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 : 06/11/2017

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

PROJECT NAME : WILLOWS,
KH. NO. 66, 67, 68, 69,70 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 and 70 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.

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DWIVEDI & KHEDKAR ADVOCATES SADAR-WARDHAMAN NAGAR, NAGPUR

WILLOWS

M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR
R-101, "SHRINIWAS", 10, Central Avenue, Wardhman 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 : mskadvocates@gmail.com

CHALLAN

MTR Form Number-6

GRN	MH008935584201718E	BARCODE		Date	06/11/2017-15:48:59	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_1 NAGPUR NO 7 SUB REGISTRAR	Full Name	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2017-2018 One Time	Flat/Block No.	WARDHAMAN NAGAR
		Premises/Building	
		Road/Street	CENTRAL AVENUE
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 9
		Remarks (If Any)	SEARCH FEES KH NO 66 67 68 69 70 MAUZA PIPLA TAHSIL NAGPUR RURAL DIST NAGPUR
		Amount In Words	Six Hundred Twenty Five Rupees Only

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	625.00
Total	625.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00340572017110675061	CKE0302580
Cheque/DD No.		Bank Date	RBI Date	06/11/2017-15:49:47	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
वरील चलन 'टाइप ऑफ पेमेंट' मध्ये नमूद केलेल्याशिवाय इतर कोणत्याही किंवा नोंदणी न केलेल्या दस्तासाठी लागू नाही.

Print Date 06-11-2017 03:49:48

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. 66/1+2, 67, 68, 69 and 70 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. 66/1+2 to 70 the portion of land admeasuring about 9735.50 Sq. Mtrs. out of said Khasaras the Plotting Lay Out Project now known as WILLOWS 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).

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DESHPANDE & 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.

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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 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 and 70 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.

6/11/17

(S. M. KHEDKAR)
ADVOCATE



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HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO. 66/1+2

01. That, Originally said property bearing Old Survey No. 110 was owned by Shri Baburao Apparao Jadhav and land bearing Old Survey No. 109 was owned by Shri Ramakant Maheshprasad Shukla as per old records of Jama Bandhi

02. That, Shri Ramakant Maheshprasad Shukla sold the portion of land admeasuring about 2.83 Hectares out of Old Kh. No. 109 to Shri Ramcharan alias Ramnath Baijnath Pande by Sale Deed dt. 06.07.1970 and the name of Shri Ramcharan alias Ramnath Baijnath Pande was mutated in revenue records as the owner of the said property vide Ferfar No. 560 dt. 11.09.1998 and the portion of the said land was renumbered as 109/2 and Shri Ramakant Maheshprasad Shukla remained the owner of remaining land which was renumbered as Kh. No. 109/1.

03. That, Shri Ramakant Maheshprasad Shukla sold the Kh. No. 109/1 admeasuring about 2.83 Hectares to Shri Mohanlal Rameshwarsingh Thakur by Sale Deed registered with Joint Sub Registrar, Nagpur – 1 at Book No. 1 in the years 1974 and name of Shri Mohanlal Thakur was mutated in Revenue records.

04. That, Shri Baburao Apparao Jadhav sold the property bearing Old Kh. No. 110/2, admeasuring about 0.71 Hectares and Old Kh. No. 110/3, admeasuring about 3.34 Hectares to Shri Rameshwar Shivnarayan Thakur by Sale Deed dt. 26.06.1967 and name of Shri Rameshwar Shivnarayan Thakur was mutated in revenue records vide Ferfar No. 239 dt. 22.02.1969

05. 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 109, 110 have been given as New Survey No. 63 and 64.

06. That, partition Took place between Shri Mewalal Rameshwarsingh Thakur, Shri Mohanlal Rameshwarsingh Thakur and Shri Mishrilal Rameshwarsingh Thakur by Deed of Partition dt. 03.12.1987 registered with Joint Sub Registrar, Nagpur – 1, at Book No. 1 at Sr. No. 3458 dt. 03.12.1987 and as per the Order of Tahsildar, Nagpur (Rural) in Rev. Case No. 13/RTS-64/2004-2005 dt. 30.06.2005, (i) land admeasuring about 1.38 Hectares bearing New Survey No. 63/1, land admeasuring about 1.32 Hectares bearing New Survey No. 63/2 and land admeasuring about 1.60 Hectares bearing New Survey No. 64/2 were gone in the share of Shri Mewalal Rameshwar Thakur, (ii) land admeasuring about 2.70 Hectares bearing New Survey No. 63/3, land admeasuring about 2.88 Hectares bearing New Survey No. 66/1 were gone in the share of Shri Mohanlal Rameshwar Thakur and (iii) land admeasuring about 2.00 Hectares bearing New Survey No. 64/1, land admeasuring about 2.88 Hectares bearing New Survey No. 66/2 were gone in the share of Shri Mishrilal Rameshwar Thakur and their names were mutated as owners of the respective lands vide Ferfar No. 662 dt. 22.07.2005.

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DIVEKAR & KHEDKAR ADVOCATES SADAR NAGPUR

07. That, Shri Mohanlal Rameshwarsingh Thakur sold the said land admeasuring about 2.88 Hectares bearing New Survey No. 66/1 to Goverdhan Orchards Private Limited by Sale Deed dt. 29.04.2008 registered with Sub Registrar Nagpur-7 at Book No. 1, Sr. No. 2425 dt. 29.04.2008 and the name of said Goverdhan Orchards Private Limited was mutated in revenue records as the owner of the said land.

08. That, Shri Mishrilal Rameshwarsingh Thakur sold the said land admeasuring about 2.88 Hectares bearing New Survey No. 66/2 alongwith other lands to Goverdhan Orchards Private Limited by a single Sale Deed dt. 02.05.2008 registered with Sub Registrar Nagpur-7 at Book No. 1, Sr. No. 2486 dt. 02.05.2008 and the name of said Goverdhan Orchards Private Limited was mutated in revenue records as the owner of the said lands.

09. That Goverdhan Orchards Private Limited after taking necessary resolutions sold the said lands of Kh. No. 66/1 and 66/2 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 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. 1297 dt. 05.06.2008.

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KH. NO. 67

01. That originally the said land bearing Old Survey No. 108/2, admeasuring about 1.70 Hectares was owned by Smt. Shantabai Shyamrao Dhone 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.

02. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, old survey number was renumbered as Kh. No. 67.

03. That, Smt. Shantabai Shyamrao Dhone sold the said land to Shri Navneet Shyamsunder Kothari Sale Deed dt. 24.03.2006 registered with Sub Registrar Nagpur-7 at Book No. 1, Sr. No. 1346 dt. 24.03.2006 and the name of said Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land vide Ferfar No. 763 dt. 19.05.2006.

04. 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. 2786 dt. 15.05.2008 and the name of Luxora Infrastructures Private Limited was mutated in revenue records as the owner of the said land vide Ferfar No. 1298 dt. 05.06.2008.

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SADAR-NAGPUR

KH. NO. 68

01. Originally the said land bearing old Field Khasra Number 115/1, admeasuring about 2.68 Hectares was owned by two bothers Shyamrao and Motiram as per records of Jama Bandhi of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code, 1954.

02. That, on death of Motiram his share in the said land came to be inherited by his widow Soni while on the death of Shyamrao his share in the said land was inherited by his widow Chindhi and his Minor son Rambhau. That said Chindhi having remarried left her share in the property of her husband Shyamrao and accordingly the entire share of the Shyamrao came to be inherited by his son Rambhau. That said Rambhau was bachelor and on his death his share in came to be inherited by Soni Wd/o Motiram. That said Soni wd/o Motiram expired and on her death said entire Agricultural land of Field Kh. No. 115/1 admeasuring about 2.68 Hectares was inherited by her only daughter Rukhmabai Anandrao Bhure. That, said Smt. Rukhmabai Anandrao Bhure sold 1.32 Hectares out of the said entire land to Shri Chindhba Tukaram Bhaute by a Sale Deed dt. 17.05.1966 and the said land was renumbered as Kh. No. 115/2.

03. That, under the resurvey and remeasurment carried out by the Govt in the village Pipla under Consolidation and Fragmentation and under the same the said old Survey No. 115/2 was renumbered as New Kh. Survey No. 68.

04. That, the owner 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 owner as Occupant Class-I with Bhumiswami rights in respect of said land in Rev. Case No. 1135/LND-18/2002-03 by order dt. 24.04.2003 included the owner as Occupant Class-I with Bhumiswami rights in respect of said land. The Revenue Authorities i.e. Patwari No. 38 has taken the charge of the same as per Ferfar No. 432 dt. 26.06.2003.

05. That, said Shri Chindhba Tukaram Bhaute sold the said land to Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale by Sale Deed dt. 26.05.2004 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 3242 dt. 26.05.2004 and the names of Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale were mutated in revenue records as the co owners of the said land vide Ferfar No. 496 dt. 25.06.2004.

06. That, Shri Pramod Panjabrao Chandekar and Shri Sudhakar Dinkar Satfale further sold the said land to Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi and Shri Manoj Babarao Khurge by Sale Deed dt. 08.08.2005 registered with Sub Registrar, Nagpur - 10 (Rural) at Book No. 1 at Sr. No. 4932 dt. 09.08.2005 and the names of Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi and Shri Manoj Babarao Khurge were mutated in revenue records as the co-owners of the said land vide Ferfar No. 735 dt. 05.05.2006.

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KHEDKAR ADVOCATES SADAR NAGPUR

07. That, one of the co-owner Shri Manoj Babarao Khurge expired on 21.04.2007 and on his death his share in the said property was inherited by his widow Smt. Vaishali Manoj Khurge, son Shripad alias Tanmay Manoj Khurge and daughters Ku. Kalyani Manoj Khurge and Ku. Samidha Manoj Khurge and their names mutated in revenue records as the co-owners of the said land vide Ferfar No. 1023 dt. 03.10.2007.

08. That, Shri Hitesh Kantilal Joshi, Shri Dinesh Krishnarao Shilone, Smt. Ratnamala Hitesh Joshi, Smt. Vaishali Manoj Khurge, Shripad alias Tanmay Manoj Khurge, Ku. Kalyani Manoj Khurge and Ku. Samidha Manoj Khurge further transferred the said property to Vedbhumi Builders and Developers Private Limited by Sale Deed dt. 23.09.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 6147 dt. 23.09.2008 and the name of Vedbhumi Builders and Developers Private Limited was mutated in revenue records as the sole and exclusive owner of the said land vide Ferfar No. 1409 dt. 08.12.2008.

09. That, Vedbhumi Builders and Developers Private Limited executed Sale Deed of the said land in favour of Cadence Orchards Private Limited by Sale Deed dt. 19.05.2009 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3590 dt. 19.05.2009 and by virtue of aforesaid Sale Deed the name of Cadence Orchards Private Limited was mutated as owner of land vide Ferfar No. 1474 dt. 05.06.2009.

10. 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. 30.05.2011 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 4012 dt. 30.05.2011 and the name of Luxora Infrastructures Private Limited was mutated in revenue records as the owner of the said land vide Ferfar No. 1666 dt. 14.10.2011.

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KH. NO. 69

01. That originally the said land bearing Old Field Kh. No. 107, 108/2 admeasuring about 0.81 Hectares was owned by Nilkanth Chandrabhan Khandekar, Tikaram Chandrabhan Khandekar, Yashoda Chandrabhan Khandekar, Nimbani Chandrabhan Khandekar which has been sold to Nusabai Sadashiv Bagde by Sale Deed dt.21.09.1959 at registered with Sub Registrar, Nagpur at Book No. 1, Volume No. 306 at pages 8 to 10 registered at Sr. No. 2095 dt. 21.09.1959 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.

02. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, said old survey numbers were renumbered as Kh. No. 69 admeasuring 0.81 Hectares.

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DWIVEDI & KHEDKAR ADVOCATES SADAR- NAGPUR
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03. That Nusabai Sadashiv Bagde expired on 02.10.1994 and on her death the said land was inherited by Legal Heirs of Nusabai - Ramdas Sadashiv Bagde, Devdas Sadashiv Bagde, Tatoba Sadashiv Bagde, Kalavati Tarachandji Uike and Saraswati Balwant Gaikwad and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 414 dt. 03.02.2003.

04. That, Ramdas Sadashiv Bagde, Devdas Sadashiv Bagde, Tatoba Sadashiv Bagde, Kalavati Tarachandji Uike and Saraswati Balwant Gaikwad gave powers related to the said land to Shri Vinay Ranchhodas Rathi by Power of attorney dt. 13.12.2005 registered with Sub RegistrarNagpur-7 at Book No. 4 at Sr. No. 3495 dt. 13.12.2005 and said Shri Vinay Ranchhodas Rathi sold the said land admeasuring about 0.81 Hectares to Shri Navneet Shyamsunder Kothari Sale Deed dt. 24.03.2006 registered with Sub Registrar Nagpur-7 at Book No. 1, Sr. No. 1346 dt. 24.03.2006 and the name of said Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land vide Ferfar No. 917 dt. 30.05.2007.

05. 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 was 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. 70

01. That originally the said land bearing Old Field Kh. No. 115/1, admeasuring about 3.26 Hectares was owned by Motiram and Shyamrao and on their death the said entire land came to be owned by legal heirs Soni Wd/o Motiram, Rambhau S/o Shyamrao and Chindhi Wd/o Shyamrao. That Rambhau S/o Shyamrao expired unmarried and Chindhi wd/o Shyamrao married to other persons the said land came to be owned by Soni Wd/o Motiram alone and thereafter Soni Wd/o Motiram also expired and on her death the said property was came to be owned by her heir Rukhmabai Anandrao Bhure being married daughter of Late Soni wd/o Motiram 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.

02. That Smt. Rukhmanibai Anadrao Bhure sold the portion of land admeasuring about 1.32 Hectares to Shri Kavadu Vithoba Suryavanshi by Sale Deed dt.17.05.1966 registered with Sub Registrar, Nagpur at Book No. 1 at Sr. No. 3122 dt. 17.05.1966.

03. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, said portion of land was renumbered as Kh. No. 70 admeasuring about 1.32 Hectares.

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04. That, one of the co-owner Shri Nepalchand Kavadu Suryavanshi expired on 10.03.2003 and another co-owner Stayafula Marotrao Kosarkar also expired on 15.01.2002 and on their demise their shares were inherited by their legal heirs Legal heirs of Late Kavadu, Nepalchand and Smt. Satyafula Kunal Nepalchand Suryavashhi, Tushar Nepalchand Suryavanshi, Priyanka Nepalchand Suryavanshi, Meenakshi w/o Nepalchand Suryavanshi, Indira alias Indravata Jagdish Jangde Champa Pramod Vaidya, Mona Marotrao Kosarkar and Shilpa Marotrao Kosarkar and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 494 dt. 05.07.2004.

05. That, out of said legal heirs all the daughters in the family viz. Indira alias Indravata Jagdish Jangde. Champa Pramod Vaidya, Mona Marotrao Kosankar and Shilpa Marotrao Kosankar released their share in the said property in favour of Kunal, Tushar, Priyanka and Meenakshi by Relinquishment Deed dt. 19.10.2006 registered with Sub Registrar, Nagpur – 7 at Book NO. 1 at Sr. No. 5817 dt. 20.10.2006 and the names of Indira alias Indravata Jagdish Jangde, Champa Vaidya, Mona Kosarkar and Shilpa Kosarkar were deleted from revenue records vide Ferfar No. 833 dt. 13.11.2006.

06. That, the owners applied before Sub Divisional Officer, Nagpur u/s 29 of the Maharashtra Land Revenue Code, 1966 to include themselves 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 in Rev. Case No. 577/LND-18/2006-2007 by order dt. 25.07.2007 included the owners as Occupant Class-I with Bhumiswami rights in respect of said land and the Revenue Authorities i.e. Patwari Halka No. 38 has taken the change of the same as per Ferfar No. 1048 dt. 07.12.2007.

07. That all the co-owners Kunal Nepalchand Suryavashhi, Tushar Nepalchand Suryavanshi Priyanka Nepalchand Suryavanshi, Meenakshi w/o Nepalchand transferred the said property to Shri Rajkumar Goverdhandas Chandak vide Sale Deed dt. 19.06.2007 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3887 dt. 19.06.2007 and the name of said Shri Rajkumar Goverdhandas Chandak was mutated in revenue records as the owner of the said land vide Ferfar No. 1083 dt. 28.12.2007.

08. 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 Book No. 1 at Sr. No. 2783 dt. 15.05.2008 and the name of Luxora Infrastructures Private Limited was mutated in revenue records as the owner of the said land vide Ferfar No. 1297 dt. 05.06.2008.

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