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 : 04/09/2017

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

PROJECT NAME : THE MEADOWS,
KH. NO. 97/1+2+3+4, 98, 99/1+2 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 THE MEADOWS carved on portion of plotable land admeasuring about 18939.3048 Sq. Mtrs. being portion of land of Kh. No. 97/1, 97/2, 97/3, 97/4, 98, 99/1 and 99/2 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.

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

Contd...// 02 //

CHALLAN

MTR Form Number-6

GRN	MH005050240201718E	BARCODE		Date	04/09/2017-19:36:26	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	400.00	Road/Street	NAGPUR
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	
		SEARH FEES KH NO 98 99 74 75 MAUZA PIPLA NAGPUR RURAL YR 2014 YO 2017	
		Amount In Words	Four Hundred Rupees Only
Total	400.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017090420266	CKD4514004
Cheque/DD No.		Bank Date	RBI Date	04/09/2017-19:37:06	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

ઉપર દર્શાવેલ ચલણ ફોર પેમેંટ માટે માન્ય કારણસાથીજ માન્ય અને, ઉપર કારણસાથી સિવાય બીજી ન કરવાકામ કરેલાંથી માન્ય નથી.

Print Date 04-09-2017 07:37:06

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 //

M/S. DWIVEDI & 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 Luxora Infrastructure Private Limited again applied to revise the portion of Master Plan of said entire land under the Special Integrated Township and after obtaining the necessary requisite approvals The Collector, Nagpur by Revised Order dt. 11.08.2017 sanctioned the revised master Plan as proposed and submitted by Luxora Infrastructure Private Limited in Rev. Case No. 01/M.R.C.-81/{M.R.T.P./Special Township}/2008/2009 wherein the plotting Lay Out on portions of Kh. Nos. 98(P), 99/1+2, 97/1+2+3+4, 74,75/1+3+4 out of the said entire integrated Special Township has been accorded by the Collector, Nagpur and the Joint Director of Town Planning, Nagpur Division, Nagpur by it's Office Letter bearing No. 820 dt. 14.06.2017 already recommended for the said Lay Out Plotting.

11. That, out of the said entire land, on the portion of Kh. No. 97/1+2+3+4, 98 (Part), 99/1+2 the portion of land admeasuring about 18939.3048 Sq. Mtrs. out of said Kh. No. 97/1+2+3+4, 98 (Part), 99/1+2 the Plotting Lay Out Project known as THE MEADOWS is 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.

12. 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.

13. 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 Passenger & Cargo Hub (MIHAN).

Contd.../// 04 //

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

14. (i) That Luxora Infrastructure Private Limited mortgaged the properties owned by it including land of Kh. No. 97/1+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. 97/1+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.

(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. 97/1+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.

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.

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

Contd.../// 05 //

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

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 Residential Lay Out Plotting known as THE MEADOWS carved on portion of plotable land admeasuring about 18939.3048 Sq. Mtrs. being portion of land of Kh. No. 97/1, 97/2, 97/3, 97/4, 98, 99/1 and 99/2 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.

04/09/2017

(S. M. KHEDKAR)
ADVOCATE

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

Contd...// 06 //

HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO. 97/1

01. Originally entire Field Kh. No. 104 (Old) admeasuring about 2.79 Hectares was owned by Sayyed Hamid Ali Mir Akbar Ali. Said Sayyed Hamid Ali Mir Akbar Ali sold the said entire land to Shri Nokhelal Chhotelal Jais by Sale Deed.

02. That, under re-survey and re-measurement of lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said Field Survey Number has been given as New Survey No. 97/1.

03. That, Shri Nokhelal Chhotelal Jais sold the eastern portion of the said land admeasuring about 1.17 Hectares out of the said entire Field Kh. No. 97/1 to Shri Khushal Raghunath Bhoyar by Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur – 1 at Book No. Add.-1, Volume No. 147 at pages 72 to 79 at Sr. No. 2485 dt. 06.05.1989 and the name of Shri Khushal Raghunath Bhoyar was mutated in revenue records as the owner of the said land which was renumbered as Kh. No. 97/3 vide Ferfar No. 107 dt. 05.07.1989.

04. That, Shri Nokhelal Chhotelal Jais sold the middle portion of the said land admeasuring about 1.17 Hectares out of the said entire Field Kh. No. 97/1 to Shri Ishwar Raghunath Bhoyar by Sale Deed dt. 04.05.1989 registered with Sub Registrar, Nagpur – 1 at Book No. Add.-1, Volume No. 147 at Sr. No. 2483 dt. 06.05.1989 and the name of Shri Ishwar Raghunath Bhoyar was mutated in revenue records as as the owner of the said land which was renumbered as Kh. No. 97/4 vide Ferfar No. 108 dt. 05.07.1989

05. That, Shri Khushal Raghunath Bhoyar alongwith other Family members Shri Devrao Gulabrao Bhoyar Sheela Naresh Gawande Sulochana Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar, Kamlabai Kawaduji Thakre and Vatsalabai Raghunathrao Raut and owner of Field Survey No. 97/4 Shri Ishwar Raghunath Bhoyar filed returns u/s 6(2) of ULC Act, 1976 and accordingly appropriate Authority ULC Nagpur passed Order u/s 8(4) of the said act on 04.03.2005 declaring 12000+ 360 Sq. Mtrs. as retainable land out of the Total land of 44300 Sq. Mtrs. of field Kh. No. 97/3 and 97/4, 88/1 and 189 owned by the co-owners family members in all in the Urban Agglomeration and declared the remaining land admeasuring about 31940 Sq. Mtrs as a surplus vacant land after giving shares of 8 other family members in the said land.

06. That, Shri Khushal Raghunath Bhoyar alongwith other Family members Shri Devrao Gulabrao Bhoyar Sheela Naresh Gawande Sulochana Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar, sold their share in the said land admeasuring about 0.45 Hectares to Shri Navneet Shyamsunder Kothari by Sale Deed 14.02.2007 registered with Sub Registrar, Nagpur – 10 at Book No. 1, Sr. No. 665 dt. 14.02.2007and the name of Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land admeasuring about 0.45 Hectares vide Ferfar No. 912 dt. 30.05.2007.

Contd...// 07 //

S. DIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

07. 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 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. 1298 dt. 05.06.2008.

~~~~~~~~

KH. NO. 97/2

01. Originally out of the entire Field Kh. No. 95/2 (old) owned by Madhukar, Hari and Tulsabai as per 1954-55 Jamabandi Record. The portion admeasuring about 2.43 Hectares was sold by them to Shri Nokhelal Chhotelal Jais and the said Portion is renumbered as 95/3. Thereafter Nokhelal Jais sold the entire Kh. No. 95/3 admeasuring about 2.43 Hectares to Umardarazkhan Musayabkhan Pathan by Sale Deed dt. 09.05.1980

02. 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. 97/2

03. That, said Umardarazkhan Musayabkhan Pathan has entered into an Agreement to sell dt. 31.12.2006 in respect of said land with Devidas Govindrao Kirpane and Shri Nitin Devidas Kirpane and thereafter has executed a Registered Power of Attorney in favour of one of said Purchaser Shri Nitin Devidas Kirpane on 07.09.2006 registered with Sub Registrar, Nagpur – 2 at Book No. 4 at Sr. No. 5034 dt. 07.09.2006 giving him all authority and rights in respect of the said land.

04. That, said Umardarazkhan Musayabkhan Pathan personally sold the said land to Cadence Finance Company Privet Limited with other lands bearing (i) Kh. No. 97/2, admeasuring about 2.43 Hectares, (ii) Kh. Survey No. 100/2, admeasuring about 0.30 Hectares and (iii) Kh. Survey No. 102, admeasuring about 2.00 Hectares jointly by a single Sale Deed dt. 31.12.2007 to Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur – Rural at Book No. 1 at Sr. No. 155 dt. 07.01.2008 and name of Cadence Finance Company Private Limited was mutated in revenue records vide Ferfar No. 1106 dt. 22.01.2008.

05. 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.

~~~~~~~~

Contd...// 07 //

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

KH. NO. 97/3 & KH. NO. 97/4

01. Originally the said entire Field Kh. No. 104 (Old) admeasuring about 2.79 Hectares was owned by Sayyed Hamid Ali Mir Akbar Ali .Said Sayyed Hamid Ali Mir Akbar Ali sold the said entire land to Shri Nokhelal Chhotelal Jais by Sale Deed.

02. 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 Field Survey Number has been given as New Survey No. 97/1.

03. That, Shri Nokhelal Chhotelal Jais sold the eastern portion of the said land admeasuring about 1.17 Hectares out of the said entire Field Kh. No. 97/1 to Shri Khushal Raghunath Bhoyar by Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur - 1 at Book No. Add.-1, Volume No. 147 at pages 72 to 79 at Sr. No. 2485 dt. 06.05.1989 and the name of Shri Khushal Raghunath Bhoyar was mutated in revenue records as the owner of the said land which was renumbered as Kh. No. 97/3 vide Ferfar No. 107 dt. 05.07.1989.

04. That Shri Khushal Raghunath Bhoyar alongwith other Family members Shri Devrao Gulabrao Bhoyar Sheela Naresh Gawande Sulochana Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar, Kamlabai Kawaduji Thakre and Vatsalabai Raghunathrao Raut and owner of Field Survey No. 97/4 Shri Ishwar Raghunath Bhoyar Filed returns u/s 6(2) of ULC Act, 1976 and accordingly appropriate Authority ULC Nagpur passed Order u/s 8(4) of the said act on 04.03.2005 declaring 12000+ 360 Sq. Mtrs. as retainable land out of the Total land of 44300 Sq. Mtrs.of Field Kh. No. 97/3 and 97/4, 88/1 and 189 owned by the co-owners family members in all in the Urban Agglomeration and declared the remaining land admeasuring about 31940 Sq. Mtrs as a surplus vacant land after giving shares of 8 other family members in the said land.

05. That, the said co-owners applied before the appropriate Authority Nagpur for sanction of T. D. Scheme for the said entire surplus as well as retainable land declared by ULC in it's order dt. 04.03.2005. The appropriate Authority sanctioned the T.D. Scheme for the said entire land of 97/3, 97/4, 88/1 and 189 by it's Provisional Order dt.21.11.2005 in ULC Case No. ATP/ULC/TD(603)/2005/1441.

06. That, the said co-owners on the basis of their earlier application for converting the use of their said Agricultural land into non agricultural residential use got the said entire land of 97/3 and 94 admeasuring about 2.34 Hectares i.e. 23400 Sq. Mtrs. into non Agricultural Residential use vide Order of Hon'ble Collector Nagpur dt. 23.03.2006 in Revenue Case No. 399/NAP-34/2005-2006. Thereafter appropriate Authority ULC gave a Final Sanction to the said T.D. Scheme in respect of the said land by it's Order dt. 25.09.2006 in ULC Case No. ATP/ULC/1918/2006.

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

Contd...// 09 //

07. Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Smt. Vacchalabai Sitaramji Raut, Smt. Kamlabai Kawaduji Thakre, Shri Devrao Gulabrao Bhoyar, Miss Sulochana Gulabrao Bhoyar, Smt. Sheela Naresh Gawande and Smt. Vimalbai Gulabrao Bhoyar entered into an Agreement of Development dt. 14.02.2007 in respect of Kh. Survey No. 97/3 and Kh. Survey No. 97/4 in respect of retainable land of 3000 Sq. Mtrs. and 20400 Sq. Mtrs. of surplus declared land with Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur -10 (Rural) at Book No. 1 at Sr. No. 662 dt. 14.02.2007 and entrusted all the powers related to the said lands to Shri Sanjay Dulichand Kothari by Power of Attorney dt. 14.02.2007 registered with Sub- Register, Nagpur – 10 at Book No. 4 at Serial No. 663, Dated 14.02.2007 to develop said land into residential Layout and thereafter to sell various plots, tenements etc to prospective interested buyers any co-operative Society or Developer.

08. That thereafter the said land owners through Power of Attorney Holder executed the Sale Deed of the said Kh. No. 97/3 and 97/4 in favour of Cadence Finance Company Private Limited by Sale Deed dt. 18.02.2011 registered with Sub Register, Nagpur – 7 at Book No. 1 at Serial No. 1353 dt. 18.02.2011 and the name of Cadence Finance Company Private Limited was mutated in revenue records as the owners of the said lands vide Ferfar No. 1625 dt. 03.03.2011.

09. That Cadence Finance Company Private Limited further transferred the aid lands and executed the Sale Deed of the said Kh. No. 97/3 and 97/4 in favour of Luxora Infrastructure Private Limited by Sale Deed dt. 03.11.2014 registered with Sub Register, Nagpur – 7 at Book No. 1 at Serial No. 6348 dt. 03.11.2014 and the name of Luxora Infrastructure was mutated in revenue records as the owner of the said lands vide Ferfar No. 1962 dt. 29.01.2015.

~~~~~~~~

KH. NO. 98

01. Originally the said land bearing Old Survey No. 103 was owned by Shri Nokhelal Chhotelal Jais as per old revenue records.

02. 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 Field Survey Number has been given as New Survey No. 98.

03. That the portion admeasuring about 0.73 Hectares out of the said entire field was transferred as per the order of Tahsildar in Revenue Case No. 3 / RTS 67/2004-05 dt. 30.08.2005 in favour of Shri Gulabrao Raghunath Bhoyar vide Ferfar No. 669 dt. 27.09.2005

04. That Shri Gulabrao Raghunath Bhoyar expired and on his death the said land was inherited by Shri Devrao Gulabrao Bhoyar Sheela Naresh Gawande Sulochana Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar and their names were mutated in revenue records as co-owners of the said land vide Ferfar No. 711 dt. 02.01.2006

Contd...// 10 //

DWIVEDI & KHEDKAR ADVOCATES SADAR- WARDHAMAN NAGAR, NAGPUR
~~~~~~~~

05. That, Shri Devrao Gulabrao Bhoyar Sheela Naresh Gawande Sulochana Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar, sold the said land admeasuring about 0.73 Hectares to Shri Navneet Shyamsunder Kothari by Sale Deed 14.02.2007 registered with Sub Registrar, Nagpur – 10 at Book No. 1, Sr. No. 664 dt. 14.02.2007and the name of Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land admeasuring about 0.73 Hectares vide Ferfar No. 913 dt. 30.05.2007.

06. 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 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. 1298 dt. 05.06.2008.

NNNNNNN

KH. NO. 99/1 and KH. NO. 99/2

01. That, originally the said land bearing Portion of old Survey No. 96/1 in all admeasuring about 5.39 Acres was owned by Shri Harba Paiku Barahate as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, Shri Harba Paiku Barahate expired in the year 1968 and on his death the said property was inherited by his sons Rambhau Harba Barahate, Sadashiv Harba Barahate, widow Smt. Bijabai Harba Barahate and granddaughter Indira Pandurang Barahate (daughter of predeceased son Pandurang) by way of intestate succession and their names were mutated in revenue records as the co-owners of the said property vide Ferfar No. 311 dt. 17.08.1971

03. That, Shri Sadashiv Harba Barahate expired on 15.06.1971 and on his death his share in the said land was inherited by sons Bapurao Sadashiv, Madhukar Sadashiv, daughter Sushila Sadashiv, and widow Smt. Shakuntala Sadashiv Barahate by way of intestate succession and their names were mutated in revenue records as the co-owners of the said property vide Ferfar No. 311 dt. 17.08.1971.

04. That, the oral partition took place between Rambhau Harba Barahate, Smt. Bijabai Harba Barahate, Indira Pandurang Barahate and Bauprao Sadashiv Barahate and others in the year 1968 and the portion of land admeasuring about 2.83 Hectares out of 5.39 Hectares gone in the share of Bapurao Sadashiv, Madhukar Sadashiv, Sushila Sadashiv, and Smt. Shakuntala Sadashiv Barahate as per records of Adhikar Abhilekh Panji and the said portion of land admeasuring about 2.83 Hectares was given No. 96/3 vide Ferfar No. 550 dt. 31.01.1976

Contd.../// 11 //

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

05. That, married daughter of Late Sadashi viz. Smt. Sushila Purushottam Kavishwar relinquished all her rights, title and interest etc. whatsoever in favour of Bapurao Sadashiv, Madhukar Sadashiv, Sushila Sadashiv, and Smt. Shakuntala Sadashiv Barahate vide Deed of Release dt. 11.11.1986 and her name was deleted from revenue records as the co-owner of the said land bearing Kh. No. 96/3

06. That, under the re-survey and re-measurement of the said lands carried out by Govt. in year 1979-80 under the Consolidation and Fragmentation, said old Field Survey No. 96/3 have been given as New Survey No. 99

07. That, Bapurao Sadashiv, Madhukar Sadashiv, Sushila Sadashiv, and Smt. Shakuntala Sadashiv Barahate sold the said land to Shri Pundlik Vishwanath Barahate by Sale Deed dt. 22.12.1986 which was subsequently registered with Joint Sub Registrar, Nagpur City - 1 at Book No. 1 at Sr. No. 2593 dt. 28.09.1993 and the name of Shri Pundlik Vishwanath Barahate was mutated in revenue records as the sole and exclusive owner of Kh. No. 99 vide Fefar No. 163 dt. 13.01.1994

08. That, Shri Pundlik Vishwanath Barahate through Power of Attorney sold the southern portion of the said land admeasuring about 2.43 Hectares to Smt. Rama Nohar Patil, Shri Abhay Bhojraj Patil, Smt. Sheela Babulal Wahane, Smt. Archana Bhimrajan Nanda and Smt. Lata Santosh Wahane by Sale Deed dt. 14.09.2005 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2468 dt. 14.09.2005 and their names were mutated in revenue records as the co-owners of land admeasuring about 2.43 Hectares vide Ferfar No. 684 dt. 05.12.2005

09. That, Shri Pundlik Vishwanath Barahate sold the remaining northern portion of the said land admeasuring about 0.40 Hectares to Shri Abhay Bhojraj Patil by Sale Deed dt. 27.11.2007 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2468 dt. 14.09.2005 and the name of Shri Abhay Bhojraj Patil was mutated in revenue records as the owner of the land admeasuring about 0.40 Hectares vide Ferfar No. 1081 dt. 22.12.2007

10. That, Smt. Rama Nohar Patil, Shri Abhay Bhojraj Patil, Smt. Sheela Babulal Wahane, Smt. Archana Bhimrajan Nanda and Smt. Lata Santosh Wahane partitioned the said land between themselves vide Deed of Partition dt. 21.01.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 575 dt. 31.01.2008 wherein the Eastern portion of the said land admeasuring about 1.415 Hectares (3.50 Acres) came in the share of Smt. Rama Nohar Patil and Shri Abhay Bhojraj Patil and the Western portion of the said land admeasuring about 1.415 Hectares (3.50 Acres) came in the share of Smt. Sheela Babulal Wahane, Smt. Archana Bhimrajan Nanda and Smt. Lata Santosh Wahane

Contd.../// 12 //

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

11. That, by virtue of aforesaid Smt. Rama Nohar Patil, Shri Abhay Bhojraj Patil became the owner of the land admeasuring about 1.42 Hectares which was renumbered as Kh. Survey No. 99/2 and Smt. Sheela Babulal Wahane, Smt. Archana Bhimrajan Nanda and Smt. Lata Santosh Wahane became the owner of the land admeasuring about 1.41 Hectares which was renumbered as Kh. Survey No. 99/1 vide Ferfer No. 1248 dt. 04.04.2008

12. That, Smt. Sheela Babulal Wahane, Smt. Archana Bhimrajan Nanda and Smt. Lata Santosh Wahane sold the said land bearing Kh. No. 99/1 to Cadence Finance Company Private Limited by Sale Deed dt. 04.09.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 5625 dt. 04.09.2008 and the name of Cadence Finance Company Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1386 dt. 13.10.2008.

12. That, Cadence Finance Company Private Limited by Agreement To Sell dt. 31.12.2014 agreed to sell the lands of Kh. No. 99/1 and 99/2 alongwith other lands in favour of Luxora Infrastructure Private Limited registered with Sub Register, Nagpur – 7 at Book No. 1 at Serial No. 3037 dt. 24.04.2015 and executed the Sale Deeds of the said lands by four Separate Sale Deeds dt. 14.12.2015 registered with Sub Register, Nagpur – 7 at Book No. 1 at Serial No. 8460, 8461, 8462 and 8463 dt. 14.12.2015 and by virtue of the said Sale Deeds dt. 14.12.2015 the name of Luxora Infrastructure was mutated in revenue records as the owner of the said lands through Patwari vide Ferfar No. 2619.

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