CHALLAN
MTR Form Number-6

GRN MH015477967202223E	**BARCODE**	**Date** 17/02/2023-12:16:12	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Search Fee Other Items		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR		**Full Name**	DWIVEDI AND KHEDKAR ADVOCATES
Location NAGPUR			
Year 2022-2023 One Time		**Flat/Block No.**	SHRINIWAS CENTRAL AVENUE
Account Head Details	**Amount In Rs.**	**Premises/Buiiding**	
0030072201 SEARCH FEE	750.00	**Road/Street**	WARDHAMAN NAGAR
		Area/Locaiity	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	MZ PIPLA KH NO 97/1-2-3-4 ViSTA 3A TAHSIL NAGPUR RURAL DISTRICT NAGPUR
Total	750.00	**Amount in Words**	Seven Hundred Fifty Rupees Only

Payment Detaiis STATE BANK OF INDIA		**FOR USE IN RECEIVINO BANK**			
Cheque-DD Detaiis		Bank CIN	Ref. No.	00040572023021776779	CKW1905879
Cheque/DD No.		Bank Date	RBI Date	17/02/2023-12:24:18	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9373103103

NOTE:- This chaiian is vaiid for reason mentioned in Type of payment oniy. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागु नाही.

Print Date 17-02-2023 12:18:22

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 : 17/02/2023

FORMAT - A

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to proposed Residential Building project known as VISTA - 3A to be developed on portion of land admeasuring about 4933.67 Sq. Mtrs. owned by SAMSARA FUND ADVISORS PRIVATE LIMITED (out of Pocket No. R.1.2, in all admeasuring about 12693.978 Sq. Mtrs.) (small part of the sae is affected by D.P. Road) being portion of land of Kh. No. 97/1, 97/2, 97/3 and 97/4, in all jointly admeasuring about 52200.00 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 (here-in-after referred as the said Project "VISTA – 3A")

OWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

M/S. OWIVEOI & KHEOKAR ACVOCATES, NAGPOR
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 : msdkadvocates@gmail.com

I/We have investigated the title of the said land on the request of SAMSARA FUND ADVISORS PRIVATE LIMITED, a company registered under The Companies Act, 1956 bearing CIN : U74140MH2006PTC162693 and having its registered office at 401, Kshamalaya, 37 New Marine Lines, Mumbai MH 400020 and following documents i.e. :-

01. Description of the property.

ALL THAT piece and parcel of land admeasuring about 4933.67 Sq. Mtrs. (out of Pocket No. R.1.2, in all admeasuring about 12693.978 Sq. Mtrs.) being portion of land of Kh. No. 97/1, 97/2, 97/3 and 97/4, in all jointly admeasuring about 52200.00 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 and the proposed building project over the said portion of land.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur – 1 executed by Shri Nokhelal Chhotelal Jais in favour of Shri Khushal Raghunath Bhoyar eastern portion of the land admeasuring about 1.17 Hectares registered at Book No. Add.-1, Volume No. 147 at pages 72 to 79 at Sr. No. 2485 dt. 06.05.1989

(ii) Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur – 1 executed by Shri Nokhelal Chhotelal Jais in favour of Shri Ishwar Raghunath Bhoyar in respect of Middle portion of the land admeasuring about 1.17 Hectares registered at Book No. Add.-1, Volume No. 147 at Sr. No. 2483 dt. 06.05.1989

(iii) Sale Deed dt. 14.02.2007 registered with Sub Registrar, Nagpur – 10 at Book No. 1 at Sr. No. 665 dt. 14.02.2007 executed by Shri Khushal Raghunath Bhoyar and others in favour of Shri Navneet Shyamsunder Kothari.

(iv) Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 2788 dt. 15.05.2008 executed by Shri Navneet Shyamsunder Kothari in favour of Luxora Infrastructures Private Limited.

DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

(v) Power of Attorney dt. 07.09.2006 registered with Sub Registrar, Nagpur – 2 executed by Umardarazkhan Musayabkhan Pathan in favour of Shri Nitin Devidas Kirpane registered at Book No. 4 at Sr. No. 5034 dt. 07.09.2006.

(vi) Sale Deed dt. 31.12.2007 executed by Umardarazkhan Musayabkhan Pathan in favour of Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur – Rural at Book No. 1 at Sr. No. 155 dt. 07.01.2008.

(vii) Sale Deed dt. 15.05.2008 executed by Cadence Finance Company Private Limited in favour of Luxora Infrastructure Private Limited registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 2786 dt. 15.05.2008.

(viii) Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur – 1 executed by Shri Nokhelal Chhotelal Jais in favour of Shri Khushal Raghunath Bhoyar registered at Book No. Add.-1, Volume No. 147 at pages 72 to 79 at Sr. No. 2485 dt. 06.05.1989.

(ix) Sale Deed dt. 31.12.2007 executed by Umardarazkhan Musayabkhan Pathan in favour of Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur – Rural at Book No. 1 at Sr. No. 155 dt. 07.01.2008.

(x) Development Agreement dt. 14.02.2007 executed by Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Smt. Vacchalabai Sitaramji Raut, Smt. Kamlabai Kawaduji Thakre, Shri Devrao Gulabrao Bhoyar, Miss Sulochana Gulabrao Bhoyar, Smt. Sheela Naresh Gawande and Smt. Vimalbai Gulabrao Bhoyar in favour of Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur -10 (Rural) at Book No. 1 at Sr. No. 662 dt. 14.02.2007 and Power of Attorney dt. 14.02.2007 executed in favour of Shri Sanjay Dulichand Kothari registered with Sub- Register, Nagpur – 10 at Book No. 4 at Serial No. 663 dt. 14.02.2007.

(xi) Sale Deed dt. 18.02.2011 registered with Sub Register, Nagpur – 7 at Book No. 1 at Serial No. 1353 dt. 18.02.2011 in favour of Cadence Finance Company Private Limited.

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(xii) Sale Deed dt. 03.11.2014 registered with Sub Register, Nagpur – 7 at Book No. 1 at Serial No. 6348 dt. 03.11.2014 by Cadence Finance Company Private Limited in favour of Luxora Infrastructure Private Limited.

(xiii) Mortgage Deed dt. 22.03.2013 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 1592 dt. 22.03.2013. 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. 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 and 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. 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. Mortgage Deed dt. 03.05.2017 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3699 dt. 03.05.2017.

(xiv) Agreement For Sale dt. 12.10.2022 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 9291 dt. 12.10.2022 executed by Luxora Infrastructure Private Limited in favour of Samsara Fund Advisors Private Limited in respect of plotted land known as VISTA – 3A.

(xv) Building Plans sanctioned by the Collector, Nagpur through the Dy. Director, Town Planning, Nagpur

03. 7/12 issued by Patwari bearing Halka No. 38, vide Mutation dt. 05.06.2008 and 29.01.2015 vide Ferfar No. 1298 and 1962 resp.

04. Search report for more than 30 years from 1983 till 2023.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I/We am/are of the opinion that the title of SAMSARA FUND ADVISORS PRIVATE LIMITED having its registered office at 401, Kshamalaya, 37 New Marine Lines, Mumbai MH 400020 on the aforesaid land is good, valid and clear.

Owner of the land		
Kh. Survey No. 97/1+2+3+4	}	SAMSARA FUND
Mauza : PIPLA, P. H. No. 38	}	ADVISIORS
Tahsil : Nagpur (Rural)	}	PRIVATE
District : Nagpur	}	LIMITED

DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

Qualifying comments/ remarks if any

The Title of SAMSARA FUND ADVISORS PRIVATE LIMITED on the said land is good, valid, clear and markatable.

03. The report reflecting the flow of the title of SAMSARA FUND ADVISORS PRIVATE LIMITED, on the said land is enclosed herewith as Annexure.

Encl : Annexure
Date: 17.02.2023

Adv. Sandeep M. Khedkar

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

FORMAT - A
(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

1)	7 /12 extract / P.R. Card as on date of application for registration.	
2)	Mutation Entry dt. 05.06.2008 and 29.01.2015 vide Ferfar No. 1298 and 1962 resp.	
3)	Search report for 30 years from Taken from Sub-Registrar' office at Nagpur	
4)	Any other relevant title.	As annexed here-in
5)	Litigations if any.	Nil

Date: 17.1.2023

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

Adv. Sandeep M. Khedkar

ANNEXURE To Format - A

Flow Of The Title Of The Said Land (30 Years)

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.

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 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 in respect of Kh. Survey Gat Nos. 48/2, 50, 51, 56/2, 63/1, 63/2, 63/3, 64/1, 64/2, 65/2, 65/4, 65/5, 66/1, 66/2, 67, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/2, 80/3, 81/1, 81/2, 81/2/1, 81/2/2, 81/2/3, 81/2/4, 81/2/5, 81/2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86/B-1/1 & 86/B-1/2, 86/B-2, 87, 88/1/1, 88/1/2, 88/1/3, 88/1/4, 90/1, 90/2, 91, 92, 93, 94, 95/A, 95/B, 96/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 97/4, 98, 99/1, 99/2, 100/2, 101/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 109/3, 110/1 (110/5 new), 110/2 (110/4 new)) being area of Special Township Project known as Ensaara Metro Park 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.

M/S DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

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.

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.

M/S. DWIVEDI & KHEDKAR ADVOCATES ★ WARDHANAN NAGAR NAGPUR

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. 97/1/2/3/4, the portion of land admeasuring about 12693.978 Sq. Mtrs. is demarcated as Pocket No. R-1.2 on the North-West portion of the entire land owned by the Luxora Infrastructure Private Limited.

12. That, earlier Luxora Infrastructure Private Limited proposed / prepared three projects known (i) Vista–3A on the part of land of 4933.67 Sq. Mtrs. on the Portion (Plotable project) having Rera Registration No. P505000032662, (ii) Vista–3B on the part of land of 3558.31 Sq. Mtrs. on the Middle Portion (building project) having Rera Registration No. P50500003509 and (iii) Vista–3C on the part of land of 4206.31 Sq. Mtrs. on the Eastern Portion (Building project) having Rera Registration No. P50500007884.

13. That the plotted development Project known as VISTA–3A has been agreed to sell to Samsara Fund Advisors Private Limited having its registered office at 401, Kshamalaya, 37 New Marine Lines, Mumbai MH 400020, by Agreement For Sale dt. 12.10.2022 for a valuable consideration and the same was registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 9291 dt. 12.10.2022 with certain terms and conditions and the consideration is deposited with Bank of Baroda as per NOC.

14. That after agreement the terms of condition of plotted development comes to end. That the owner has got the sanction of the proposed Building Plans of the buildings has been sanctioned by the Collector, Nagpur through the Dy. Director, Town Planning, Nagpur.

14. 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.

M.S. DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

15. 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 Metropolitan Region Development Authority as the Special Planning Authority 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 Passanger & Cargo Hub (MIHAN).

16. (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.

M/S DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

17. That Luxora Infrastructure Private Limited on obtaining necessary No Objections from B.O.B. and I.F.C.I. agreed to sell residential premises in the said Project in favour of the prospective buyers.

18. 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.

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

The details of the Hierarchy and Title History mentioned/enclosed here-under in respect of Kh. No. 97/1+2+3+4 is forming part of this Report.

20. 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.

21. The relevant document of titles are genuine. We have verified and tailied the documents and papers placed before us from the records of Registrar of Assurances, Nagpur, Patwari bearing Halka No. 38/A, Tahsil Nagpur (Rural) and also from website https://igrmaharashtra.gov.in/ and https://freesearchigrservice.maharashtra.gov.in/ 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 being plotable land of 4933.67 Sq. Mtrs. known as VISTA – 3A is now owned by SAMSARA FUND ADVISORS PRIVATE LIMITED as stated hereinabove.

(S. M. KHEDKAR)
ADVOCATE

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO. 97/1

01. Originally the entire Field Kh. No. 104 (Old) admeasuring about 2.79 Hectares was owned by Sayyed Hamid Ali Mir Akbar Ali. Said Sayyed Hamid Ali Mir Akbar Ali sold the said entire land to Shri Nokhelal Chhotelal Jais by Sale Deed.

02. That, under the re-survey and re-measurement of the said lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said Field Survey Number has been given as New Survey No. 97/1.

03. That, Shri Nokhelal Chhotelal Jais sold the eastern portion of the said land admeasuring about 1.17 Hectares out of the said entire Field Kh. No. 97/1 to Shri Khushal Raghunath Bhoyar by Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur – 1 at Book No. Add.-1, Volume No. 147 at pages 72 to 79 at Sr. No. 2485 dt. 06.05.1989 and the name of Shri Khushal Raghunath Bhoyar was mutated in revenue records as the owner of the said land which was renumbered as Kh. No. 97/3 vide Ferfar No. 107 dt. 05.07.1989.

04. That, Shri Nokhelal Chhotelal Jais sold the middle portion of the said land admeasuring about 1.17 Hectares out of the said entire Field Kh. No. 97/1 to Shri Ishwar Raghunath Bhoyar by Sale Deed dt. 04.05.1989 registered with Sub Registrar, Nagpur – 1 at Book No. Add.-1, Volume No. 147 at Sr. No. 2483 dt. 06.05.1989 and the name of Shri Ishwar Raghunath Bhoyar was mutated in revenue records as as the owner of the said land which was renumbered as Kh. No. 97/4 vide Ferfar No. 108 dt. 05.07.1989

05. That, Shri Khushal Raghunath Bhoyar alongwith other Family members Shri Devrao Gulabrao Bhoyar Sheela Naresh Gawande Sulochana Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar, Kamlabai Kawaduji Thakre and Vatsalabai Raghunathrao Raut and owner of Field Survey No. 97/4 Shri Ishwar Raghunath Bhoyar filed returns u/s 6(2) of ULC Act, 1976 and accordingly appropriate Authority ULC Nagpur passed Order u/s 8(4) of the said act on 04.03.2005 declaring 12000+ 360 Sq. Mtrs. as retainable land out of the Total land of 44300 Sq. Mtrs. of field Kh. No. 97/3 and 97/4, 88/1 and 189 owned by the co-owners family members in all in the Urban Agglomeration and declared the remaining land admeasuring about 31940 Sq. Mtrs as a surplus vacant land after giving shares of 8 other family members in the said land.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

06. That, Shri Khushal Raghunath Bhoyar alongwith other Family members Shri Devrao Gulabrao Bhoyar Sheela Naresh Gawande Sulochana Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar, sold their share in the said land admeasuring about 0.45 Hectares to Shri Navneet Shyamsunder Kothari by Sale Deed 14.02.2007 registered with Sub Registrar, Nagpur – 10 at Book No. 1, Sr. No. 665 dt. 14.02.2007and the name of Shri Navneet Shyamsunder Kothari was mutated in revenue records as the owner of the said land admeasuring about 0.45 Hectares vide Ferfar No. 912 dt. 30.05.2007.

07. 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.

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KH. NO. 97/2

01. Originally out of the entire Field Kh. No. 95/2 (old) owned by Madhukar, Hari and Tulsabai as per 1954-55 Jamabandi Record. The portion admeasuring about 2.43 Hectares was sold by them to Shri Nokhelal Chhotelal Jais and the said Portion is renumbered as 95/3. Thereafter Nokhelal Jais sold the entire Kh. No. 95/3 admeasuring about 2.43 Hectares to Umardarazkhan Musayabkhan Pathan by Sale Deed dt. 09.05.1980

02. 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 have been given as New Survey No. 97/2

03. That, said Umardarazkhan Musayabkhan Pathan has entered into an Agreement to sell dt. 31.12.2006 in respect of said land with Devidas Govindrao Kirpane and Shri Nitin Devidas Kirpane and thereafter has executed a Registered Power of Attorney in favour of one of said Purchaser Shri Nitin Devidas Kirpane on 07.09.2006 registered with Sub Registrar, Nagpur – 2 at Book No. 4 at Sr. No. 5034 dt. 07.09.2006 giving him all authority and rights in respect of the said land.

04. That, said Umardarazkhan Musayabkhan Pathan personally sold the said land to Cadence Finance Company Privet Limited with other lands bearing (i) Kh. No. 97/2, admeasuring about 2.43 Hectares, (ii) Kh. Survey No. 100/2, admeasuring about 0.30 Hectares and (iii) Kh. Survey No. 102, admeasuring about 2.00 Hectares jointly by a single Sale Deed dt. 31.12.2007 to Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur – Rural at Book No. 1 at Sr. No. 155 dt. 07.01.2008 and name of Cadence Finance Company Private Limited was mutated in revenue records vide Ferfar No. 1106 dt. 22.01.2008.

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05. That Cadence Finance Company 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. 2786 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. 1295 dt. 05.06.2008.

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KH. NO. 97/3 & KH. NO. 97/4

01. Originally the said entire Field Kh. No. 104 (Old) admeasuring about 2.79 Hectares was owned by Sayyed Hamid Ali Mir Akbar Ali .Said Sayyed Hamid Ali Mir Akbar Ali sold the said entire land to Shri Nokhelal Chhotelal Jais by Sale Deed.

02. That under the re-survey and re-measurement of the said lands carried out by the Govt. in the year 1979-80 under the Consolidation and Fragmentation, the said Field Survey Number has been given as New Survey No. 97/1.

03. That, Shri Nokhelal Chhotelal Jais sold the eastern portion of the said land admeasuring about 1.17 Hectares out of the said entire Field Kh. No. 97/1 to Shri Khushal Raghunath Bhoyar by Sale Deed dt. 04.05.1989 registered with Joint Sub Registrar, Nagpur – 1 at Book No. Add.-1, Volume No. 147 at pages 72 to 79 at Sr. No. 2485 dt. 06.05.1989 and the name of Shri Khushal Raghunath Bhoyar was mutated in revenue records as the owner of the said land which was renumbered as Kh. No. 97/3 vide Ferfar No. 107 dt. 05.07.1989.

04. That Shri Khushal Raghunath Bhoyar alongwith other Family members Shri Devrao Gulabrao Bhoyar Sheela Naresh Gawande Sulochana Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar, Kamlabai Kawaduji Thakre and Vatsalabai Raghunathrao Raut and owner of Field Survey No. 97/4 Shri Ishwar Raghunath Bhoyar Filed returns u/s 6(2) of ULC Act, 1976 and accordingly appropriate Authority ULC Nagpur passed Order u/s 8(4) of the said act on 04.03.2005 declaring 12000+ 360 Sq. Mtrs. as retainable land out of the Total land of 44300 Sq. Mtrs.of Field Kh. No. 97/3 and 97/4, 88/1 and 189 owned by the co-owners family members in all in the Urban Agglomeration and declared the remaining land admeasuring about 31940 Sq. Mtrs as a surplus vacant land after giving shares of 8 other family members in the said land.

05. That, the said co-owners applied before the appropriate Authority Nagpur for sanction of T. D. Scheme for the said entire surplus as well as retainable land declared by ULC in it's order dt. 04.03.2005. The appropriate Authority sanctioned the T.D. Scheme for the said entire land of 97/3, 97/4, 88/1 and 189 by it's Provisional Order dt.21.11.2005 in ULC Case No. ATP/ULC/TD(603)/2005/1441.

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05. That, the said co-owners applied before the appropriate Authority Nagpur for sanction of T. D. Scheme for the said entire surplus as well as retainable land declared by ULC in it's order dt. 04.03.2005. The appropriate Authority sanctioned the T.D. Scheme for the said entire land of 97/3, 97/4, 88/1 and 189 by it's Provisional Order dt.21.11.2005 in ULC Case No. ATP/ULC/TD(603)/2005/1441.

06. That, the said co-owners on the basis of their earlier application for converting the use of their said Agricultural land into non agricultural residential use got the said entire land of 97/3 and 94 admeasuring about 2.34 Hectares i.e. 23400 Sq. Mtrs. into non Agricultural Residential use vide Order of Hon'ble Collector Nagpur dt. 23.03.2006 in Revenue Case No. 399/NAP-34/2005-2006. Thereafter appropriate Authority ULC gave a Final Sanction to the said T.D. Scheme in respect of the said land by it's Order dt. 25.09.2006 in ULC Case No. ATP/ULC/1918/2006.

07. Shri Ishwar Raghunath Bhoyar, Shri Khushal Raghunath Bhoyar, Smt. Vacchalabai Sitaramji Raut, Smt. Kamlabai Kawaduji Thakre, Shri Devrao Gulabrao Bhoyar, Miss Sulochana Gulabrao Bhoyar, Smt. Sheela Naresh Gawande and Smt. Vimalbai Gulabrao Bhoyar entered into an Agreement of Development dt. 14.02.2007 in respect of Kh. Survey No. 97/3 and Kh. Survey No. 97/4 in respect of retainable land of 3000 Sq. Mtrs . and 20400 Sq. Mtrs. of surplus declared land with Cadence Finance Company Private Limited registered with Sub Registrar, Nagpur -10 (Rural) at Book No. 1 at Sr. No. 662 dt. 14.02.2007 and entrusted all the powers related to the said lands to Shri Sanjay Dulichand Kothari by Power of Attorney dt. 14.02.2007 registered with Sub- Register, Nagpur – 10 at Book No. 4 at Serial No. 663, Dated 14.02.2007 to develop said land into residential Layout and thereafter to sell various plots, tenements etc to prospective interested buyers any co-operative Society or Developer.

08. That thereafter the said land owners through Power of Attorney Holder executed the Sale Deed of the said Kh. No. 97/3 and 97/4 in favour of Cadence Finance Company Private Limited by Sale Deed dt. 18.02.2011 registered with Sub Register, Nagpur – 7 at Book No. 1 at Serial No. 1353 dt. 18.02.2011 and the name of Cadence Finance Company Private Limited was mutated in revenue records as the owners of the said lands vide Ferfar No. 1625 dt. 03.03.2011.

09. That Cadence Finance Company Private Limited further transferred the said lands and executed the Sale Deed of the said Kh. No. 97/3 and 97/4 in favour of Luxora Infrastructure Private Limited by Sale Deed dt. 03.11.2014 registered with Sub Register, Nagpur – 7 at Book No. 1 at Serial No. 6348 dt. 03.11.2014 and the name of Luxora Infrastructure was mutated in revenue records as the owner of the said lands vide Ferfar No. 1962 dt. 29.01.2015.

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