

**TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN**

PROJECT NAME : ASPEN, BIRCH, DIAMOND LEAF
KH. NO. 66/1+2, 67, 56/2, 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 1207, 12th floor, A wing 02 Commercial Building, 23-24 Minerva Ind Estate, Off LBS Road, Mulund (W) Mumbai - 400080, we have verified the titles of the Building Project known as **ASPEN, BIRCH, DIAMOND LEAF** to be erected on portion of land admeasuring about 8623.542 Sq. Mtrs. being portion of land of Kh. No. 66/1+2, 67 and 56/2, in all jointly admeasuring about 8623.542 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, Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by Luxora Infrastructure Private Limited and issued 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 Government renewed 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 dt. 28.03.2011.

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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 various portions of lands 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, 67 and 56/2, (i) the portion of land admeasuring about 3233.91 Sq. Mtrs. is allotted to building known as ASPEN, the portion of land admeasuring about 3143.36 Sq. Mtrs. is allotted to building known as BIRCH, out of entire land of 9282.639 Sq. Mtrs. Out of Pocket No. R-3.6 as per sanctioned Master Lay Out Plan, (ii) the portion of land admeasuring about 2246.272 Sq. Mtrs. is allotted to building known as DIAMOND LEAF, out of land of 8417.198 Sq. Mtrs. out of Pocket No. R-3.5 as per sanctioned Master Lay Out Plan, is under the construction and the Building Plan of the said building has been sanctioned by the Collector, Nagpur vide Letter No. जा. क्र. / प्रस्तुत/जिल्हाधिकारी/कावि - ५०७/२०२० रा. मा. क्र. २३९/एन ए पी३८/२०१९-२० / मौजा : पिपला, तह नागपूर (ग) दि. 08/07/2020 as per sanction of Joint Director of Town Planning, Nagpur Division, Nagpur vide Office Letter dt. 1163 dt. 20.07.2018. 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.

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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 Passenger & Cargo Hub (MIHAN).

13. (i) That Luxora Infrastructure Private Limited mortgaged the properties owned by it including land of Kh. No. 90/1+2 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. 90/1+2 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. 90/1+2 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.

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(iv) 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. 21.04.2017 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.

(vi) That, the Owner Luxora Infrastructure Private Limited further mortgaged the said properties released by Bank of Baroda, Gamdevi Branch, with IDBI Trusteeship Limited by executing the Mortgage Deed dt. 21.04.2017 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3289 dt. 21.04.2017 which was further rectified/amended by executing further Deed of Amendment dt. 19.07.2017 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 6590 dt. 19.07.2017.

14. That on the said lands Luxora Infrastructure Private Limited floated various residential Schemes including plotted residential development and time to time various Agreements to Sell were registered with Sub Registrar, Nagpur.

15. 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 and IDBI Trusteeship Limited.

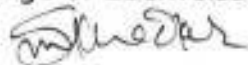
16. The Title of the lands are presently encumbered with the charge of Bank of Baroda and Edelweiss Asset Reconstruction Company Limited and IDBI Trusteeship Limited.



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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 ASPEN, BIRCH AND DIAMOND LEAF is now owned by Luxora Infrastructure Private Limited as stated hereinabove and having been mortgaged earlier with Bank of Baroda, IFCI Limited, IDBI Trusteeship Limited with parri passu charge of Edelweiss Asset Reconstruction Company Limited.



(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 Bajinath Pande by Sale Deed dt. 06.07.1970 and the name of Shri Ramcharan alias Ramnath Bajinath 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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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. 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. 56/2

01. That originally the land bearing Old survey No. 114/2 admeasuring about 2.02 Hectares was owned by Shri Parasram Wagh 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. 56.

03. That Shri Parasram Wagh expired on 17.07.1997 and on his death the same was inherited by Legal heirs Murlidhar Parasram Wagh, Keshav Parasram Wagh, Naresh Parasram Wagh Smt. Zingubai Parasram Wagh, Smt. Nalu Sawai, Smt. Alka Admale, Smt. Malu Kitbule Sangita Dinesh Dhenge and their names were mutated in revenue records as the co-owners of the said land vide Ferfar No. 351 dt. 14.01.2002.

04. That, the co-owners Smt. Nalu Sawai, Smt. Alka Admale, Smt. Malu Kitbule Sangita Dinesh Dhenge released all their share, title and interest in favour of other co-owners Murlidhar Parasram Wagh, Keshav Parasram Wagh, Naresh Parasram Wagh Smt. Zingubai Parasram Wagh and their names were deleted in revenue records as the co-owners of the said land vide Ferfar No. 356 dt. 25.02.2002.

05. That Murlidhar Parasram Wagh, Keshav Parasram Wagh, Naresh Parasram Wagh Smt. Zingubai Parasram Wagh sold the northern portion of land to Shri Jagdish Nathusingh Naukaria by Sale Deed dt. 15.03.2005 registered with Sub Registrar, Nagpur - 10 at Book No. 1 at Sr. No. 3127 dt. 03.05.2005 and the name of Shri Jagdish Nathusingh Naukaria was mutated in revenue records as the owner of the said land vide Ferfar No. 608 dt. 06.07.2005 and the said portion admeasuring about 1.21 Hectares was renumbered as Kh. No. 56/2.

06. That, Shri Jagdish Nathusingh Naukaria through Power of Attorney holder Shri Bhaurao Rajeramji Aaglave (Power of attorney dt. 15.06.2005 registered with Sub Nagpur - 4 at Book No. 4 at Sr. No. 2342 dt. 14.07.2005) sold the said land admeasuring about 1.21 Hectares to Shri Rajkumar Goverdhandas Chandak Sale Deed dt. 22.05.2007 registered with Sub Registrar Nagpur-10 at Book No. 1, Sr. No. 2206 dt. 22.05.2007 and the name of said Shri Rajkumar Goverdhandas Chandak was mutated in revenue records as the owner of the said land vide Ferfar No. 923 dt. 22.06.2007.

09. 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 is mutated in revenue records as the owner of the said land vide Ferfar No. 1297 dt. 05.06.2008.

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