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M/S. DWIVEDI & KHEDKAR ADVOCATES

R-101, "SHRINIWAS", 10, Central Avenue, Wardhman Nagar Square, NAGPUR - 440 008.
E-mail : msdkadvocates@gmail.com

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

Ph.Off. : 0712 - 2767995
Fax : 0712 - 2762645

Date : 20.03.2013

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

This is to certify that at the instance of **LUXORA INFRASTRUCTURE PRIVATE LIMITED**, a company registered under The Indian Companies Act 1956 & having its registered office at : 208, Parvati Industrial Estate, Sunmill Compound, Lower Parel (West), Mumbai - 400013 we have verified the titles of ALL THAT piece and parcel of land bearing Survey Kh. Gat No. 56/2, admeasuring about 1.21 Hectares, Land Revenue Rs. 3.00, 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 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.

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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 renumbererd 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.

07. That, the Govt. of Maharashtra vide Notification dt.17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has 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.

08. That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures 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

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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10. That presently 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.

11. 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 Infrastructures Private Limited applied for Letter of Intent dt. 04.02.2009 and further on 05.05.2010 to Collector Nagpur.

12. 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.

13. That the said land is not under the Notified area of Meghdoot New Town nor it is covered under the notified area of Multi model International Passanger & Cargo Hub (MIHAN).

14. We have satisfied that the property is heritable and transferable and the transferor has a right to transfer the same. 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.

15. 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, Tahsil Nagpur (Rural). Facts and events material to search made by us and the documents placed before us of said land, the said property is now owned by Luxora Infrastructures Private Limited as stated hereinabove. No any other entry in available Index II records of the Sub Registrar of Assurances, Nagpur is found by us and the said land in our opinion is free from any encumbrances, charges, liens or any other claim affecting the title. The Title is Good, Valid, Clear and Salable.

(S. M. KHEDKAR)
ADVOCATE / 20.03.2013

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TITLE VERIFICATION REPORT
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This is to certify that at the instance of **LUXORA INFRASTRUCTURE PRIVATE LIMITED**, a company registered under The Indian Companies Act 1956 & having its registered office at : 208, Parvati Industrial Estate, Sunmill Compound, Lower Parel (West), Mumbai - 400013 we have verified the titles of ALL THAT piece and parcel of land bearing Survey Kh. Gat No. 66/1, admeasuring about 2.88 Hectares, Land Revenue Rs. 8.50, 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, Originally the said property bearing Old Survey No. 110 was owned by Shri Baburao Apparao Jadhav and the 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 the name of Shri Mohanlal Rameshwarsingh Thakur is mutated in Revenue records,

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SADAR-WARDHAMAN NAGAR, NAGPUR

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, the partition Took place between the 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.

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, the Govt. of Maharashtra vide Notification dt.17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has 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.

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09. That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures 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

10. That Goverdhan 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. 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.

11. That presently 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.

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 Infrastructures Private Limited applied for Letter of Intent dt. 04.02.2009 and further on 05.05.2010 to the Collector Nagpur.

13. 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.

14. That the said land is not under the Notified area of Meghdoot New Town nor it is covered under the notified area of Multi model International Passanger & Cargo Hub (MIHAN).

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

15. We have satisfied that the property is heritable and transferable and the transferor has a right to transfer the same. 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.

16. 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, Tahsil Nagpur (Rural). Facts and events material to search made by us and the documents placed before us of said land, the said property is now owned by Luxora Infrastructures Private Limited as stated hereinabove. No any other entry in available Index II records of the Sub Registrar of Assurances, Nagpur is found by us and the said land in our opinion is free from any encumbrances, charges, liens or any other claim affecting the title. The Title is Good, Valid, Clear and Salable.

(S. M. KHEDKAR)
ADVOCATE
20.03.2013

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01. That, Originally the said property bearing Old Survey No. 110 was owned by Shri Baburao Apparao Jadhav and the 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 the name of Shri Mohanlal Rameshwarsingh Thakur is mutated in Revenue records,

DWIVEDI & KHEDKAR ADVOCATES
SADAR-WARDHAMAN NAGAR, NAGPUR

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, the partition Took place between the 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.

07. That, Shri Mishrilal Rameshwarsingh Thakur sold the said lands viz. admeasuring about 2.00 Hectares bearing New Survey No. 64/1, land admeasuring about 2.88 Hectares bearing New Survey No. 66/2 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.

08. That, the Govt. of Maharashtra vide Notification dt.17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has 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.

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

09. That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures 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

10. That Goverdhan 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. 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.

11. That presently 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.

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 Infrastructures Private Limited applied for Letter of Intent dt. 04.02.2009 and further on 05.05.2010 to the Collector Nagpur.

13. 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.

14. That the said land is not under the Notified area of Meghdoot New Town nor it is covered under the notified area of Multi model International Passanger & Cargo Hub (MIHAN).

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

15. We have satisfied that the property is heritable and transferable and the transferor has a right to transfer the same. 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.

16. 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, Tahsil Nagpur (Rural). Facts and events material to search made by us and the documents placed before us of said land, the said property is now owned by Luxora Infrastructures Private Limited as stated hereinabove. No any other entry in available Index II records of the Sub Registrar of Assurances, Nagpur is found by us and the said land in our opinion is free from any encumbrances, charges, liens or any other claim affecting the title. The Title is Good, Valid, Clear and Salable.

(S. M. KHEDKAR)
ADVOCATE
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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, the Govt. of Maharashtra vide Notification dt.17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 has 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, AND;

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

05. That, the Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by the Luxora Infrastructures 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

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.

07. That presently 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.

08. 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 Infrastructures Private Limited applied for Letter of Intent dt. 04.02.2009 and further on 05.05.2010 to the Collector Nagpur.

09. 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.

10. That the said land is not under the Notified area of Meghdoot New Town nor it is covered under the notified area of Multi model International Passanger & Cargo Hub (MIHAN).

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11. We have satisfied that the property is heritable and transferable and the transferor has a right to transfer the same. 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.

12. 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, Tahsil Nagpur (Rural). Facts and events material to search made by us and the documents placed before us of said land, the said property is now owned by Luxora Infrastructures Private Limited as stated hereinabove. No any other entry in available Index II records of the Sub Registrar of Assurances, Nagpur is found by us and the said land in our opinion is free from any encumbrances, charges, liens or any other claim affecting the title. The Title is Good, Valid, Clear and Salable.

(S. M. KHEDKAR)
ADVOCATE
20.03.2013

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