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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: 26-05-2018

ADDEDENDUM TO
TITLE VERIFICATION REPORT DT. 06.11.2017
TO WHOMSOEVER IT MAY CONCERN

PROJECT NAME : WILLOWS,
KH. NO. 66, 67, 68, 69, 70, 51, 76 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 WILLOWS carved on portion of plotable land admeasuring about 23089.98 Sq. Mtrs. being portion of land of Kh. No. 66/1+2, 67, 68, 69, 70, 51 and 76 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 Owner Luxora Infrastructure Private Limited is developing the lands known as Ensaara Metro Park in accordance with the Govt. of Maharashtra vide Notification dt. 17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9.

02. That, after scrutiny of all documents we have issued our Title Verification Report on 06.11.2017.

03. That, on request we have further searched all the documents, records, sub registrar Offices and we found further chain of transaction in respect of the Project known as Willows which are as under :

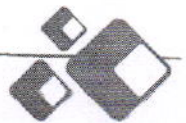
04. That Bank of Baroda, Gamdevi Branch, Mumbai released the lands bearing Kh. Nos. 56/2, 70, 73/1, 48/2, 63/1, 63/2, 66/1, 66/2, 50, 67, 69, 68, 71 and 51 in all admeasuring about 21.71 Hectares from it's charge and executed Deed of Reconveyance of the said Mortgaged properties dt. 21.11.2017 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3288.



M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

WILLOWS

R-101, "SHRINIWAS", 10, Central Avenue, Wardhaman Nagar Square, Nagpur - 440 008. Ph.: Off. : 0712 - 2767995 Fax : 0712 - 2767409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2556018
E-mail : msdkadvocates@gmail.com



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05. That, the Owner Luxora Infrastructure Private Limited further mortgaged the said properties with IDBI Trusteeship Limited by executing the Mortgage Deed dt. 21.11.2017 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3289 dt. 21.11.2017.

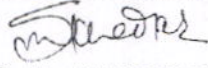
06. That after registration of the said project under the RERA, we found the entries (Agreement To Sell) as per the annexure here-in in the Sub Registrar Office in respect of the Plots of the said Project known as Willow.

07. No any other entry apart from as stated in the Titles of each Khasara as per earlier Title Verification Report dt. 06.11.2017 and as enumerated under this Addendum in the available 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.

08. The Title of the lands are presently encumbered with the charge of IDBI Trusteeship Ltd.

09. 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 Registration Act, 1908.

10. 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 WILLOWS carved on portion of plotable land admeasuring about 9375.50 Sq. Mtrs. bearing Plot Nos. 118 to 177 (in sanctioned Master Plan Cluster R.3.7 to R.3.18) being portion of land of Kh. No. 66/1+2, 67, 68, 69, 70, 51 and 76 are now owned by Luxora Infrastructure Private Limited as stated herein and having been mortgaged with IDBI Trusteeship Ltd. And agreed to sell certain plots in the said project.


(S. M. KHEDKAR)
ADVOCATE

26/05/2018



WILLOWS

Annexure
Agreements registered with Sub Registrar, Nagpur - 7 Office

Sr No	Name of Purchaser	Plot No.	Area in Sq Mtr	Consideration Rs.	Regn. No	Date
1	Dosti Developers	89	150.00	17,76,500	1809/2018	17.03.2018
2	Dosti Developers	90	242.03	28,65,500	1819/2018	17.03.2018
3	Dosti Developers	96	112.50	13,32,100	1812/2018	17.03.2018
4	Dosti Developers	97	135.00	15,98,300	1817/2018	17.03.2018
5	Dosti Developers	116	112.50	13,32,100	1820/2018	17.03.2018
6	Dosti Developers	117	135.00	15,98,300	1816/2018	17.03.2018
7	Pawan Khandaker	23	135.00	21,06,850	2589-2018	10.04.2018
8	Babulal Raut	134	135.00	18,16,250	2734/2018	12.04.2018
9	Vinita Pal	141	112.50	15,13,750	2804/2018	13.04.2018
10	Manesh Shedam	2	135.00	18,16,250	2843/2018	16.04.2018
11	Suraj Kumar	164	184.35	24,80,000	3053/2018	21.04.2018
12	Devendra Chedge	142	112.50	15,13,750	3157/2018	24.04.2018
13	Sandeep Salame	7	112.50	16,95,400	3213/2018	26.04.2018
14	Manish Ambade	163	150.15	21,81,600	3510/2018	07.05.2018
15	Abhisar Deshmukh	68	135.00	19,61,550	3510/2018	07.05.2018
16	Ravindra Kumar Hatzade	72	112.50	10,89,900	3505/2018	07.05.2018
17	Shrikant Nakade	71	112.50	10,89,900	3509/2018	07.05.2018
18	Sujata Tambade	123	135.00	18,16,250	3611/2018	09.05.2018
19	Rashmi Raiter	12	112.50	15,74,300	3651/2018	10.05.2018
20	Ram Pande	13	112.50	15,74,300	3652/2018	10.05.2018
21	Hitesh Shahare	121	112.50	15,13,750	3656/2018	10.05.2018
22	Archana Futane	35	112.50	15,13,750	3696/2018	11.05.2018
23	Namdeo Dharmari	93	112.50	14,53,200	3795/2018	14.05.2018
24	Lily Varghese	140	150.15	19,39,200	3796/2018	14.05.2018
25	Hanuman Rakhunde	94	112.50	15,74,300	3900/2018	17.05.2018
26	Amol Tembhurkar	147	112.50	16,34,850	3894/2018	17.05.2018
27	Amol Tembhurkar	148	112.50	16,34,850	3895/2018	17.05.2018
28	Vrinda Desai	154	112.50	15,13,750	3899/2018	17.05.2018
29	Ravi Jaiswal	57	112.50	15,13,750	4042/2018	21.05.2018
30	Mangesh Hatagade	58	112.50	10,89,900	4040/2018	21.05.2018
31	Jitendra Awasare	59	112.50	10,89,900	4043/2018	21.05.2018
32	Rajni Kamilkar	132	112.50	15,13,750	4034/2018	21.05.2018
33	Rohit Kamilkar	133	112.50	15,13,750	4033/2018	21.05.2018
34	Pravin Parate	34	112.50	16,95,400	4101/2018	22.05.2018
35	Prakash Tembhurne	28	112.50	15,13,750	4263/2018	25.05.2018



WILLOWS