Res. : 54 Sawarkar Nagar,
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Ashwin R. Patil
ADVOCATE

To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that piece and Parcel of Land adm. 49,475.549 Sq. Mtrs.(As per Sanction Map dated 14/03/2024) bearing CTS No. 1128/2, Kh. No. 65/2 (Part), 67 (Part), 68 (Part), 69 (Part), 76 (Part), 77(Part), 78(Part), 79(Part), 84/2, P.H.No. 38, Mouza : Pipla, Tah. Nagpur (Rural), Dist. Nagpur

I have investigated the title of the said plots on the request of Unicorn Estates, a Partnership Firm having office at Shop No. 32, Central Avenue, Nagpuir-440018 and following documents i.e:-

1) Description of the property.

All that piece and Parcel of Land adm. 49,475.549 Sq. Mtrs.(As per Sanction Map dated 14/03/2024) bearing CTS No. 1128/2, Kh. No. 65/2 (Part), 67 (Part), 68 (Part), 69 (Part), 76 (Part), 77(Part), 78(Part), 79(Part), 84/2, P.H.No. 38, Mouza : Pipla, Tah. Nagpur (Rural), Dist. Nagpur

2) The documents of allotment of plot.

(i) Sale Deed dated 14/12/2015 for Kh. No. 65/2 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 8460 executed by Cadence Finance Company Private Limited in favour of Luxora Infrastructure Pvt Ltd.

(ii) Sale Deed dated 15.05.2008 for Kh. No. 67 and 69 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 2788 executed by Shri Navneet Shyamsunder Kothari in favour of Luxora Infrastructure Pvt Ltd.

(iii) Sale Deed dated 30.05.2011 for Kh. No. 68 and 76 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 4012 executed by Cadence Orchards Pvt Ltd in favour of Luxora Infrastructure Pvt Ltd.

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(iv) Sale Deed dated 31.01.2012 for Kh. No. 77 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 754 executed by Shri Shobhabai Kisan Khopde and Shri Shrikant Kisan Khopde in favour of Luxora Infrastructure Pvt Ltd.

(v) Sale Deed dated 31.01.2012 for Kh. No. 78 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 752 executed by Shri Kisan Motiramji Kopde in favour of Luxora Infrastructure Pvt Ltd.

(vi) Sale Deed dated 31.01.2012 for Kh. No. 79 (part) registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 753 executed by Shri Kisan Motiramji Kopde in favour of Luxora Infrastructure Pvt Ltd.

(vii) Sale Deed dated 14/12/2015 for Kh. No. 79 (Part) registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 8462 executed by Cadence Finance Company Pvt Ltd in favour of Luxora Infrastructure Pvt Ltd.

(viii) Sale Deed dated 14/12/2015 for Kh. No. 84/2 registered with Sub Registrar, Nagpur-7 at Book No. 1 at Sr. No. 8461 executed by Cadence Finance Company Pvt Ltd in favour of Luxora Infrastructure Pvt Ltd.

(ix) Property Card Issued by City Survey Officer-Nagpur Mutation Entry No. (1) vide
Ferfar No.2619 for Kh. No. 65/2
Ferfar No.1297 for Kh. No. 67
Ferfar No. 1297 for Kh. No. 68
Ferfar No. 1298 for Kh. No. 69
Ferfar No. 1666 for Kh. No. 76
Ferfar No. 1692 for Kh. No. 77
Ferfar No. 1692 for Kh. No. 78
Ferfar No. 1691 for Kh. No. 79
Ferfar No. 2617 for Kh. No. 84/2

3) Search Report for 30 years from the years 1993 to 2023 on perusal of the above mentioned documents and all other relevant documents relating to title of the said property.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I have verified the relevant records of Sub- Registrar , Nagpur and inspected the relevant deeds,documents produced before me. There appeared to be no Lien, charge, interest or any registered encumbrance over this property as referred above.

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I am of the opinion there is no litigation is pending in respect of

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in any court or before any authority.

That the title of

M/s Luxora Infrastrucutre Pvt Ltd, for

All that piece and Parcel of Land adm. 49,475.549 Sq. Mtrs.(As per Sanction Map dated 14/03/2024) bearing CTS No. 1128/2, Kh. No. 65/2 (Part), 67 (Part), 68 (Part), 69 (Part), 76 (Part), 77(Part), 78(Part), 79(Part), 84/2, P.H.No. 38, Mouza : Pipla, Tah. Nagpur (Rural), Dist. Nagpur

is clear, Marketable and without any encumbrances.

Owners of the Land

M/s Luxora Infrastrucutre Pvt Ltd, for

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The report reflecting the flow of the title of

M/s Luxora Infrastrucutre Pvt Ltd, for

All that piece and Parcel of Land adm. 49,475.549 Sq. Mtrs.(As per Sanction Map dated 14/03/2024) bearing CTS No. 1128/2, Kh. No. 65/2 (Part), 67 (Part), 68 (Part), 69 (Part), 76 (Part), 77(Part), 78(Part), 79(Part), 84/2, P.H.No. 38, Mouza : Pipla, Tah. Nagpur (Rural), Dist. Nagpur

is enclosed herewith as annexure.

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REMARKS :

M/s Luxora Infrastrucutre Pvt Ltd has entered into a Development agreement with M/s Unicorn Estates vide Agreement of Development dated 07/02/2024 bearing Serial No.1590

M/s Luxora Infrastrucure Pvt Ltd has executed Irrevocable Power of Attorney in favour of M/s Unicorn Estates vide Power of Attorney dated 07/02/2024 bearing Serial No. 1591

ENCL : ANNEXURE

Date : 01/04/2024

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Ashwin R. Patil
ADVOCATE

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

FLOW OF THE TITLE OF THE SAID LAND.

1) 7/12 Extract / PR Card as on date of application for Registration.

2) Property Card Issued by City Survey Officer-Nagpur Mutation Entry No. (1) vide

Ferfar No.2619 for Kh. No. 65/2
Ferfar No.1297 for Kh. No. 67
Ferfar No. 1297 for Kh. No. 68
Ferfar No. 1298 for Kh. No. 69
Ferfar No. 1666 for Kh. No. 76
Ferfar No. 1692 for Kh. No. 77
Ferfar No. 1692 for Kh. No. 78
Ferfar No. 1691 for Kh. No. 79
Ferfar No. 2617 for Kh. No. 84/2

NARRATION ON FLOW OF TITLE:

Kh. No. 65/2

Cadence Finance Company Pvt Ltd purchased the land bearing Khasra Survey No. 65/2, admeasuring about 1.18 Hectares from Grace Realities India Pvt. Ltd. by Registered Sale Deed dt. 24.07.2008 registered with Sub Registrar, Nagpur 7 at Book No. 1 at Sr. No. 4538 dt. 24.07.2008, AND;

Cadence Finance Company sold the above property to Luxora Infrastructure Pvt Ltd vide Sale Deed dated 14/12/2015 bearing serial no. 8460

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Kh. No. 67 (Part) and 69

The Land bearing Khasra Survey No. 67 admeasuring about 1.70 Hectares is purchased by Mr. Navneet Shyamsunder Kothari from Smt. Smt. Shantabai Shyamrao Dhone by Registered Sale Deed dt. 24.03.2006 registered with Sub Registrar, Nagpur 7 at Book No. 1 at Sr. No. 1346 dt. 24.03.2006.

The Land bearing Khasra Survey No. 69 admeasuring about 0.81 Hectares is purchased by the Mr. Navneet Shyamsunder Kothari from Ramdas Sadashiv Bagde, Devdas Sadashiv Bagde, Tatoba Sadashiv Bagde, Smt. Kalavati Tarachandji Uike and Smt. Saraswati Balwant Gaikwad through Power of Attorney holder Shri Vinay Ranchhoddas Rathi by Registered Sale Deed dt. 30.03.2007 registered with Sub Registrar, Nagpur 10 (Rural) at Book No. 1 at Sr. No. 1386 dt. 30.03.2007.

Shri Navneet Shyamsunder Kothari sold the above property bearing Kh. No. 67 and 69 to Luxora Infrastructure Pvt Ltd vide Sale Deed dated 15.05.2008 bearing Serial No. 2788.

Kh. No. 68

Cadence Orchards pvt Ltd has purchased the Khasra Survey No. 68 admeasuring about 1.32 Hectares from Vedbhumi Builders and Developers by Registered Sale Deed dt.19.05.2009 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 3590 dt. 19.05.2009.

Cadence orchards Pvt Ltd sold the above property to Luxora Infrastructure Pvt Ltd vide Sale Deed dated 30/05/2011 bearing sr. no. 4012.

Kh. No. 76

Cadence Orchards pvt Ltd has purchased and acquired the land bearing Kh. No. 76 by two separate Sale Deeds viz. (i) Sale Deed dt. 31.03.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5020 dt. 12.08.2008 for the Portion of land admeasuring about 0.84 Hectares and (ii) Sale Deed dt. 31.03.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5021 dt. 12.08.2008 for the Portion of land admeasuring about 0.81 Hectares (iii) Sale Deed dt. 31.03.2008 and Deed of Confirmation dt. 15.09.2008 registered with Sub Registrar, Nagpur - 7 at Book No. 1 at Sr. No. 5957 dt. 16.09.2008 for the portion of land admeasuring about 0.41 Hectares.

Cadence orchards Pvt Ltd sold the above property to Luxora Infrastructure Pvt Ltd vide Sale Deed dated 30/05/2011 bearing sr. no. 4012.

Kh. No. 77

WHEREAS, originally the said land being old Survey No. 89, 90, 92 in all admeasuring about 5.54 Hectares was owned by Shri Govinda brother Namdeo brother Mahadeo all sons of Bhiwa Rawale as per records of Jamabandi Record of 1954-55 and Adhikar Abhilekh prepared u/s 115 of Madhya Pradesh Land Revenue Code 1954, AND;

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WHEREAS, the oral family partition took between the legal heirs of Govinda and Namdeo and Mahadeo in the year 1962 wherein the portion of land admeasuring about 1.89 Hectares was gone in the share of legal heirs of Govindrao viz. Marotrao Govinda Rawale, Suresh Govinda Rawale and Smt. Rukhamabai Govinda Rawale, and the said portion was given number as Kh. Survey 89-90-92/1, the portion of land admeasuring about 1.89 Hectares was gone in the share of legal heirs of Namdeorao viz. Sons Mahohar and Prakash, widow Laxmibai and daughter Saraswati Dudhalkar and the said portion was given number as Kh. Survey 89-90-92/2 and the portion of land admeasuring about 1.76 Hectares was gone in the share of Mahadeo Bhiwa Rawale and the said portion was given number as Kh. Survey 89-90-92/3, AND;

WHEREAS, Shri Marotrao Govinda Rawale expired on 26.12.1976 and on his death his share in the said land was inherited by his legal heirs widow Smt. Indubai Marotrao Rawale, Vilas Marotrao Rawale, Anil Marotrao Rawale, Sunil Marotrao Rawale, Kishor Marotrao Rawale and daughter Miss Alka Marotrao Rawale, the name of Rukhmabal Govindrao Rawale and Miss Kalawati Govindrao Rawale has been deleted from the revenue records vide Ferfar No. 93 dt. 05.11.1988, AND;

WHEREAS, under the resurvey and remeasurment carried out by the Govt in the village Pipla under Consolidation and Fragmentation and under the same the said old Survey No. 89- 90-92/1, was renumbered as New Kh. Survey No. 77, AND;

WHEREAS, Suresh Govinda Rawale and Smt. Rukhamabal Govinda Rawale, and Smt. Indubai Marotrao Rawale, Vilas Marotrao Rawale, Anil Marotrao Rawale, Sunil Marotrao Rawale, Kishor Marotrao Rawale and daughter Miss Alka Marotrao Rawale, sold the said land to Smt. Shobha Kisan Khopde and Shri Shrikant Kisan Khopde by Sale Deed dt. 05.11.1988 registered with Sub Registrar, Nagpur (Rural) at Book No. Add.- 1, Volume No. 155 at Pages 8 to 13 at Sr. No. 5031 dt. 05.11.14988 and the names of Smt. Shobha Kisan Khopde and Shri Shrikant Kisan Khopde was mutated in revenue records as the owners of the sald land vide Ferfar No. 89 dt. 01.12.1988, AND;

WHEREAS, the said land being not beneficial to the Shobhabai Kisan Khopde and Shri Shrikant Kisan Khopde sold the said property to the Rajaram Steel Industries Pvt Ltd and Ramsons Casting Pvt Ltd here-in for a valuable consideration of Rs. Two Crore Six Lacs Ninety Four Thousand and the Shobhabai Kisan Khopde and Shri Shrikant Kisan Khopde here- in have received the entire consideration from the Rajaram Steel Industries Pvt Ltd and Ramsons Casting Pvt Ltd, AND;

WHEREAS, the Rajaram Steel Industries Pvt Ltd and Ramsons Casting Pvt Ltd having further assigned its rights to obtain the Sale Deed from the Shobhabai Kisan Khopde and Shri Shrikant Kisan Khopde in favour of the Ghanshyam Cultivator Pvt Ltd for a valuable consideration of Rs. Six Crore Eighty Nine Lacs Eighty Thousand and the Ghanshyam Cultivator Pvt Ltd further assigned it's right to obtain the Sale Deed of the sald land in favour of the Luxora Infrastructure Pvt Ltd vide sale deed dated 31/01/20212 bearing Sr. No. 754.

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Kh. No. 78

WHEREAS, Shri KIsan Motiramji Khopde is the sole and exclusive owner of ALL THAT piece and parcel of land bearing Khasra Survey No. 78, admeasuring about 1.76 Hectares, Land Revenue Rs. 6.83, with Occupant Class 1 Bhumiswami rights, situated at P. H. No. 38, Mauza PIPLA, Tahsil Nagpur (Rural), District Nagpur and more particularly described in the Schedule here-under written, AND;

WHEREAS, the said land being not beneficial to Shri KIsan Motiramji Khopde agreed to sell the said property to the Ramsons TMT Pvt Ltd for a valuable consideration of Rs. One Crore Ninety Two Lacs Seventy One Thousand.

WHEREAS, the Ramsons TMT Pvt Ltd having further assigned its rights to obtain the Sale Deed from the Shri KIsan Motiramji Khopde in favour of the Ghanshyam Cultivator Pvt Ltd for a valuable consideration of Rs. Six Crore Fourty Two Lacs Thirty Nine Thousand and the Shri KIsan Motiramji Khopde further assigned it's right to obtain the Sale Deed of the said land in favour of the Luxora Infrastructure Pvt Ltd vide Sale Deed dated 31/01/2012 bearing serial no. 752.

Kh. No. 79,

Area : 0.46 Hectres

WHEREAS, originally the said land was owned by Shri Namdeorao Rawale and on his death the said agricultural land devolved upon his heirs Viz his wife Smt. Laxmibai Namdeorao Rawale, his sons Shri Manohar Namdeorao Rawle, Shri Prakash Namdeorao Rawle, and his daughter Smt. Swaraswati Deorao Dudhalkar in all admeasuring about 1.89 Hectares, AND;

WHEREAS, Smt. Laxmibai Namdeorao Rawale, Shri Manohar Namdeorao Rawle, Shri Prakash Namdeorao Rawle, Smt. Swaraswati Deorao Dudhalkar sold the said land admeasuring about 1.89 Hectares to Shri kisan Motiramji Khopde by a registered Sale Deed dt. 02.11.1988 registered with Sub Registrar Nagpur at Book No. Add.-1, Volume No. 154 at pages 26 to 31 at Sr. No. 4975 dt. 02.11.1988.

Shri Kisan Motiramji Khopde Sold an area of 0.46 Hectre out of the the above property to Luxora Infrastructure Pvt Ltd vide Sale Deed dated 31/01/2012 bearing serial no. 753.

Area : 1.43 Hectres

WHEREAS, the Cadence Finance Company Pvt Ltd purchased the land bearing Khasra Survey No. 79 (Part), admeasuring about 1.43 Hectares from Shri Kisan Motiramji Khopde being north-west portion of land of Kh. No. 79 by Sale Deed dt. 24.07.2008 registered with Sub Registrar Nagpur at Book No, 1, at Sr. No. 4539 dt. 24.07.2008,

Whereas Cadence Finance Company Pvt Ltd sold the above property adm. 1.43 Hectres to Luxora Infrastructure Pvt Ltd vide Sale Deed dated 14/12/2015 bearing serial no. 8462.

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Kh. No. 84/2

WHEREAS, the Cadence Finance Company Pvt Ltd purchased the land bearing Khasra Survey No. 84/2, admeasuring about 1.15 Hectares from Panjabrao Pandhariraoji Bhoyar and Prakash Pandhariraoji Bhoyar by Registered Sale Deed dt. 08.08.2008 registered with Sub Registrar, Nagpur 7 at Book No. 1 at Sr. No. 4937 dt. 08.08.2008, AND;

Whereas Cadence Finance Company Pvt Ltd sold the above property to Luxora Infrastructure Pvt Ltd vide Sale Deed dated 14/12/2015 bearing serial no. 8461.

4. Any other relevant Title : No

5. Any Other Litigation : No

Nagpur

Date : 01/04/2024

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