S. S. Dwivedi B.A., L.L.B.
S. M. Khedkar B.Com., L.L.B.
V. G. Dwivedi B.Com., L.L.B.
Mrs. J. S. Nikhade M.Com., L.L.B.

ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 29/07/2017

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

PROJECT NAME : PARK MANSION - 48,
KH. NO. 96/1+2+3+4, MAUZA : PIPLA, NAGPUR (RURAL)

This is to certify that at the instance of LUXORA INFRASTRUCTURE PRIVATE LIMITED, a company registered under The 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 PARK MANSION - 48 to be erected on portion of land admeasuring about 696.869 Sq. Mtrs. being portion of land of Kh. No. 96/1, 96/2, 96/3 and 96/4, in all jointly admeasuring about 44500.00 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.

DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

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M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR
R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2762645
E-mail : msdkadvocates@gmail.com

CHALLAN

MTR Form Number-6

GRN	MH004006949201718E	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. Premises/Building**	WARDHAMAN NAGAR
Account Head Details	**Amount In Rs.**	**Road/Street**	NAGPUR
0030072201 SEARCH FEE	1400.00	**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
Total	1,400.00	**Amount In Words**	One Thousand Four Hundred Rupees Only

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	

Mobile No. : 9373103103

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 29-07-2017 05:43:31

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.

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DANDE & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

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. 96/1+2+3+4, the portion of land admeasuring about 696.869 Sq. Mtrs. out of said Kh. No. 96/1+2+3+4 the building Project known as PARK MANSION - 48 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 land of Kh. No. 96/1+2+3+4 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 land of Kh. No. 96/1+2+3+4 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.

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M.S. DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

(iii) That Luxora Infrastructure Private Limited availed addition loan of Rs. 45.00 Crore and created additional charge on the properties including land of Kh. No. 96/1+2+3+4 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. That Luxora Infrastructure Private Limited on obtaining necessary No Objections from B.O.B. and I.F.C.I. agreed to sell residential premises being Unit No. 48, having Carpet Area of 293.968 Sq. Mtrs. to Shri Ravi Vasudeo Goenka by Agreement dt. 17.11.2014 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 6686 dt. 17.11.2014.

15. 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.

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

M/S. DIVEDI & KREDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

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17. 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.

18. 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 building known as PARK MANSION - 48 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 //

HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO. 96/1

01. That Originally the said entire Agricultural land of Field Kh. Nos. (Old) 94/1, admeasuring about 7.93 Hectares was owned by Tukaram Thakre, Gangaram Thakre and Janglya Thakre as per Jamabandi Record 1954-55. That the partition took place between family members and the said land came in the share of Gangaram Thakre and Janglya Thakre and under further partition dt. 26.03.1963, the land admeasuring about 4.45 Hectares gone in the share of Janglya Thakre as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code.

02. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, old survey number was renumbered as Kh. No. 96/1.

03. That said Shri Janglu Thakre expired on 05.04.2000 and on his death the said entire land came to be owned by his legal heirs viz. Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and Tirunabai Janglu Thakre and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 271 dt. 21.07.2000.

04. That the owners applied before The Sub Divisional Officer Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1966 to include himself in Occupant Class-I category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer included the owners as Occupant Class-I with Bhumiswami rights in respect of said land and Revenue Authorities i.e. Patwari No. 38/A has taken the change of the same as per Ferfar No. 422 dt. 31.03.2003.

05. That Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and Tirunabai Janglu Thakre sold portion of land admeasuring about 1.62 Hectares to Shri Vithoba Pandhari Aaglave by Sale Deed dt. 17.10.2000 and the name of said Shri Vithoba Pandhari Aaglave was mutated in revenue records as the owner of the said land vide Ferfar No. 423 dt. 24.03.2003.

06. That, Smt. Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and Smt. Tirunabai Janglu Thakre sold the southern portion of land admeasuring about 1.23 Hectares to Smt. Vanita Ramesh Sarode by Sale Deed dt. 05.08.2002 registered with Sub Registrar, Nagpur – 10 at Book No. 1 at Sr. No. 3651 dt. 05.08.2002 and the said portion of land was renumbered as Kh. Survey No. 96/2

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M/S DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

07. That, Shri Vithoba Pandhari Aaglave through Power of Attorney holder Laxmikant Devidas Kirpane sold the portion of land admeasuring about 1.62 Hectares to Shri Nitin Devidas Kirpane by Sale Deed dt. 18.07.2005 registered with Sub Registrar, Nagpur – 7 at Book No. 1, Sr. No. 1886 dt.18.07.2005 and the name of Shri Nitin Devidas Kirpane was mutated in revenue records as the owner of the said land vide Ferfar No. 666 dt. 08.05.2005

08. That, Shri Nitin Devidas Kirpane sold the portion of land admeasuring about 0.81 Hectares to Shri Navneet Shyamsunder Kothari by Sale Deed 06.12.2005 registered with Sub Registrar, Nagpur – 7 at Book No. 1, Sr. no. 3393 dt.06.12.2005 and the said portion was renumbered as Kh. No. 96/4 and the name of Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land admeasuring about 0.81 vide Ferfar No. 774 dt. 26.06.2006 and Shri Nitin Devidas Kirpane remained the owner of land admeasuring about 0.81 Hectares.

09. That, Shri Nitin Devidas Kirpane further sold the remaining portion of land admeasuring about 0.81 Hectares to Shri Navneet Shyamsunder Kothari by Sale Deed 19.04.2006 registered with Sub Registrar, Nagpur – 7 at Book No. 1, Sr. no. 1737 dt.19.04.2006 and the name of Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land admeasuring about 0.81 vide Ferfar No. 764 dt. 19.05.2006.

10. That Shri Navneet Shyamsunder Kothari 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. 2788 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. 1298 dt. 05.06.2008.

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KH. NO. 96/2

01. That, originally the said land being portion of old Survey No. 94/1, admeasuring about 4.45 Hectares was owned by Shri Janglu Doma Thakare received under the family partition held between himself and brother Gangaram Doma Thakare on 26.06.1963 as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1955.

02. That, under the consolidation proceedings carried out by the Govt. in mauza : Pipla, in the year 1979-80, the said old number 94/1, was renumbered / changed as New Survey No. 96

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M/S. KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR
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03. That, Shri Janglu Doma Thakare expired on 05.04.2000 and on his death the said land was inherited by daughters Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and widow Tirunabai Janglu Thakre and their names were mutated in revenue records as the co-owners of the said land.

04. That, Smt. Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and Smt. Tirunabai Janglu Thakre sold the southern portion of land admeasuring about 1.23 Hectares to Smt. Vanita Ramesh Sarode by Sale Deed dt. 05.08.2002 registered with Sub Registrar, Nagpur – 10 at Book No. 1 at Sr. No. 3651 dt. 05.08.2002 and the said portion of land purchased by Smt. Vanita Ramesh Sarode was renumbered as Kh. Survey No. 96/2.

05. That, Smt. Vanita Ramesh Sarode agreed to sell the said property to Ramsons TMT Private Limited for consideration by Agreement to Sell dt. 27.12.2012 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 282 dt. 14.01.2013 and said Smt. Vanita Ramesh Sarode received the entire consideration from Ramsons TMT Private Limited and also gave all the Powers in respect of said land in favour of Ramsons TMT Private Limited by Power of Attorney dt. 27.12.2012 registered with Sub Registrar, Nagpur – 7 at Book No. 4 at Sr. No. 283 dt. 14.01.2013.

06. That, Ramsons TMT 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 Infrastructure Private Limited by Sale Deed dt. 22.03.2013 registered with Sub Registrar, Nagpur – 10-Rural at Book No. 1 at Sr. No. 3461 dt. 22.03.2013 and the name of Luxora Infrastructure Private Limited is mutated in revenue records as the owner of the said land.

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KH. NO. 96/3

01. Originally the old agricultural land bearing Field Kh. No. 94/1 admeasuring about 7.93 Hectares was owned by Tukaram Thakre and his Nephews Gangaram and Janglya Thakre as per records of Adhikar Abhilekh panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That the partition took place between Tukaram, Gangaram and Janglya and under the said Partition the entire land of said Field Kh. No. 94/1 came to be allotted to both the brothers Gangaram and Janglya. Thereafter the Partition took place between Gangaram and Janglya and under the said partition Janglya Thakre got the portion of the said land admeasuring about 4.45 Hectares from said Field Kh. No. 94/1 while Gangaram Thakre got the remaining portion of the said land admeasuring about 3.48 Hectares which is renumbered as Field Kh. No. 94/3.

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M/S DIWANI & KHEDKAR ADVOCATES
SADAR-
WARDHAMAN
NAGAR,
NAGPUR
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03. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, said old survey number 94/1 was renumbered as Kh. No. 96 admeasuring 4.45 Hectares.

04. That on the death of Shri Janglu (Janglya) Thakre the said entire land was inherited by his legal heirs Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and Tirunabai Janglu Thakre and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 271.

05. That the said co-owners, legal heirs of Janglu Thakre sold Northern portion of the said land admeasuring about 1.62 Hectares to Vithoba Pandhari Aaglave by registered Sale Deed dt. 17.10.2000 and the said portion is renumbered as 96/1. While legal heirs of Janglu Thakre sold 1.23 Hectares out of the said land to Smt. Vanita Ramesh Sarode by Sale Deed dt.30.12.04 registered with Sub Registrar, Nagpur – 10-Rural at Book No. 1 Sr. No. 8836 dt. 31.12.2004 and the said portion is renumbered as 96/2 while sold remaining 1.60 Hectares to Smt. Bebitai Vithoba Aaglave and the said portion is renumbered as 96/3.

06. That, said Smt. Bebitai Vithoba Aaglave out of the land bearing Kh. Survey No. 96/3, sold portion of land admeasuring about 0.81 Hectares to Shri Goverdhandas Narsinghdas Chandak H.U.F. by Sale Deed dt. 17.08.2007 registered with Sub Registrar, Nagpur – 10 at Book No. 1 at Sr. No. 3807 dt. 17.08.2007 and the name of Shri Goverdhandas Narsinghdas Chandak H.U.F. was mutated in revenue records as the owner of the said land vide Ferfar No. 1000 dt. 10.08.2.2007 and Smt. Bebitai Vithoba Aaglave out of land bearing Kh. Survey No. 96/3, sold portion of land admeasuring about 0.79 Hectares to Shri Rajkumar Goverdhandas Chandak by same Sale Deed dt. 17.08.2007 registered with Sub Registrar, Nagpur – 10 at Book No. 1 at Sr. No. 3807 dt. 17.08.2007 and the name of Shri Rajkumar Goverdhandas Chandak was mutated in revenue records as the owner of the said land vide Ferfar No. 1043 dt. 24.11.2007.

07. That Shri Goverdhandas Narsinghdas Chandak H.U.F. 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. 2784 dt. 15.05.2008 and Shri Rajkumar Goverdhandas 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. 1296 and 1297 dt. 05.06.2008.

S. KHEDKAR ADVOCATES SADAR- WARDHAMAN NAGAR, NAGPUR

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KH. NO. 96/4

01. That Originally the said entire Agricultural land of Field Kh. Nos. (Old) 94/1, admeasuring about 7.93 Hectares was owned by Tukaram Thakre, Gangaram Thakre and Janglya Thakre as per Jamabandi Record 1954-55. That the partition took place between family members and the said land came in the share of Gangaram Thakre and Janglya Thakre and under further partition dt. 26.03.1963, the land admeasuring about 4.45 Hectares gone in the share of Janglya Thakre as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code.

02. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, old survey number was renumbered as Kh. No. 96/1.

03. That said Shri Janglu Thakre expired on 05.04.2000 and on his death the said entire land came to be owned by his legal heirs viz. Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and Tirunabai Janglu Thakre and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 271 dt. 21.07.2000.

04. That the owners applied before The Sub Divisional Officer Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1966 to include himself in Occupant Class-I category under clause (c) of Sub Section (2) of Section 29 of the said Act and the said Officer included the owners as Occupant Class-I with Bhumiswami rights in respect of said land and Revenue Authorities i.e. Patwari No. 38/A has taken the change of the same as per Ferfar No. 422 dt. 31.03.2003.

05. That Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and Tirunabai Janglu Thakre sold portion of land admeasuring about 1.62 Hectares to Shri Vithoba Pandhari Aaglave by Sale Deed dt. 17.10.2000 and the name of said Shri Vithoba Pandhari Aaglave was mutated in revenue records as the owner of the said land vide Ferfar No. 423 dt. 24.03.2003.

06. That, Smt. Kamlabai Wasudeo Vaydhune, Sundrabai Raghunath Kalmegh, Jankubai Kishor Chikte, Bebibai Tejram Jumle and Smt. Tirunabai Janglu Thakre sold the southern portion of land admeasuring about 1.23 Hectares to Smt. Vanita Ramesh Sarode by Sale Deed dt. 05.08.2002 registered with Sub Registrar, Nagpur – 10 at Book No. 1 at Sr. No. 3651 dt. 05.08.2002 and the said portion of land was renumbered as Kh. Survey No. 96/2

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KHEDKAR & TEKADE ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

07. That, Shri Vithoba Pandhari Aaglave through Power of Attorney holder Laxmikant Devidas Kirpane sold the portion of land admeasuring about 1.62 Hectares to Shri Nitin Devidas Kirpane by Sale Deed dt. 18.07.2005 registered with Sub Registrar, Nagpur – 7 at Book No. 1, Sr. no. 1886 dt.18.07.2005 and the name of Shri Nitin Devidas Kirpane was mutated in revenue records as the owner of the said land vide Ferfar No. 666 dt. 08.05.2005

08. That, Shri Nitin Devidas Kirpane sold the portion of land admeasuring about 0.81 Hectares to Shri Navneet Shyamsunder Kothari by Sale Deed 06.12.2005 registered with Sub Registrar, Nagpur – 7 at Book No. 1, Sr. no. 3393 dt.06.12.2005 and the said portion was renumbered as Kh. No. 96/4 and the name of Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land admeasuring about 0.81 vide Ferfar No. 774 dt. 26.06.2006.

09. That Shri Navneet Shyamsunder Kothari 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. 2788 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. 1298 dt. 05.06.2008.

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SADAR-
WARDHAMAN
NAGAR
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