CHALLAN
MTR Form Number-6

GRN	MH008545255202324E	BARCODE		Date	25/09/2023-14:33:44	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	2023-2024 One Time	**Flat/Block No.**	SHRINIWAS CENTRAL AVENUE
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	WARDHAMAN NAGAR SQ
0030072201 SEARCH FEE	750.00	**Area/Locality**	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8
		Remarks (If Any)	MZ PIPLA TAH NAGPUR RURAL DIST NAGPUR KH NO 56-2 ENSAARA METRO PARK EBONY BUILDING
Total	750.00	**Amount In Words**	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023092559389	CKY1157196
Cheque/DD No.		Bank Date	RBI Date	25/09/2023-14:24:35	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

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

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

Print Date 25-09-2023 02:35:27

S. S. Dwivedi B.A., L.L.B.
S.M. Khedkar B.com., L.L.B.
V. G. Dwivedi B.com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 25-09-2023

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 building project known as "EBONY" situated on ALL THAT piece and parcel of land admeasuring about 2221.37 Sq. Mtrs. being portion of project land in Pocket No. R-3.5 (portion of 8417.198 Sq. Mtrs.) being a part of land bearing Survey No. 56 Hissa No. 2, out of entire area known as Ensaara Metro Park being the larger property (owned by Luxora Infrastructure Private Limited) in all admeasuring about 53.02 H.R. (earlier 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 building "EBONY")

I/We have investigated the title of the said land on the request of Promoter Luxora Infrastructure Private Limited, having registered Office at Unit No 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund (West), Mumbai – 400080 and following documents i.e. :-

01. Description of the property.
"EBONY" to be erected on ALL THAT piece and parcel of land admeasuring about 2221.37 Sq. Mtrs. being portion of project land in Pocket No. R-3.5 (portion of 8417.198 Sq. Mtrs.) being a part of land bearing Survey No. 56 Hissa No. 2, 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.

M/s DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

02. Title documents for allotment of premises.

(i) Sale Deed dated 15.03.2005 registered with the Joint Sub-Registrar of Assurances, Nagpur Rural No. 10 at Book No. 1 at Serial No. 3127, executed by Murlidhar Parasram Wagh, Keshav Parasram Wagh, Naresh Parasram Wagh Smt. Zingubai Parasram Wagh in favour of Shri Jagdish Nathusingh Naukaria for the Northern Portion of land bearing Survey No. 56.

(ii) Sale Deed dated 22.05.2007 registered with the Joint Sub-Registrar, Nagpur Rural No. 7 at Book No. 1 at Serial No. 2206, executed by Shri Jagdish Nathusingh Naukaria through his Constituted Attorney Shri Bhaurao Rajeramji Aaglave (Power of attorney dt. 15.06.2005 registered with Sub Nagpur – 4 at Book No. 4 at Sr. No. 2342 dt. 14.07.2005) in favour of Shri Rajkumar Goverdhandas Chandak for land bearing Survey No. 56 and Hissa No. 2 and admeasuring around 1 Hectare and 21 Ares.

(iii) Sale Deed dated 15.05.2008, registered with the Joint Sub-Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 2783 executed by said Shri Rajkumar Goverdhandas Chandak in favour of Luxora Infrastructures Private Limited.

(iv) Govt. of Maharashtra Notification dt. 17.02.2006 bearing No. TPS-2405 Nagpur R.P. DCR-UD-9 in respect of Regulations for Special Township area under Nagpur Regional Plan.

(v) 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.

(vi) Renewed of Locational Clearances by notification bearing no. TPS/2407/2045/CR-233/07/UD-9 dated April 16, 2010 and Notification bearing No. TPS/2407/2045/CR-233/07/UD-9 dt. 28.03.2011.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

(vii) Letter of Intent granted by , the Collector, Nagpur in Rev. Case No. 188/M.R.C.-81/M.R.T.P./ Special Township/2010-2011 in respect of the said Special Township vide Order dt. 27.05.2011 to Luxora Infrastructure Private Limited.

(viii) approvals granted by the Collector, Nagpur in respect of Master Plan of land project of 116.00 Hectare known as Ensaara Metro Park by Order dt. 17.05.2013 and Revised Order dt. 11.08.2017.

(ix) Building Plans 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 Revised order by the Collector, Nagpur in Rev. Case No. 01/MRC – 81 /MRTP/Special Township/2008-2009/17.05.2013 vide dt. 27.07.2015.

(x) 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.

(xi) Building Plans sanctioned by the Collector, Nagpur vide Letter No. **जा. क्र. / प्रस्तुत/जिल्हाधिकारी/कावि - ५०७/२०२० रा. मा. क्र. २३९/एन ए पी३८/२०१९-२० / मौजा : पिपला, तह नागपूर (ग्रा) दि.** 08/07/2020.

03. 7/12 issued by Patwari bearing Halka No. 38, having Ferfar No. 608, 923, 1297, 1811

04. Search report for more than 30 years from 1984 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 LUXORA INFRASTRUCTURE PRIVATE LIMITED, having registered Office at Unit No 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund (West), Mumbai – 400080 is encumbered with the charge of Bank of Baroda and IDBI Trusteeship Limited for Edelweiss Asset Reconstruction Company Limited subject to obtaining No Objection from said Financial Institutions for sale of proposed residential Units.

M.S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

Details of land	Ownership of land
ALL THAT piece and parcel of land admeasuring about 2221.37 Sq. Mtrs. being portion of project land in Pocket No. R-3.5 (portion of 8417.198 Sq. Mtrs.) being a part of land bearing Survey No. 56 Hissa No. 2, out of entire area known as Ensaara Metro Park being the larger property (owned by Luxora Infrastructure Private Limited) in all admeasuring about 53.02 H.R. (earlier 116.00 Hectares), with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR .	**LAND OWNER / PROMOTER** LUXORA INFRASTRUCTURES PRIVATE LIMITED, having registered Office at Unit No 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund (West), Mumbai – 400080

Qualifying comments/ remarks if any

The Title of LUXORA INFRASTRUCTURES PRIVATE LIMITED, in respect of the proposed building project / Construction known as "EBONY") is good, valid, marketable, Clear and salable subject to obtaining No Objection for transfer of proposed Units from Bank of Baroda and IDBI Trusteeship Limited for Edelweiss Asset Reconstruction Company Limited.

03. The report reflecting the flow of the title of LUXORA INFRASTRUCTURES PRIVATE LIMITED, having registered Office at having registered Office at Unit No 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund (West), Mumbai – 400080, on the said land of is enclosed herewith as annexure.

Encl : Annexure
Date: 25.09.2023

M/S. DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

Adv. Sandeep Khedkar
Advocate.

S. S. Dwivedi B.A., L.L.B.
S.M. Khedkar B.com., L.L.B.
V. G. Dwivedi B.com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k
Advocates

Date : 25-09-2023

ANNEXURE
To
LEGAL TITLE REPORT

TITLE VERIFICATION REPORT
TO WHOMSOEVER IT MAY CONCERN

PROJECT NAME : EBONY
KH. NO. 56/2 (Part), 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 Unit No 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund (West), Mumbai – 400080, we have verified the titles of the Building Project known as EBONY, to be erected on portion of land admeasuring about 2221.37 Sq. Mtrs. being portion of project land in Pocket No. R-3.5 (portion of 8417.198 Sq. Mtrs.) being a part of land bearing Survey No. 56 Hissa No. 2, out of entire area known as Ensaara Metro Park being the larger property (owned by Luxora Infrastructure Private Limited) in all admeasuring about 53.02 H.R. (earlier 116.00 Hectares), with Occupant Class I Bhumiswami rights, situated at P. H. No. 38, Mauza : PIPLA, Tahsil : NAGPUR (RURAL), District : NAGPUR. Our further findings are as under :

DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

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 acres area from Mauza: Pipla, Tahsil : Nagpur (Rural) District : Nagpur.

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02. That, Govt. of Maharashtra through Urban Development Department has sanctioned the proposal for special Township as submitted by Luxora Infrastructure Private Limited and issued Notification bearing No. TPS/2407/2045/CR-233/07/UD9 dt. 29.02.2008 Published in Govt. Gazette on 20.03.2008 and further Notification bearing No. TPS/2407/2045/ CR-233/07/UD9 dt. 04.12.2008 Published in Govt. Gazette on 04.12.2008. THAT, thereafter Government renewed Locational Clearances by its notification bearing no. TPS/2407/2045/CR-233/07/UD-9 dated April 16, 2010 and Notification bearing No. TPS/2407/2045/CR-233/07/UD-9 dt. 28.03.2011.

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 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.

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

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.

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.

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

11. That, out of the said entire land, on the portion of land admeasuring about 2221.37 Sq. Mtrs. being portion of project land in Pocket No. R-3.5 (portion of 8417.198 Sq. Mtrs.) being a part of land bearing Survey No. 56 Hissa No. 2, is allotted to building known as EBONY, as per sanctioned Master Lay Out Plan, is under the construction and the Building Plan of the said building has been sanctioned by the Collector, Nagpur vide Letter No. **जा. क्र. / प्रस्तुत/जिल्हाधिकारी/कावि - ५०७/२०२० रा. मा. क्र. २३९/एन ए पी३८/२०१९-२० / मौजा : पिपला, तह नागपूर (ग्रा) दि.** 08/07/2020 as per sanction of Joint Director of Town Planning, Nagpur Division, Nagpur vide Office Letter dt. 1163 dt. 20.07.2018. The details of the Hierarchy and Title History in respect of Kh. No. 56/2 is described here-under is forming part of this Report.

11. That the use of the said land is Residence as per the Notification of Urban Development Department Govt. of Maharashtra under the provisions of The Maharashtra Regional and Town Planning Act, 1966 since the same is covered under the Special Township Project.

12. That it is observed that the said land is beyond the limits of the Nagpur Municipal Limit but covered under the Metro Region of Nagpur Improvement Trust, Nagpur as the Special Planning Authority and the Metro Notified Area per the Notification of Urban Development Department, under the Maharashtra Regional And Town Planning Act, 1966 and simultaneously as per the Corrigendum-Cum-Addendum dt. 05.11.2011 the said Area are excluded from the Metro since the Luxora Infrastructure Private Limited applied for Letter of Intent dt. 04.02.2009 and further on 05.05.2010 to the Collector Nagpur and the said entire area of Ensaara Metro Park is not under the Notified area of Meghdoot New Town nor it is covered under the notified area of Multi model International Passanger & Cargo Hub (MIHAN).

13. That, the Urban Development Department Maharashtra Government, in accordance with the Maharashtra Metropolitan Region Development Authority Act, 2016 published a Notification dt. 04.03.2017 bearing No. NMRDA-3316/C.R.55/UD-7 wherein Planning authority called Nagpur Metropolitan Region Development Authority has been appointed for the notified area and appointed Nagpur Metropolitan Region Development Authority as the Development Authority u/s 42D thereof for the said area.

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

14. That, the Urban Development Department Maharashtra Government, has also sanctioned the Development Plan on 05.01.2018 for the notified area and under the said sanctioned Development Plan, the said land is under Residential Zone.

15. That, the Urban Development Department Maharashtra Government, vide its Notification dt. 20.01.2023 bearing No. MUN-2019/C.R. 240/UD-18, the area of Villages of Besa, Beltarodi, Pipla and Ghogali (Gra) constituted Besa Pipla Nagar Panchayat.

16. That, Luxora Infrastructure Pvt. Ltd. vide its letter dt. 06th April 2023 submitted a proposal to the Directorate to exclude part area from the said project comprising of area about 62.98 H. from S. Nos. 48/1, 48, 63/1, 63/2, 63/3, 64/1, 64/2, 65/2, 66/1, 66/2, 68, 70, 71, 73/1, 73/2, 76, 77/2, 78, 79, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/3, 81-2/4, 81-2/5, 81-2/6, 84/1, 84/2,85/1, 85/2, 85/3, 86-A, 86-B/1, 86-B/2, 87, 88-1/1,2,3,4, 90/1, 90/2, 91, 92, 93, 94, 95/B, 104/1, 104/2, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 110/1,110/2, 140/A-2, 140/B-2 of village Pipla, Tal. Nagpur, Dist. Nagpur in the area of the said Integrated Township project. That, the Director of Town Planning, Maharashtra State, Pune as per the provisions of the Regulation No. 14.1.1.4(v) of the Unified Development Control and Promotion Regulation, granted permission to exclude the area 62.98 H. from the area of said Project.

17. (i) That Luxora Infrastructure Private Limited mortgaged the properties owned by it including land of Kh. No. 90/1+2 with Bank of Baroda, Gamdevi Branch, Mumbai for a Term Loan of Rs. 85.00 Crore by executing the Mortgage Deed dt. 22.03.2013 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 1592 dt. 22.03.2013.

(ii) That Luxora Infrastructure Private Limited availed addition loan of Rs. 105.00 Crore and created additional charge on the properties including land of Kh. No. 90/1+2 with Bank of Baroda, Gamdevi Branch, Mumbai and IFCI Limited on parri pasu basis by executing the Joint Mortgage Deed dt. 05.11.2014 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 6352 dt. 05.11.2014.

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

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EBONY

(iii) That Luxora Infrastructure Private Limited availed addition loan of Rs. 45.00 Crore and created additional charge on the properties including land of Kh. No. 90/1+2 and by mortgaging additional lands owned by it with Bank of Baroda, Gamdevi Branch, Mumbai and IFCI Limited on parri pasu basis by executing the Joint Mortgage Deed dt. 27.02.2015 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 1813 dt. 27.02.2015 which was rectified by executing the Deed of Correction dt. 24.04.2015 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3039 dt. 24.04.2015.

(iv) That Bank of Baroda, Gamdevi Branch, Mumbai released the lands bearing Kh. Nos. 56/2, 70, 73/1, 48/2, 63/1, 63/2, 66/1, 66/2, 50, 67, 69, 68, 71 and 51 in all admeasuring about 21.71 Hectares from it's charge and executed Deed of Reconveyance of the said Mortgaged properties dt. 21.04.2017 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3288 dt. 21.04.2017.

(v) That Luxora Infrastructure Private Limited availed additional loan of Rs. 48.00 Crore and created charge over all the properties with Bank of Baroda and Edelweiss Asset Reconstruction Company Limited by executing the Mortgage Deed dt. 03.05.2017 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 3669 dt. 03.05.2017.

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

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

19. Apart from as stated in the Titles of each Khasara as available Index II records of the Sub Registrar of Assurances, Nagpur is found by us and the said lands and project is as on date mortgaged with Bank of Baroda and Edelweiss Asset Reconstruction Company Limited and IDBI Trusteeship Limited.

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

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

21. 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.

22. The relevant document of titles are genuine. We have taken the search in respect of the aforesaid property from the records of Patwari Registrar of Rights, from the concerned Sub Registrar Office, Nagpur online through website of IGR https://igrmaharashtra.gov.in/. The relevant document of titles are genuine. We have verified and tallied the said document and other documents and papers placed before us from the records of Registrar of Assurances. Facts and events material to search made by us and the documents placed before us of said land, the said property alongwith existing and future construction in respect of building known as "EBONY" is now owned by Luxora Infrastructure Private Limited as stated hereinabove and having been mortgaged with IDBI Trusteeship Limited for Edelweiss Asset Reconstruction Company Limited.

Any Other Litigation found : N.A.

(S. M. KHEDKAR)
ADVOCATE
25.09.2023

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

// 08 //

HIERARCHY, TITLE HISTORY, FLOW OF OWNERSHIP OF LAND

KH. NO. 56/2

01. That originally the land bearing Old survey No. 114/2 admeasuring about 2.02 Hectares was owned by Shri Parasram Wagh as per records of Jamabandhi of 1954-55 and as per records of Adhikar Abhilekh Panji prepared u/s 115 of Madhya Pradesh Land Revenue Code.

02. That, under consolidation proceedings carried out by the Govt. in the year 1979-80, old survey number was renumbered as Kh. No. 56.

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

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

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

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

09. That Shri Rajkumar Goverdhandas Chandak sold the said land alongwith other lands held by him to Luxora Infrastructures Private Limited by Sale Deed dt. 15.05.2008 registered with Sub Registrar, Nagpur – 7 at Book No. 1 at Sr. No. 2783 dt. 15.05.2008 and the name of Luxora Infrastructures Private Limited is mutated in revenue records as the owner of the said land vide Ferfar No. 1297 dt. 05.06.2008.

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M/S. DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

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