadev Lende, Shri Prabhakar Mahadev Lende, Smt. Satyabhama alias Satyafula Haribhau Moharle, Smt. Sundar Eknath Burle and Smt. Shobha Babarao Thakare were corrected and the said land bearing Old Bhumapan No. 86 was given new Gat No. 83 admeasuring 1.62 Hectares and the revenue records were corrected vide Ferfar No. 906 dt. 15.05.2007.

[VI]. That, the owners Shri Shriram Mahadev Lende, Shri Baban Mahadev Lende, Shri Prabhakar Mahadev Lende, Smt. Satyabhama alias Satyafula Haribhau Moharle, Smt. Sundar Eknath Burle and Smt. Shobha Babarao Thakare through Power of Attorney Shri Nitin Devidas Kirpane sold the said property of Gat No. 83 to Shri Rajkumar Goverdhandas Chandak by Sale Deed dt. 03.11.2007 registered with Sub Registrar, Nagpur - 10 at Book No. 1 at Sr. No. 5298 dt. 03.11.2007 and the name of Shri Rajkumar Goverdhandas Chandak was mutated as owner of the said land vide Ferfar No. 1039 dt. 23.11.2007.

[VII]. That, said Shri Rajkumar Giverdhandas Chandak sold the said land alongwith other lands held by him to Luxora Infrastructure Private Limited by Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2783 dt. 15.05.2008 and the name of Luxora Infrastructure Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1297 dt. 05.06.2008.

