Township Regulations or its amendments, if any, which is not included hereunder, such provision, obligation or condition shall be deemed to be incorporated in this Agreement to the extent that such provision, obligation or condition is consistant herewith.

10.3 No Grant, Demise or Assignment

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, transfer, demise or assignment in law of the Ensaara Property or any part thereof in favour of the Allottee save and except the exclusive right to use, occupy and possess the Unit Land on leasehold basis and the right construct the Proposed Structure thereon as provided herein. The Allottee shall have no individual claim in all common areas and amenities including all open spaces, common terraces, parapet walls, external walls of all buildings in Ensaara Project, lobbies, staircases, lifts, passages, recreation spaces and the same will remain at all times the property of the Promoter until transfer thereof to the Apex Body and/or the Body Corporate/s, as the case may be and thereafter the Apex Body and/or the Body Corporate/s or urban local body shall hold Ensaara Project and all the common areas and amenities pertaining thereto, expressly subject to the rights, interests and benefits of the Promoter under this Agreement.

10.4 Waiver

Any delay tolerance or indulgence shown by the Promoter in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance or giving of time to the Allottee by the Promoter, shall not be treated / construed as a waiver on the part of the Promoter of any subsequent breach, violation, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement by the Allottee, nor shall the same in any manner prejudice the rights of the Promoter. Any waiver given by the Promoter shall be in writing.

10.5 Governing Law and Jurisdiction

This Agreement shall be governed and construed in accordance with the laws of India. The courts of Nagpur shall be entitled to entertain and try any dispute or matter relating to or arising out of this Agreement.

10.6 Dispute Resolution

10.6.1 The Allottee and the Promoter shall make every effort to resolve amicably, by direct informal negotiation between the Allottee and the Promoter, any disagreement or dispute arising between them under or in connection with the Agreement.

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10.6.2 Failing any resolution by the informal negotiations, all questions, disputes or differences arising under and out of, or in connection with the Agreement shall be referred to arbitration by a sole Arbitrator: acceptable to both the parties OR the number of arbitrators shall be three, with each Party to the dispute being entitled to appoint one arbitrator each. The two arbitrators appointed by the Parties shall appoint a third arbitrator. The award of the Arbitrator shall be final and binding on the parties. The Arbitration and Conciliation Act, 1996 or any statutory modification thereof shall apply to the arbitration proceedings and the venue of the arbitration shall be Nagpur. The language of arbitration shall be English.

10.7 Assignment

The Allottee shall not be entitled to assign its benefits under this Agreement without the prior written approval of the Promoter.

10.8 Amendments

No change or modification or amendment of this Agreement is valid unless the same shall be in writing and signed by both Parties.

10.9 Severability

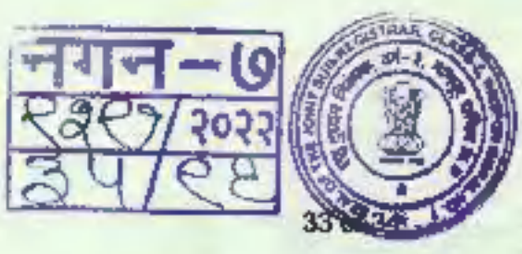
If any provision of this Agreement will be held to be illegal, void, invalid or unenforceable under the laws of any jurisdiction, the legality, validity and enforceability of the remainder of this Agreement in that jurisdiction will not be affected, and the legality, validity and enforceability of the whole of this Agreement in any other jurisdiction will not be affected. Notwithstanding the above in the event of any such deletion, the Parties shall negotiate in good faith in order to agree to the terms of a mutually acceptable and satisfactory alternative provision in place of the provision so deleted. Provided that in the event such statute, regulation, court order or other action frustrates the economic assumptions of this Agreement or renders performance impossible, the Party affected thereby shall have the right to terminate this Agreement with no recourse of right to the claim of any amounts that may have been spent until then.

10.10 Further Assurances

Each Party must use its best efforts to do all things necessary or desirable to give full effect to this Agreement.

10.11 Stamp Duty and Other Costs

i) The Allottee alone shall pay the entire stamp duty and registration fees/charges payable on and in respect of this Agreement and all incidental/related deeds, documents, instruments and writings, if any as per the prevailing law.



10.12 Adherence by the Allottee

The Allottee is aware and understands that the Promoter has entered into this transaction and granted to the Allottee the exclusive right to use, possess and occupy the Unit Land on leasehold basis and to construct the Proposed Structure thereon relying solely on the Allottee agreeing, undertaking and covenanting to strictly observe, perform, fulfil and comply with all the terms, conditions, covenants, stipulations, obligations and provisions contained in this Agreement.

10.13 Counterparts

This Agreement may be executed in any number of counterparts, which will together constitute one Agreement.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Ensaara Property)

All those pieces and parcels of lands comprising 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, 55/5, 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) together admeasuring about 115.00 Hectares known as Ensaara Property in Village: Mouza Pipla, P. H. No. 38, Tahsil Nagpur (Gramin) District: Nagpur and the said entire lands having Special Township Scheme known as "**Ensaara Metropark**".

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IN WITNESS WHEREOF, the Parties hereto have caused this Deed to be executed on the day and year first hereinabove written and in the manner hereinafter mentioned.

SIGNED, AND DELIVERED)
by the within named "**Promoter**")
LUXORA INFRASTRUCTURE PRIVATE LIMITED)
by the hand of, **Mr. TARUN HUNDALANI,**)
DIRECTOR authorized vide Board Resolution dated))
09th March 2019)



In the presence of: Mr. Sarvesh J. Kalantri)
)
)
)



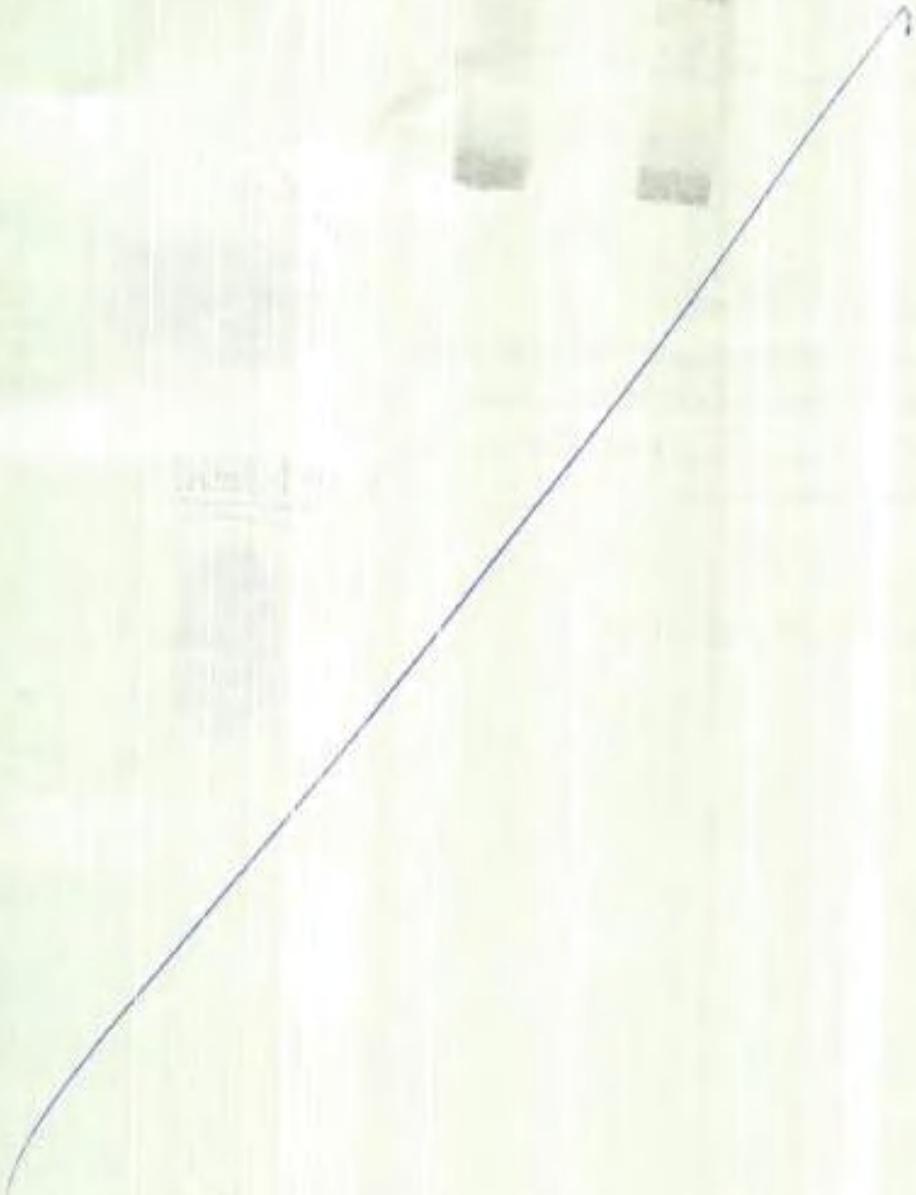
SIGNED, AND DELIVERED)
by the within named "**Allottee**" **SAMSARA FUND**)
ADVISORS PRIVATE LIMITED by the hand of,
Mr. Jigar H. Joshi, **DIRECTOR** authorized)
vide Board Resolution dated 16 Sept. 2022)

J.H. Joshi



In the presence of: Adv. S.M. Kadrekar)
)
)
)

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ANNEXURE A

1. Consideration Value

The total Consideration Value of the unit purchased is **Rs.5,00,00,000/-** (Rupees: Five Crore Only) which is exclusive of any Charges, Deposits, Duties and Taxes as mentioned below.

2. Payments Received

The total payment received till date is **Rs.24,75,000/- (Rupees: Twenty Four Lakh Seventy Five Thousand Only)** as per details mentioned below:

Payment Mode	Instrument No	Instrument Date	Bank Name	Amount received towards CV
RTGS	HDFCR52022052069661008	20/05/2022	HDFC Bank	24,75,000

Note: The above acknowledgement of payments is subject to realization of the cheque/s. Kindly refer to the payment receipt/s for detailed breakup of Consideration Value and relevant taxes.

3. Details of Allottee/s

Allottee/s

Title	Customer Name / Company Name	Pan No	Address
M/s	Samsara Fund Advisors Private Limited	AAKCS0236J	301, KSHAMALAYA, 37 NEW MARINE LINES, MUMBAI 400020

Co-Applicant Details

Title	Co-Applicant Name / Company Name	Pan No	Address

Contact Person

Contact Name	Phone No.	Email Id
Mr. Jigar haresh Joshi	9920631032	

4. Project Land Details

Unit Land Area in sq m approx	4933.67
Unit Land	All those pieces and parcels of lands bearing survey Kh. No. 97/1/2/3/4 in Village Pipla, Tahsil Nagpur (Gramin) District: Nagpur,400034 demarcated in red in Annexure C, which are part of Vista 3A plot
Unit Land Boundary (North)	Kh. No. 99/1/2
Unit Land Boundary (East)	Vista 3B
Unit Land Boundary (South)	Kh. No. 81 pt.
Unit Land Boundary (West)	Proposed Vista 2
RERA Registration No	P50500032662
Promoters Project Bank Account	Luxora Infrastructure Private Limited Master RERA escrow 03940200002951 held with Bank of Baroda, Gamdevi Branch, Mumbai)
Neighbourhood Club and Access	To be constructed on plot No A1.7. Access to be shared with allottees of several Balance Projects

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नगन-७ ६२९७/२०२२ ३९/९९

5. Possession Date of Unit Land

We are providing possession of the Unit Land, with road access, access to electrical and water connection as on the date hereof.

6. Duties and Taxes

Stamp Duty	As per Maharashtra Stamp Act
Registration	@ 1% of Consideration Value upto maximum of Rs 30,000
GST	At prevailing rates

Note: *Any other statutory duties and taxes are payable by the customer at the actual rates at the time of registration and as per applicable law.*

7. Charges and Deposits per allottee of Proposed Structure

Body Corporate/Layout Society Share Application Money	Rs 350 per project allottee for Body corporate; Layout to be decided
Club House Charges	To be agreed with Allottee
Metropark Corpus + Sinking Fund	Rs 25 psf of usable carpet area per project allottee for Metropark Corpus and Rs 25 psf of usable carpet area per project allottee for Metropark Sinking Fund

Notes:

1. *Interest will be levied on delayed payments of any kind @ SBIMCLR +2% per annum., or as per applicable law*
2. *All cheques to be issued in favour of Lucora Infrastructure Private Limited Master RERA Escrow 039402000002951 only.*
3. *Project Land cancellation charges as applicable.*
4. *Stamp duty, registration charges, and applicable taxes are payable by the customer at the actual rates at the time of registration and as per applicable law. GST, if applicable, will be payable on pro rata basis on each of the above milestone collections.*
5. *The Layout Maintenance Charge and Ensaara Metropark Maintenance Charge for the Project Land/Metropark shall be decided by the Promoter/Body Corporate/Apex Body (as applicable) and will be based on Total Usable Carpet Area units in proposed structure. The current estimated monthly Ensaara Metropark Maintenance Charge is Rs 2.5 per square foot (Rs 26.91 per square metre) on Total Usable Area of proposed structure.*
6. *Layout/Body Corporate Society Share Application Money charges and Layout/Body Corporate Sinking Fund will be payable at the time of intimation of Possession of the units to customers.*
7. *Club Charges refer to the Project allottees access to, and use of, the specific Neighbourhood Club as mentioned above.*

8. Layout Common Amenities and Facilities

The following are the Layout Common Areas and Facilities that the Project shall be sharing with the other projects/buildings within the Layout i.e. Vista 3C and 3B

A) Car Parking – total of one third of the car parking spaces to be shared throughout the Layout
B) Entrance gate
C) Security Guards, cameras etc
D) Common landscaping
E) Common Compound wal
F) Internal Roads within the Layout
G) Electrical Transformer

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१२२९/२०२२
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ANNEXURE B

List of Key Approvals

In compliance with the Township Regulations, the Vendor has, in respect of the Ensaara Property, obtained from the Government acting through the Honourable Collector, Nagpur, the following:

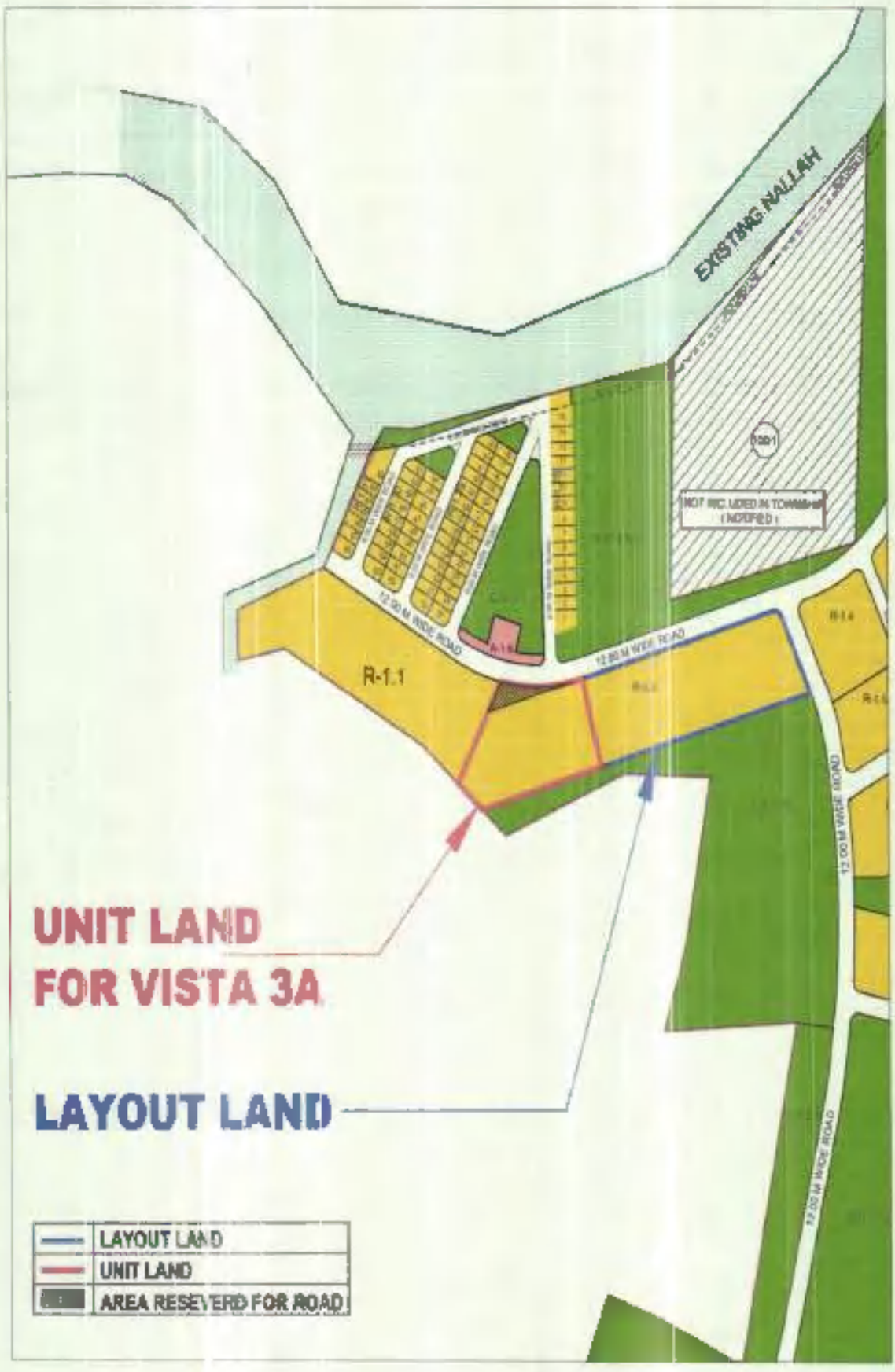
(a) Locational Clearance by two notifications bearing No. TPS/2407/ 2045/CR233/07/UD-9 dated 29 February 2008 and bearing No. TFS/2407/2045/CR-233/07/UD-9 dated 4 December 2008. Thereafter the Government was pleased to renew the Locational Clearances obtained, upon an application made in that respect by the Vendor, by its Letter bearing no. TPS/2407/2045/CR-233/07/UD-9 dated 16 April 2010 and Letter bearing No. TPS/2407/2045/CR-233/07/UD-9 dated 28 March 2011.

(b) Letter of Intent bearing no.1029/2011 dated 27 May 2011.

(c) The approval of the master layout plan for Ensaara Metropark order bearing no. 630/2013 dated 17 May 2013, and subsequent amendments to it, including the most recent dated 11 August 2017

ANNEXURE C

Layout Land, Project Plan



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ANNEXURE Q

RERA Registration Certificate

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P50500032662**

Project: ***Vista 3A*** , *Plot Bearing / CTS / Survey / Final Plot No.:* ***Khasra No 97/1/2/3/4/ pt at Pipla, Nagpur (Rural), Nagpur, 440034.***

1. **Lukora Infrastructure Private Limited** having its registered office / principal place of business at *Tehsil:* ***Kurla,*** *District:* ***Mumbai Suburban,*** *Pin:* ***400080.***
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **17/01/2022** and ending with **31/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:17-01-2022 14:47:32

Dated: **17/01/2022**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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ANNEXURE E

Title Certificate

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 : 13/12/2021

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

PROJECT NAME : VISTA – 3A,
KH. NO. 97/1+2+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 Plotable Project known as VISTA - 3A to be developed on portion of land admeasuring about 4929.058 Sq. Mtrs. (out of Pocket No. R.1.2, in all admeasuring about 12633.978 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. Our findings are as under :

01. That, the Govt. of Maharashtra vide Notification dt. 17.02.2005 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 - 2787386 Fax : 0712 - 2787409
Sadar Office : FF-10, Fourth Floor, Girish Heights, L.I.C. Square, Kamptee Road, Nagpur. Ph.: 0712 - 2558018
E-mail : mailadvocates@gmail.com

Vista - 3A

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CHALLAN
MTR Form Number-6

GRN	MH004006948201718E	BARCODE		Date	29/07/2017-17:42:25	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Search Fee Other Items			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	NGPT_JT NAGPUR NO 7 SUB REGISTRAR			Full Name	DIWIVEDI AND KHEDKAR ADVOCATES		
Location	NAGPUR						
Year	2017-2018 One Time			Flat/Block No.	WARDHAMAN NAGAR		
Account Head Details		Amount in Rs.		Premises/Building			
0030072001	SEARCH FEE	1400.00		Road/Street	NAGPUR		
				Area/Locality	NAGPUR		
				Town/City/District			
				PIN	4	4	0 0 0 8
				Remarks (If Any)			
				CONSOLIDATED FEES KH NO 42 93 90 95 96 97 MZ PIPLA NAGPUR			
				RURAL FROM YR 2014 TO 2017			
				Amount in Words	One Thousand Four Hundred Rupees Only		
Total		1,400.00					

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572017072907600	CKD1581602
Cheque/DD No.		Bank Date	RBI Date	29/07/2017-17:43:30	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No.	Date	Not Verified with Scroll	

Mobile No. 9373103103

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

Print Date 29-07-2017 05:43:31

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SEAL OF THE JOINT SUB-REGISTRAR, CLASS-2, NAGPUR

CHALLAN
MTR Form Number-6

GRN	MH010048702021201E	BAR CODE		Date	13/12/2021-16:08:26	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	2021-2022 One Time	Flat/Block No, Premises/Building	SHRINIWAS WARDHAMAN SQ
Account Head Details	Amount In Rs.	Road/Street	CENTRAL AVENUE
0030072201 SEARCH FEE	100.00	Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 6
		Remarks (If Any)	MZ PIPLA NAGPUR RURAL ENSAARA METRO PARK KH NO 97 VISTA
Total	100.00	Amount In Words	One Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040072021121209116	CKS2245240
Cheque/DD No.		Bank Date	RBI Date	13/12/2021-16:24:10	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 challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
वरील कारण "वरील प्रमाणे नोंद" करीता वापर केल्यास सदरचे चलन वैध धरले जाणार नाही. इतर कारणासाठी किंवा नोंदणी न केलेल्या दस्तासाठी चलन वैध नाही.

Print Date 13-12-2021 04:10:05



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.

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.

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ADVOCATE MAHADUR-VARDHAMAN NAGAR, NAGPUR

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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 Ensiara 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.

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. 18.08.2017 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, Luxora Infrastructure Private Limited proposed / prepared three projects known (i) Vista-3A on the part of land of 4929.053 Sq. Mtrs. on the Western Portion (Plotable project), (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.

Contd.../// 04 //

13. That the building Projects known as VISTA–3B and VISTA – 3C are under the construction as per the Building Plans of the said buildings has been sanctioned by the Collector, Nagpur through the Dy. Director, Town Planning, Nagpur. The Developer / Promoter Luxora Infrastructure Private Limited have executed and registered various Agreement for Sale in respect of the constructed Units in the building known as Vista-3B and Vista – 3C in favour of the buyers.

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.

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.

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नगन – ७
२२९ / २०२२
४१/२३

(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. 3286 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.

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 building Project in favour of the prospective buyers as per list enclosed herewith.

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. Nn. 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.

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नागपूर-७
२२९/२०२२
५१/१६

20. 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 being plotable land of 4929.058 Sq. Mtrs. known as VISTA – 3A 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.

(S. M. KHEDKAR)
ADVOCATE
13/12/2021

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नगन – ७
२२१/२०२२
५१/९९

HEIRARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO. 97/1

01. Originally the entire Field Kh. No. 104 (Old) admeasuring about 3.19 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 Jain 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 Jain 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 Jain 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 Subhshini Gulab Bhoyar and Smt. Vimlabai Gulabrao Bhoyar, Kamlabai Kawadgi 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. Mts. 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 9 other family members in the said land.

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नगन-७
R३२९/२०२२
५३/१६

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.

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 Umarderazkhan 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 Umarderazkhan Musayabkhan Pathan has entered into an Agreement to sell dt. 31.12.2006 in respect of said land with Devidas Gowindrao 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 Umarderazkhan 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.

Contd...// 09 //

नगन – ७
२४२१/२०२२
पृ३/१६

01. That Cadence Finance Company Private Limited after taking necessary resolution sold the said land alongwith other lands held by it to Lotaara 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 Lotara Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1295 dt. 15.06.2308

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

02. Originally the said entire Field Kh. No. 104 (Old) admeasuring about 1.79 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 alias Chhotelal Jais by Sale Deed.

03. 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.

04. 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 - I at Book No. Addl.-I, 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.

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 Kawadgi Thakre and Vatsalabai Raghurabhrao 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 12900+ 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.

06. That, the said co-owners applied before the appropriate Authority Nagpur for sanction of T. P. 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.P. 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.

Contd...// 10 //

नगन – ७
२२९१/२०२२
५४/२६

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 afd 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.

KHEDKAR ASSOCIATES
SADAR-
RAMAN
NAGAR,
NAGPUR

Vista - 1A

नगन-७
२४९१/२०२२
५५/९६

ANNEXURE F

Copy of Property Card and the Village Forms VII/XII



महाभूमि

मालमत्ता पत्रक (सर्वसाधारण अभिलेखांचा प्रकार)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (तपासणी आणि दुरुस्ती) नियम १९७१ यातील नियम ३,५,६ व्यतिरिक्त]

तालुका :- मिरज (५३०५६९) जमाबंदी :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

पुनर्मापन झालेला व झालेविना	५.८१					
पुनर्मापन पद्धती	मोजणीदारांचा नकाशा - १					मोजणी स्थानीय पक्षा :
क्षेत्र, एकक व आकारणी	खाता क्र.	मोजणीदार तपशील पक्षा	क्षेत्र	आकार	पो.ख.	खुले, एकक व इतर अधिकार
जोडणी एकक हे आर चौ.मी	१४६	मालमत्ता उपलब्ध क्र दि	० ४१.२०	१.४२	(१.२८)	मुळाचे पक्षा क्र खाते
अ) तात्पुरता क्षेत्र सेटलमेंट ० ४१.२० जमाबंदी - एकूण जो. क्षेत्र ० ४१.२०						ईतर अधिकार इतर मा. मामलेदार तहसील आणे कोर्ट मा. मा. पो. क्र. ३ आर. वि. दुरु. ६४८/२००४-०५ प्रमाणे आदेश नि.३०/८/०५ पो.क्र.६४९ वि.२७/५/०५ (६४९) इतर जोगबजवा पतसंस्थेकडील बोजापत्रक (१२९८) खरेदी प्रमाणपत्र पो.क्र.१२५६ वि.५/६/२००८ (१२५६) इतर बँक ऑफ महाराष्ट्र शाखा मालमत्ती पुर्वत्र या मैत्री एकूण मागणी रु. ८५,००,००,०००/- सोटी व. सेक्शन न्यायालय मालमत्ता दिलेली. पो.क्र.१८१९ दि.०३/०८/२०१३ (१८१९)
एकूण क्षेत्र (हे.आर) ० ४१.२०						
आकारणी १.४२						प्रलंबित फेरफार : नाही.
कुळाची किंवा मोठीची आकारणी						शेवटचा फेरफार क्रमांक : २७२८ दिनांक २१/१२/२०१७
खुले फेरफार क्र : (२७२८) (२७२८)						शेरा आणि पुनरावलोकन टिप्पणे

हा उतारा डिजिटल स्वाक्षरी प्रमाणपत्र क्रमांक [illegible] रोजी डिजिटल साधनाने तयार केलेला आहे. तिसऱ्याची सही. शिक्क्याची आवश्यकता नाही.

सूचना: तारीख [illegible] पासून पाच वर्षांच्या आत तारीख डिजिटल साधनी डीएस दाखिल अभिलेखी [illegible] ई-फेरफार अधिनियम अंमलबजावणी [illegible] पासून ऑनलाईन फेरफार [illegible] पी.ए.पी. १२ मे पी.आर.ओ नोंदविले ऐच्छिक [illegible] आणि [illegible] पासून अंमलबजावणी [illegible] ई-फेरफार [illegible] पासून पुढील फेरफार [illegible]

[illegible] : https://bhulekh.mahabhumi.gov.in/ [illegible] महाभूमि अभिलेख [illegible]

पृष्ठ क्र. १/२

Dated Copy



गाव नमुना बारा (विक्रीची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अधिनियम कलम ७ व खुलिसाविक होणारे) नियम ९१(१) व(ब) नियम २५]

गाव :- सिरसाद (५३५८९९) तालुका :- गागापूर (ग्रामीण) जिल्हा :- गागापूर

मुलाकत क्षेत्राचा व खातेनिहाय ७८/१

			विक्रीव्यतिरीक्त बोजाचा तपशील									स्थानकहीलाही पुनरावलोकन अधिकारांची तपशील		जाब विक्रीपत्राचे खातेदार	शेरा
			निषेध शिक्षाव्यतिरीक्त बोजा						निर्बंध विक्रीव्यतिरीक्त बोजा						
						पटक्या दिवशी व प्रस्तावसमाप्तीचा बोजा									
वर्ष	हंगाम	खाली क्षेत्रफळ				विक्रीचे नाव	पट्टा लिखित	बक्षीस लिखित	विक्रीचे नाव	खाण लिखित	बक्षीस लिखित	गावाचा	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							[illegible]	[illegible]		[illegible]	[illegible]		[illegible]		
२०८९-९२	खरीप											कलई मध	०.३१००		

टीप :- १ - निबंधकाचे सहीचा क्रमांक, २ - खाण लिखित, ३ - बक्षीस लिखित

ई महा भूमि

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हा ७/१२ उतारा दि.०३/१२/२०२३ ०२:१७:४१ PM वेळी वितरित करण्यात येत असल्यामुळे त्यावर तलाठ्याची सही नसल्याने ग्राह्य धरण्यात येत नाही.

मूळ क्र. ३/२

मूळ: सदर उतारा तलाठी खात्याने संगणकीकृत केलेल्या डेटाबेसमध्ये संग्रहित केलेल्या माहितीवर आधारित आहे. तथापि संगणकीय चुका झाल्या असल्यास त्या दुरुस्त करण्यासाठी तलाठी खात्याकडे अर्ज करावा. तसेच संगणकीय प्रणाली ही ७/१२ च्या संगणकीकरणाच्या प्रारंभापासून आजपर्यंत झालेल्या सर्व फेरफारांची नोंद ठेवते.

७/१२ उताऱ्याचा दि. : ३०/११/२०२३ ११:५५:५३ PM. वेबसाइट पत्ताः https://pdeigr.maharashtra.gov.in/ या संकेत स्थळावर पाहून [illegible] हा उतारा खात्री करावा.

नगन-७
२२९/२०२२
५६/२९

महाभूमि अभिलेख

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अभिलेख आणि नोंदवही (तपासणी घेणे व पुनर्लिखीत करणे) नियम १९७१ अंतर्गत नियम ३,५,६ अन्वये]

गाव :- मिरखा (५३१०६१) तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक व उपविभाग : १३/२

मुलतपास पद्धती : भोगवटादार वर्ग -१ तेथील स्थानीय नाव :

क्षेत्र, एकक व आकारणी	फाळणी क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	चौ.मी.	पोट खराब	खुला, क्षेत्र व इतर अधिकार
हेक्टर आर एकक हे.आर.चौ.मी	१३६	नागपूर [नागपूरजिल्हा ज.मि	२.४३.००	१.३१		(१२१५)	मुलतपासी नाव व खाते
अ) लागवड क्षेत्र जागत क्षेत्र जिरायत २.४३.०० बागायत - एकुण ला.क्षे. क्षेत्र २.४३.००							इतर अधिकार इतर भोगवटादार वर्गातीलचा गोषवारा [१२१५] खरेदी इसरण चौ.अ.१२१८ दि.५/६/२००८ [१२११] इतर बँक ऑफ बडोदा तर्फे सदर मालमत्तेवरी बोजा बाबे नागपूर यांचे रु. ८५,००,००,०००/- चोपन्न कोटी रु. बोजाचा महसूल जप्ताल दिनांक चौ.अ.१८१५ दि.२३/१०/२०१३ [१८१९]
ब) पोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो.ख.क्षेत्र ०.०१.००							अतिरिक्त पोटखराब : नाही.
एकुण क्षेत्र २.४३.०० (अ+ब)							पोटखराब पोटखराब क्षमांक : ३४८८ व दिनांक : ०९/१२/२०१७
आकारणी १.३१							
पुढील बिना विशेष आकारणी							
पुने पोटखराब क्र : २६४२] (२४२७)							पीक पाहणी नुसतान दिलेले

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ई महाभूमि

हा दाखला अभिलेख अधिनियम १९६७ अन्वये डिजिटल स्वाक्षरीने प्रमाणित करण्यात आलेला आहे. दाखला पाहण्यासाठी संकेतस्थळ. पृष्ठ क्र. १/२

सूचना: तलाठी सजा स्तरावरील हस्तलिखित फेरफार नोंदवही अभिलेख अधिनियम १९६७ चे कलम ३ अन्वये संगणकीकृत करण्यात आली. सदर संगणकीकृत नोंद क्र. २४८, २४८ नागपूर असे असून, ते ९, ९, २०१७ रोजी फेरफार नोंद क्र. ... अन्वये प्रमाणित करण्यात आली. सदरची नोंद ... रोजी घेण्यात आली.

ई-फेरफार पी. : ... येथे लॉगिन करून ... या लिंकवर क्लिक करा.

नगन-७
२४९१/२०२२
५८/९६

गाव नमुना बारा (विस्तारी पोथीपट्टी)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि पोथीपट्टा (तपशील, वेतनाचे व सुधिसीमित दरांचे) नियम १९७१ अन्वये नियम २९]

गाव :- दिवळा (५३५८६१)

तालुका :- जव्हार (७०१५)

जिल्हा :- पालघर

भूमापन क्रमांक व उपविभाग ५७/२

वर्ष	क्रमांक	आठे आकार	विक्रयाधीन क्षेत्र									स्थानिक प्रौढाती उपलब्ध नसलेली जमीन		धारा शिक्षणाची तरतूद	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
२०२१-२२	एकही														
२०१८-१९	खरीप											वराई गवत	२.४३००		

टीप :- १ - विक्रयाधीन एकूण क्षेत्रफळ, २ - धारा शिक्षण, ३ - अधारा शिक्षण

ई महाभूमि

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हा ७/१२ अभिलेख दि. ०३/१२/२०२२ ०२:१२:०५ PM रोजी डिजिटल स्वाक्षरीने सांकेत प्रमाणपत्रा नुसार सांकेतकृत करण्यात आलेला आहे. वितरणासाठी उपलब्ध आहे.

सूचना: सदरील उताऱ्यासाठी खातेदार यांनी सादर केलेल्या डिजिटल स्वाक्षरी प्रमाणित केलेल्या ७/१२ अभिलेख अस्तित्वात नाही. तसेच फेरफार नोंद क्र. २०१२,३०२८ मंजूर असून तलाठी स. न. नं. ५२ यांनी दिलेली कोणतेही प्रलंबित फेरफार नोंद नाही. तसेच ७/१२ ला बोजा असल्याचे दर्शवत नाही ७/१२ ला बोजा असल्याचे नाही याची खात्री करून घेणे खातेदारांची जबाबदारी राहील.

७/१२ उताऱ्याचा दि. : २७/०३/२०२३ : १३:१२:३५ PM. वितरण पडताळणी साठी लिंक : https://digitalsatbara.mahabhumi.gov.in/dlr/ या संकेत स्थळावर उपलब्ध आहे.

पृष्ठ क्र. २/२

नगन-७
२४२१/२०२२
५१/१६

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम १५ (२) (ब) आणि नोंदवही (प्रकार) नियमे, २०१५ चे नियम ७(१) (ब) नुसार नियम ३,५,६ सहित]

तालुका :- नागपूर (ग्रामीण) जिल्हा :- नागपूर

भूमापन क्रमांक / उपविभाग क्र./३

भूमापन पद्धती भोगवटादार वर्ग-१ तेव्हापासून स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	चौ.मी.	भोगवटादार वर्ग
क्षेत्राचे एकक है. आर. चौ.मी.	२६१	[illegible]	१.१७.००	६.४१		(१)

जा.क्षेत्रफळ योग्य क्षेत्र	
जिरायत	१.१७.००
बागायत	-
एकुण	
एक. यो. क्षेत्र	१.१७.००
वा) पोटखराब क्षेत्र (खालचा आकार)	
वर्ग (अ)	-
वर्ग (ब)	-
एकुण	
पो.ख. क्षेत्र	०.००.००
एकुण क्षेत्र (अ+ब)	१.१७.००
आकारणी	६.४१
पुढील फेरफार	वि.क्षेत्र
आकारणी	

मुख्य, खंड व मुलभर अधिकार

मुख्यमंत्री गाव व खंड

इतर अधिकार

मुलभर

आदेश २०/एल सन्सर्स एलेक्शन याचिकेचे मुलभर

विभाग आयुक्त/जिल्हाधिकारी क्षेत्र सी.आर.१५७

सी.८/३/२०१७ (१५३८)

मुलभर

खरेदी इकरार सी.आर.१६२५ दि.३/३/२०१९ (१६२५

)

मुलभर

मा. दिवाणी न्यायाधीश नागपूर यांचे आदेश पत्र

क्र.अ./आर्थि १६६/२१९ चे आदेश दि.१७/०३/२०१

नुसार सदरचे अकृषिक भोगवट वर्ग चे आदेश३३

दि.१३/०७/२०१९ (१६३२)

मुलभर

खरेदी इकरार सी.आर. १७६२ दि.२५/७/२०१९ (

१७६२)

विभाग व न्यायालय आदेश (१८६२)

इतरांचा फेरफार : नाही.

प्रलंबित फेरफार क्रमांक : २७२८ व दिनांक : ०९/१३/२०१७

चालू फेरफार क्र. (रोख/हस्तरेखा/१६२७/(१५३८)/(१६३२)/२७२८) नियम ७	चौथा मालीचे मुलभर विषयी

ई महा भूमि

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हा फेरफार डिजिटल स्वाक्षरीने पारित करण्यात आला आहे. दिनांक : ०९/१३/२०१७ ०९:४१:४१ PM

मूळ फेरफार डाटाबेस मधील माहितीनुसार हा उतारा तयार करण्यात आला आहे. हा उतारा कायदेशीर दृष्ट्या वापरण्यासाठी नाही.

ई-फेरफार प्रणाली द्वारे तयार करण्यात आलेला हा उतारा महाराष्ट्र जमीन महसूल (खातेदारांचे हक्काचे अभिलेख संगणकीकृत करणे व त्यांना ऑनलाईन उपलब्ध करुन देणे) नियम, २०१५ मधील तरतुदीनुसार तयार करण्यात आला आहे.

हा उतारा कायदेशीर दृष्ट्या वापरण्यासाठी नाही. अधिक माहितीसाठी भेट द्या : https://digitalsatbara.mahabhumi.gov.in/dlr/ या संकेतस्थळास

नगन-७
२४२१/२०२२
६७/२३

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अन्वये नोंदवावयाचा तपशील आणि नोंदवहीचा नमुना) नियम १९४१ अन्वये नियम २९]

गाव :- मिरखा (१३१८६१) तालुका :- जालना (जालना) जिल्हा :- जालना

भूमापन अन्वेषण व तपासणीचा दिनांक :

			निव्वळ बागायती क्षेत्राचा तपशील												
			स्वतः मिळकत व लाईकअन्वयाधीन क्षेत्र												
वर्ष	हंगाम	खाते क्रमांक				पिकांचे नाव	पाण्याचे हिस्सेवार	पाण्याचे हिस्सेवार	पिकांचे नाव	पाण्याचे हिस्सेवार	पाण्याचे हिस्सेवार				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
२०१६-१७	रब्बी								गहू	०.३००					
२०१८-१९	खरीप											चारापीक पाणी	१.१०००		

टीप :- १ - निव्वळबागायती क्षेत्राचा तपशील, २ - पाण्याचे हिस्सेवार, ३ - पाण्याचे हिस्सेवार

ई महाभूमि

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हा उतारा अभिलेख दि २/१२/२०१९,२२:२८:५५ pm रोजी डिजिटल स्वाक्षरीने सांकेतिक केला असल्याने तो ग्राह्य धरण्यात यावा. डिजिटली स्वाक्षरी केलेला उतारा पाहण्यासाठी https://digitalsatara.maharashtra.gov.in/dlr/ ही लिंक वापरावी. उतारा पडताळणी क्रमांक 0000107806 हा क्रमांक वापरावा.

पृष्ठ क्र. २/२



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम अधिनियम याची नोंदवहया तयार करणे व सुधिकरीत ठेवणेबाबत नियम १९८१ यातील नियम ३,५,६ पहिले व]

तालुका :- मिरज(५)(२८६१) जमाबंदी :- भारतपूर (ग्रामीण) जिल्हा :- भारतपूर

भूमापन झाल्याचा व पुनर्वसित वर्ष : १९८५

भूमापन पद्धती भोगवटादार वर्ग -१ शेतसारा स्थानीक पत्रक :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	भोगवटादार क्र	कुळ, खंड व इतर अधिकार
लेखाचे एकक हे आर.चौ.मी	२६५	भारतपूर इष्टसहकारक्षेत्र स.लि	१.५८.००	४.४९		(१९८२)	कुळाचे नाव व तपशील
अ) लागवड योग्य क्षेत्र जिरायत १.५८.०० बागायत - एकुण ज.यो. क्षेत्र १.५८.०० ब) पोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो.ख.क्षेत्र ०.०२.०० एकुण क्षेत्र (अ+ब) १.६०.०० आकारणी ४.४९ सुधारीत सिंचित विरोध आकारणी							इतर अधिकार तपशील भारतपूर जिल्हा सहकारी दवाखाना मर्यादित भारतपूर विकास सोसायटीकडील क्षेत्र प.ह.नं.५३४ दि.८/३/२०१० (१५३७) तपशील तहसील कार्यालय पो.ह.नं.१६२५ दि.०५/०६/२०१८ (१६२५) तपशील मा. जिल्हा दुग्धविकास भारतपूर यांचेकडील पत्र जा.क्र./खातेनि/१६६/२०१९ चे आदेश दि.१७/०३/२०१९ प्रान्तकडे अपूर्णांक गोळा पत्र चे.अ.क्र.३२ दि.१३/०३/२०१९ (१६३२) तपशील खातेनी चे.क्र.१५६२ दि.३१/५/१९८ (१५६२) विरुद्ध व संपादनाचे आदेश (१५६२) तपशील फेरफार : गावी. फेरफार फेरफार क्रमांक : २४२८ व दिनांक : ०९/१२/२०१७
एकुण क्षेत्र : (१०८) (४८१) (६८२५) (१९८) ३) (१९८२) (२४२८)							चौकशी साठी पुढील दिनांक

ई महा भूमि

Dated Copy

हा उतारा अधिनियम दि. ०९/१२/२०१९ रोजी ०५:२५:४२ PM वाजता, सिस्टिमद्वारे व्यवस्थित संगणक प्रणालीद्वारे तयार करण्यात आला असल्याने स्वाक्षरी नाही. डिजिटली स्वाक्षरी केलेला आहे.

पृष्ठ क्र. १/२

मूळ अभिलेख : तलाठी सजा यांचे कार्यालय येथे संगणकीकृत फेरफार नोंदवही (हक्क) मध्ये अभिलेख उपलब्ध आहे. सदर फेरफार पत्रक दि. ०९/१२/२०१७ रोजी तहसिलदार, मिरज यांनी मंजूर केलेले आहे. सदर फेरफार पत्रकी कोणतीही तक्रार असल्यास ती ०९/१२/२०१७ पर्यंत तहसिलदार, मिरज यांचेकडे नोंदवावी. त्यानंतर आलेली तक्रार विचारात घेतली जाणार नाही. दि. : ०९/१२/२०१७ : वा. ०५:२५ PM. वेबसाईट http://mahabhumi.gov.in/ वरील सदरचा उतारा संगणकीकृत असल्याने सही/शिक्का आवश्यक नाही.



मार्ग नमुना बारा (विक्रीची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिनियम अंतर्गत नोंदवहया (ठेवणे व पूर्वलिक्षित करणे) नियम १९८१ यातील नियम २१]

गाव :- विरळा (५३५८६८) तालुका :- चाळीसगाव जिल्हा :- जळगाव

मुल्यांकन क्षेत्राचा व पार्सलचा प्रकार

वर्ष	हेक्टरमध्ये	खुल्या बाजारचा	विक्रीसाठी काढलेल्या जमिनीचे क्षेत्र			विक्रीसाठी काढलेल्या जमिनीचे चालू किंमतीचा दर			विक्रीचे व्यवहार			सार्वजनिक प्रयोजनासाठी घेतलेल्या जमिनीचे क्षेत्र		जमीन मिळण्याचे ठिकाण	शेरा
						विक्रीसाठी काढलेल्या जमिनीचे चालू किंमतीचा दर	चालू किंमतीचा दर	बाजार किंमतीचा दर	विक्रीचे व्यवहार	चालू किंमतीचा दर	बाजार किंमतीचा दर	प्रयोजन	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							६,७८,७४०	६,७८,७४०		६,७८,७४०	६,७८,७४०		०.७८.४० हे		
२०१६-१७	रब्बी								शून्य	७,८०,०००					
२०१८-१९	खरीप											जमीन संपादन	१.१७००		

टीप :- १ - विक्रीसाठी काढलेले क्षेत्र, २ - चालू किंमतीचा, ३ - बाजार किंमतीचा

ई महाभूमि

Dated Copy

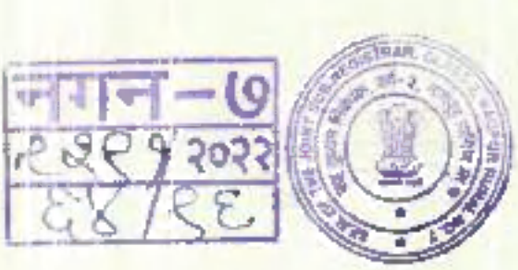
हा ७/१२ उताऱ्याचा दि.०३/०८/२०२२ १२:५२:४७ PM रोजीचा डिजिटल स्वाक्षरीचा प्रिंट असल्यामुळे त्यावर सांक्षांकनाची गरज नाही.डिजिटायजी असल्याचा गाही.

सूचना: तांत्रिक अडचणी व्यतिरिक्त तलाठी यांचे सहीचे डिजिटल स्वाक्षरी असलेला हा ७/१२ अभिलेख असल्याचा गाही. याचा वेगळा पुरावा म्हणून उपयोग होणार नाही. ७/१२ च्या किंमतीची पडताळणी करण्यासाठी आपले जवळचे उपलब्ध असलेल्या सेतू केंद्रात अथवा संगणकीय सेतू केंद्रात ७/१२ चा मेळवावा. ७/१२ डाउनलोड दि. : ०३/०८/२०२२ : १२:५२:४२ PM, वेबसाइट पत्ताः https://digitalsatbara.mahabhumi.gov.in/dsb/ या संकेत स्थळावर उपलब्ध असलेल्या सेवेचा उपयोग करुन.

पृष्ठ क्र. ३/३

नगन-७
६३२१/२०२२
६३/६६




नगन-७
२४१ २०२२
६४/३६

बैंक ऑफ़ बड़ौदा
Bank of Baroda

Ref: GANDEV:ADV/LUXR/066

Date: **01/07/2022**

To
M/s Luxora Infrastructure Pvt. Ltd.
Unit No 150, Avior Corporate Park
Nirmal Galaxy
LBS Road
Mulund West
Mumbai 400080

Subject: No Objection Certificate (NOC)/Release of Mortgage for the sale & registration of unit/plot.

Dear Sir,

With reference your request letter/email dated **23/05/2022** for the issuance of NOC for sale of Unit/Plot in RERA Project **Vista 3A** having a Unit Land area of **4933.67 sq. meters**. more particularly described herewith in "Annexure 1" to the proposed buyer- **Samsara Fund Advisors Private Limited.** You have represented that the sale is being made by you for the plot and you need our NOC since the area comprised under the plot are mortgaged with us.

Bank of Baroda has considered your request and has approved issuance of this NOC for sale/ registration of the plot for a total price consideration with a Land area as described in Annexure 1 to the proposed buyer subject to conditions as mentioned in Annexure 2 to this letter. This NOC shall be valid only when the sale proceeds are received as per the conditions of the sale agreement. You will be solely responsible for completion of the sale transaction thereafter with the proposed buyer and Bank of Baroda will be under no further obligation towards completion of such sale by you. You or the proposed buyer will not have any claim against Bank of Baroda in any circumstances.

This letter is issued without prejudice to all the rights of Bank of Baroda against Luxora Infrastructure Pvt. Ltd. (LIPL) as a borrower, its guarantors and all secured assets except the Unit covered under this NOC. All rights and securities in respect of financial assistance availed by LIPL shall be unaffected and shall remain in force.

For and on behalf of Bank of Baroda

Chief Manager
Gamdevi Branch

Gamdevi Branch:
Gita Building, Pundita Ramabai Road, Mumbai – 400007. India
Tel No. 91-022 2361 2021 / 2369 2031 (General), 2364 1145 (Chief Manager),
2364 3715 (Accountant), 2369 7059 (Advances), 2369 7243 (Forex), Fax No. 022-2363 2925
E-mail : gamdevi@bankofbaroda.com, Web. www.bankofbaroda.com

नगन-७
२२१/२०२२
६५/२६

बैंक ऑफ़ बड़ौदा
Bank of Baroda

Annexure 1

Description of Plot

Land area admeasuring **4933.67 Sq. Meters**, situated at Mauza / Village: PIPLA, P. H. NO. 38, Tahsil: Nagpur (Rural), District: Nagpur

Plot No.	PAN Number	RERA Project Number	Project Name	Land Area (Sq. Meters)
Part of Khasra No 97/1/2/3/4	AAKCS02353	P50500032662	Vista 3A	4933.67

ANNEXURE 2

TERMS AND CONDITIONS FOR NOC

1. The total price consideration for the units is Rs. 5,00,00,000/- to be paid by the buyer to Bank of Baroda as follows-
- Rs. 25,00,000/-Upfront Payment
- Rs 4,75,00,000/- as per the payment terms agreed with the Buyer.

2. The price consideration to be deposited in the following RERA account of LIPL

Bank	BANK OF BARODA
A/c Name	Luxora Infrastructure Private Limited Master RERA escrow Vista 3A
A/c Number	03840200002851
IFS Code	BARB0GAMDEV
Branch	GAMDEVI, MUMBAI BRANCH

3. Notwithstanding any of the above, this NOC is only in respect of releasing our charge on units mentioned in Annexure 1. Bank of Baroda charge on the area as mentioned in "Annexure 1" shall stand released immediately on receipt of entire purchase consideration as per the terms mentioned in this letter.

4. For the balance payment, grace period shall be given to cure the default along with default interest. On failure to cure the default within the aforementioned period, this NOC shall stand revoked and amount paid shall stand forfeited. Default interest and terms shall be as per RERA norms.

5. All securities and legal documents, with respect to the Unit as mentioned in Annexure 1, shall remain in full force and effect till the entire amount is paid as per the given schedule.

6. This NOC shall be valid immediately on payment of the entire purchase consideration of Rs. 5,00,00,000/- as per the terms mentioned above.

7. This NOC is valid only in the event that the units mentioned in Annexure 1 are sold to the proposed buyer **Samsara Fund Advisors Private Limited.** In case the Company does not go ahead with the proposed transaction and plans to sell the above mentioned units to some other buyer, fresh NOC shall be obtained.

8. In the event, the aforesaid condition is not fully complied with, this NOC stand revoked and terminated.

Gamdevi Branch:
Citi Building, Pandita Ramabai Road, Mumbai - 400007. India
Tel No. 91-022 2361 2021 / 2369 2931 (General), 2364 1145 (Chief Manager),
2364 3715 (Accountant), 2369 7039 (Advances), 2369 7243 (Forex), Fax No. 022-2363 3923
E-mail : gamdevi@bankofbaroda.com Web. www.bankofbaroda.com

नगन-७
२७९१/२०२२
E.E. RE

EdelARC/2736/2022-23

Date: 10th October, 2022

To,
Luxora Infrastructure Private Limited ("Company")
Unit No 150, Avior Corporate Park,
Nirmal Galaxy, LBS Road
Mulund West, Mumbai – 400080

Subject: No Objection Certificate (NOC) for sale of unit Land

Dear Sir,

Please refer to your request e-mail dated **May 23, 2022** requesting us to give NOC for sale of units in **'Vista 3A'** having a Unit Land area of **4933.67 sq. meters.**, more particularly described herewith in **'Annexure 1'** to the proposed buyer - **"Samsara Fund Advisors Private Ltd"**. You have represented that the sale is being made by you for the units and you need our NOC since the area comprised under the units is mortgaged with us.

Edelweiss Asset Reconstruction Company Ltd. (acting in its capacity as trustee of EARC Trust – SC 242) ("EARC"), being assignee of IFCI Limited, has considered your request and has approved issuance of this No Objection Certificate ("NOC") for sale of unit land for a total price consideration of **Rs. 5,00,00,000/-** with a unit land area as described in **Annexure 1** to the proposed buyer subject to conditions as mentioned in **'Annexure 2'** to this letter. This NOC shall be valid only when the sale proceeds are received as per the conditions mentioned in **'Annexure 2'**. You will be solely responsible for completion of the sale transactipn with proposed buyer and EARC shall have no obligation towards completion of such sale by you. You or the proposed buyer shall not have any claim against EARC in any circumstances.

This letter is issued without prejudice to all the rights of EARC against Luxora Infrastructure Private Limited (LIPL) as a borrower, guarantors and other security providers and all secured assets except area covered under this NOC. All rights and securities in respect of financial assistance availed by LIPL shall be unaffected and shall remain in force.

For and on behalf of **Edelweiss Asset Reconstruction Company Limited,**

Saurabh Jain
Authorised Signatory

Edelweiss Asset Reconstruction Company Limited
Corporate Identity Number : U67100MH2007PLC174759
Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai - 400 098 | Tel : +91 22 4183 0600 | earc.info@edelweissarc.in
New Delhi Office : E-3, 2nd Floor, Delhi Press, Ranl Jhansi Road, Jhandewalan, New Delhi - 110055
Grievance Redressal Officer : Mr. Deepak Srivastava T +91 22 4183 0600
www.edelweissarc.in

नगर – ७
१४१/२०२२
६७/१६

Annexure 1 – Description of Units L

Unit Land area admeasuring **4933.67** sq. meters, situated at Mauza / Village: PIPLA, P. H. NO. 38, Tahsil: Nagpur (Rural), District: Nagpur

Plot No	PAN Number	RERA Project Number	Project Name	Unit Land Area (Sq. Meters)
Part of Khasra No 97/1/2/3/4	AAKCS0235J	P50500032662	Vista 3A	4933.67

Edelweiss

Annexure 2

Terms and Conditions for NOC

1. The total price consideration for the units is Rs. **5,00,00,000/-** to be paid by the buyer to EARC as follows –
   - **Rs. 25,00,000/-** Upfront Payment
   - **Rs. 4,75,00,000/-** as per the payment schedule agreed with the buyer

2. The total price consideration to be deposited in the following RERA account of LIPL

Bank	Bank of Baroda
A/c Name	Luxora Infrastructure Private Limited Master RERA escrow Vista 3A
A/c Number	'03940200002951
IFSC Code No.	BARB0GAMDEV (0 is the number ZERO)
Branch	GAMDEVI, MUMBAI BRANCH

3. For the balance payment, grace period of 30 days shall be given to cure the default along with default interest. Default interest of 2% per month shall be payable in the said grace period.

4. All securities and legal documents, with respect to the area as mentioned in Annexure -1, shall remain in full force and effect till the entire amount is paid as per the given schedule.

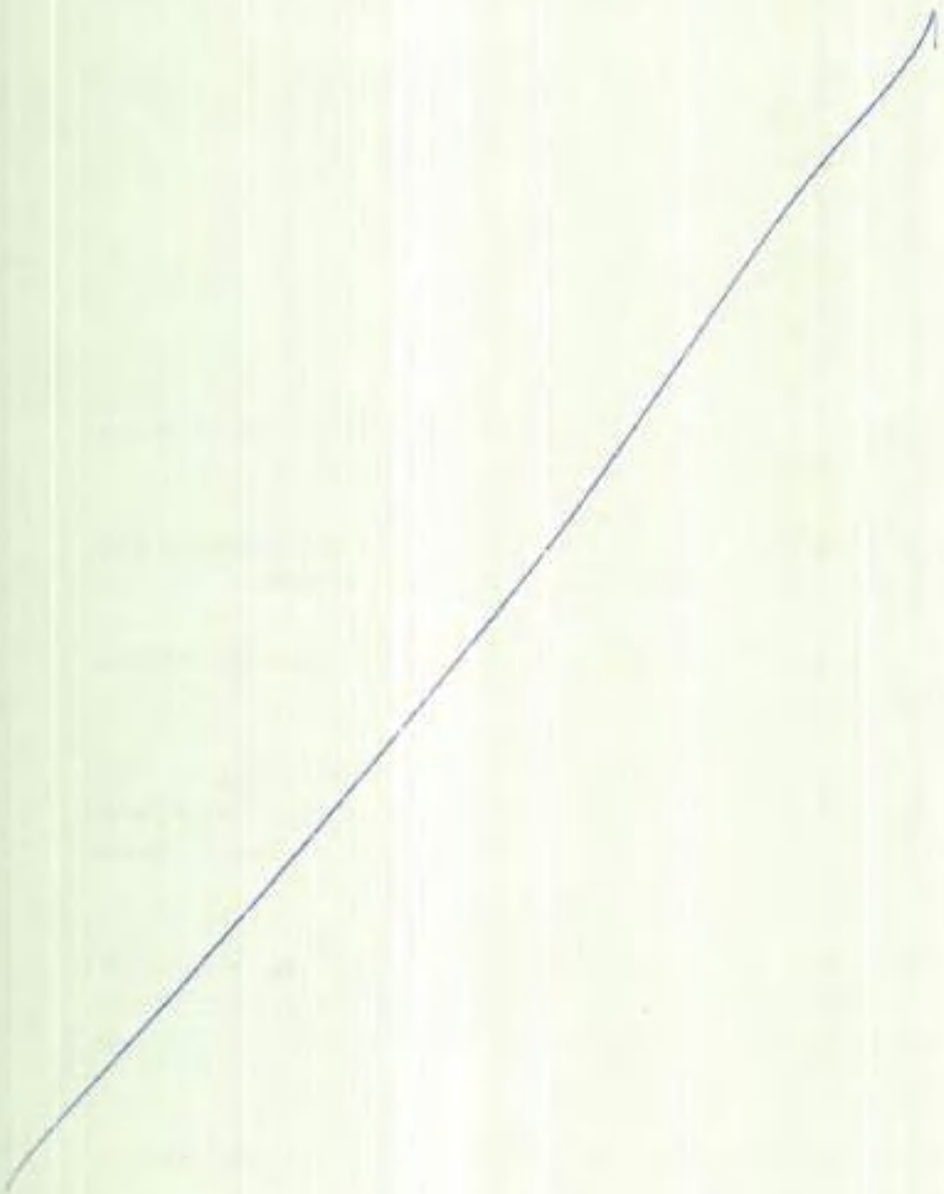
5. This NOC shall be valid only on payment of the entire purchase consideration of **Rs.5,00,00,000/-** as per the terms mentioned above.

6. Notwithstanding any of the above, this NOC is only in respect of releasing our charge on area comprising of units mentioned in **'Annexure 1'**. EARC charge on area as mentioned in **'Annexure 1'** shall only stand released on receipt of entire purchase consideration as per the terms mentioned above.

7. This NOC is valid only in the event that the units mentioned in Annexure 1 are sold to the proposed buyer – **"Samsara Fund Advisors Private Ltd"**. In case the company does not go ahead with the proposed transaction and plans to sell the above-mentioned units to some other buyer, fresh NOC shall be obtained from EARC.

8. In the event, the aforesaid conditions are not fully complied with, this NOC shall stand revoked.





नगन-७
२२९/२०२२
७९/२३

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF THE DIRECTORS OF SAMSARA FUND ADVISORS PRIVATE LIMITED HELD ON 16th SEPTEMBER, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT 401, KSHAMALAYA, 37 NEW MARINE LINES, MUMBAI 400020

TO APPROVE PURCHASE OF LAND BY THE COMPANY

The Chairman of the meeting informed that the Company would be entering into Agreement for Sale with Luxora Infrastructure Pvt Ltd for taking over the Vista 3A Plot admeasuring Land area of about 1.271 acres in the Project known as "Ensaara Metro Park" at Village Pipla Tahsil Nagpur (Gramin) District Nagpur 400034 along with all those pieces and parcels of lands parcels and interest therein. Accordingly, the Board do authorise anyone Director to Negotiation, execution and signing the Agreement for sale.

The Board of Directors passed the following resolution.

"RESOLVED THAT the consent of the Board be and is hereby accorded for acquisition of premises / land as per the Agreement for Sale with Luxora Infrastructure Pvt Ltd and such other related documents for taking over the Vista 3A Plot, totally admeasuring Land Area of about 1.271 acres in the Project known as "Ensaara Metro Park" at village Pipla Tahsil Nagpur (Gramin) District Nagpur 400034 along with all those pieces and parcels of lands parcels along with interest therein as mentioned in the draft Deed which is placed before the Board duly initialled by the Chairman for the purpose of identification.

RESOLVED FURTHER THAT Mr. Jigar Joshi as an Authorised Representative of the Company be and is hereby authorized to do all such acts, things and deeds may be necessary to make effective this resolution.

RESOLVED FURTHER THAT a copy of this resolution duly certified by any of the Directors of the Company be given to concerned person as and when needed."

Certified True Copy
For **SAMSARA FUND ADVISORS PRIVATE LIMITED**

PARUL VIRAL SHAH
DIRECTOR
DIN: 00182179
Date: 16/09/2022
Place: Mumbai

नागन-७
२०२२
६१/९६


नगन - ७
२२९१ / २०२२
६०२ / २९

268/1685 पावती Original/Duplicate

Thursday,March 14 ,2019 नोंदणी क्रं. :39म

2:20 PM Regn.:39M

पावती क्रं.: 2147 दिनांक: 14/03/2019

गावाचे नाव: धरमपेठ

दस्तऐवजाचा अनुक्रमांक: नगन5-1685-2019

दस्तऐवजाचा प्रकार : स्पेशल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: तरुण मायचंद हुंडलानी संचालक लक्सोरा इनफ्रास्ट्रक्चर प्रा.लि - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्ठांची संख्या: 12	
एकूण:	रु. 340.00

DELIVERED

आपणास मूळ दस्त ,बंधनेस्र प्रिंट,सूची-२ बंधाचे 2:46 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग - २
नागपूर शहर क्र. ५

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013132747201819E दिनांक: 14/03/2019
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.240/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1403201904596 दिनांक: 14/03/2019
बँकेचे नाव व पत्ता:

नगन-७
२२१/२०२२
७३/२६