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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 SPRINGFIELD,
KH. NO. 74, 75/1+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 THE SPRINGFIELD carved on portion of plotable land admeasuring about 47874.354 Sq. Mtrs. being portion of land of Kh. No. 74, 75/1, 75/3 and 75/4 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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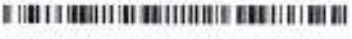
M/S. DWIVEDI & KHEDKAR ADVOCATES, NAGPUR

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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CHALLAN
MTR Form Number-6

GRN	MH005050240201718E	BARCODE			Date	04/09/2017-19:36:28		Form ID	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
				TAX ID (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				NGP7_JT NAGPUR NO 7 SUB REGISTRAR		Full Name		DWIVEDI AND KHEOKAR 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) SEARCH FEES KH NO 98 99 74 75 MAUZA PIPLA NAGPUR RURAL YR 2014 YO 2017			
						Amount In		Four Hundred Rupees Only	
Total				400.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		00040572017090420265 CKD4514004	
Cheque/DD No.				Bank Date		RBI Date		04/09/2017-19:37:05 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 चालन फॉर्म "टाइप ऑफ पेमेंट" अन्वये नमूद कारणसाठीच लागू आहे. इतर कारणसाठी किंवा नोंदणी न करवलेल्या दस्तऐवजासाठी लागू नाही.
 Mobile No. 9373103103

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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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. 74, 75/1+3+4 the portion of land admeasuring about 47874.354 Sq. Mtrs. the Plotting Lay Out Project known as THE SPRINGFIELD 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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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.



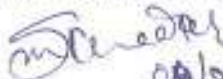
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16. The Title of the lands are presently encumbered with the charge of Bank of Baroda and Edelweiss Asset Reconstruction Company Limited.

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 in respect of Residential Lay Out Plotting known as THE SPRINGFIELD carved on portion of plotable land admeasuring about 47874.354 Sq. Mtrs. being portion of land of Kh. No. 74, 75/1, 75/3 and 75/4 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.


04/07/2017
(S. M. KHEDKAR)
ADVOCATE



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HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND
KH. NO. 74

01. That originally the said land admeasuring about 0.58 Hectares was owned by Sheikh Mohd. Sheikh Doma Pinjari and Halimabi Sher Mohammad Kureshi 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, Sheikh Mohd. Sheikh Doma Pinjari expired on 30.06.1979 and Halimabi Sher Mohammad Kureshi expired on 24.02.80 and on their death the said land was inherited by their legal heirs Majid Sheikh Mohd Kureshi, Shermohammad Kureshi, Khatunbi Abdulgaffar, Jaibunnisa Faizmohammad and Jaitunbi Abdul Jabbar and their names were mutated in revenue records as the co-owners of the said land.

03. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, old survey number was renumbered as Kh. No. 74 admeasuring 0.58 Hectares.

04. That Majid Sheikh Mohd Kureshi, Shermohammad Kureshi, Khatunbi Abdulgaffar, Jaibunnisa Faizmohammad and Jaitunbi Abdul Jabbar sold the said land to Shri Shrawan Damaji Sawarbandhe by Sale Deed dt. 17.07.01 registered with Sub Registrar, Nagpur - 1 at Book No.1, Sr.446 Dt.17.07.2001 and name of Shri Shrawan Damaji Sawarbandhe was mutated in revenue records as Ferfar No. 574 dt. 29.05.2005.

05. That Shri Shrawan Damaji Sawarbandhe expired and as per his last will the said property was bequeathed by him to his daughter in law Smt. Indubai Manohar Sawarbandhe and name of Smt. Indubai Manohar Sawarbandhe was mutated in revenue records as Ferfar No.751 dt. 10.04.2006.

06. That, Smt. Indubai Manohar Sawarbandhe sold the said land admeasuring about 0.58 Hectares to Shri Navneet Shyamsunder Kothari Sale Deed dt. 15.02.2007 registered with Sub Registrar Nagpur-10 at Book No. 1, Sr. No. 696 dt. 15.02.2007 and the name of said Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land vide Ferfar No. 916 dt. 30.05.2007.

07. That said 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. 75/1

01. That originally the said land bearing old Survey No. 88, admeasuring about 5.02 Hectares was owned by Halima Sher Mohammed and on her death inherited by Abdul Majid Sheikh Mohd Kureshi 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.

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02. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, old survey number was renumbered as Kh. No. 75.

03. That Abdul Majid Sheikh Mohd Kureshi sold the western portion of land admeasuring about 0.81 Hectares to Jaidev Mahadeo Somkunwar by Sale Deed dt. 13.12.1994 registered with Sub Registrar, Nagpur - 1 at Book No. 1 at Sr. No. 4844 dt. 13.12.1994 and the said portion of land admeasuring about 0.81 Hectares was renumbered as Kh. No. 75/2.

04. That Abdul Majid Sheikh Mohd Kureshi sold the Eastern portion of the said land admeasuring 1.21 hectares to Shri Manohar Shrawanji Sawarbandhe by Sale Deed dt. 16.07.1999 registered with Sub Registrar, Nagpur - 10 at Book No. 1 Sr. No. 6360 dt. 16.07.1999 and the name of Shri Manohar Shrawanji Sawarbandhe was mutated in revenue records vide Ferfar No. 252 dt. 08.09.1999 and the said portion admeasuring about 1.21 Hectares was renumbered as Kh. No. 75/3.

05. That, said Abdul Majid Sheikh Mohd Kureshi sold the Portion admeasuring about 1.21 Hectares to Shri Sunil Shrawanji Sawarbandhe by Sale Deed dt. 19.01.2000 registered with Sub Registrar Nagpur-1 in Book No. A-1, Volume No. 2624 at pages 115 to 121 registered at Sr. No. 515 dt. 19.01.2000 and said Abdul Majid Sheikh Mohd Kureshi remained owner of portion admeasuring about 0.60 out of the said land of Khasra No. 75/1 sold the same to Shri Sunil Shrawan Sawarbandhe and Shri Shrawan Damaji Sawarbandhe jointly by registered Sale Deed dt. 25.07.2000 registered with Sub registrar Nagpur-1 in Book No. A-1, Volume No. 2724 at pages 61 to 67 registered at Sr. No. 4381 dt. 11.08.2000.

06. That, said Shri Sunil Shrawan Sawarbandhe became the owner of the portion admeasuring about 1.21 Hectares along with the owner of the remaining portion admeasuring about 0.60 Hectares out of the entire Field Khasra No. 75/1 admeasuring about 1.79 Hectares.

08. That, said Shri Sunil Shrawan Sawarbandhe sold the portion of land admeasuring about 1.21 Hectares to Smt. Shobha Sunil Raisonni And Miss Shraddha Sunil Raisonni through Shri Kishor Darshan Talmale by Sale Deed dt. 31.03.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3190 dt. 04.06.2008 and the names of Smt. Shobha Sunil Raisonni And Miss Shraddha Sunil Raisonni were mutated in revenue records as the co-owners of the said land admeasuring about 1.21 Hectares out of Kh. No. 75/1 vide Ferfar No. 1339 dt. 12.11.2008.

09. That, said Shri Manohar Shrawan Sawarbandhe and others sold the portion of land admeasuring about 0.60 Hectares to Miss Shruti Sunil Raisonni by Sale Deed dt. 14.08.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5180 dt. 14.08.2008 and the names of Miss Shruti Sunil Raisonni were mutated in revenue records as the co-owners of the said land admeasuring about 0.58 Hectares out of Kh. No. 75/1 vide Ferfar No. 1407 dt. 24.11.2008.

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10. That, said Smt. Shobha Sunil Raison, Miss Shraddha Sunil Raison and Miss Shruti Sunil Raison agreed to sell the said property to Cadence Orchards Private Limited and as per instructions of said Cadence Orchards Private Limited executed Sale Deed in favour of Luxora Infrastructures Private Limited by Sale Deed dt. 20.06.2011 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 4530 dt. 20.06.2011 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1665 dt. 14.10.2011.

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**KH. NO. 75/3, 75/4**

01. That as stated here-in-above said Abdul Majid Sheikh Mohd Kureshi sold the Eastern portion of the land admeasuring 1.21 hectares out of old Kh. No. 75 to Shri Manohar Shrawanji Sawarbandhe by Sale Deed dt. 16.07.1999 registered with Sub Registrar, Nagpur - 10 at Book No. 1 Sr. No. 6360 dt. 16.07.1999 and the name of Shri Manohar Shrawanji Sawarbandhe was mutated in revenue records vide Ferfar No. 252 dt. 08.09.1999 and the said portion admeasuring about 1.21 Hectares was renumbered as Kh. No. 75/3.

02. That, Manohar Shrawanji Sawarbandhe sold the said land of New Kh. No. 75/3 to Shri Navneet Shyamsunder Kothari Sale Deed dt. 15.02.2007 registered with Sub Registrar Nagpur-10 at Book No. 1, Sr. No. 697 dt. 15.02.2007 and the name of said Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land vide Ferfar No. 914 dt. 30.05.2007.

03. That said Abdul Majid Sheikh Mohd Kureshi sold the portion of the said land admeasuring 1.21 hectares to Shri Ashok Shrawanji Sawarbandhe by Sale Deed dt. 16.07.1999 registered with Sub Registrar, Nagpur - 10 at Book No. 1 Sr. No. 6359 dt. 16.07.1999 and the name of Shri Ashok Shrawanji Sawarbandhe was mutated in revenue records vide Ferfar No. 253 dt. 08.09.1999 and the said portion admeasuring about 1.21 Hectares was renumbered as Kh. No. 75/4.

04. That, Shri Ashok Shrawanji Sawarbandhe sold the said land of Kh. No. 75/4 admeasuring about 1.21 Hectares Shri Navneet Shyamsunder Kothari Sale Deed dt. 12.03.2007 registered with Sub Registrar Nagpur-10 at Book No. 1, Sr. No. 1062 dt. 12.03.2007 and the name of said Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land vide Ferfar No. 940 dt. 28.06.2007.

05. That Shri Navneet Shyamsunder Kothari sold the said land of Kh. No. 75/3 and land of Kh. No. 75/4 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.

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