



LEGAL TITLE REPORT
(Circular /28/2021)

To
Maha. RERA

Sub: Title clearance certificate with respect to Plot No.D-5 area admeasuring 12093.00 Sq Mtr situated at Additional Industrial area within the limits of MIDC Mehrun Tal & Dist Jalgaon.

I have investigated the title of the said plot on the request of **M/s Ashtavinayak Enterprise a Partnership firm** and following documents i.e:

1) Description of the property.- **Plot No.D-5 area admeasuring 12093.00 Sq Mtr situated at MIDC Mehrun Tal & Dist Jalgaon**

2) The documents of allotment of plot-

Final Lease deed Sr No. R-1444 dated 21.09.1978 (Photo Copy)
Deed of Assignment Sr No.3723 dated 25.10.2021 (Photo Copy)
Commencement Certificate and Plan dated 27.07.2023 (Photo Copy)

3) 7/12 extract or Property card issued by Talathi of Mehrun. Tal & Dist Jalgaon dated. N.A mutation entry no.....NA

4) Search report for 30 years from 1995 to 2024

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s Ashtavinayak Enterprise a Partnership firm** as lessee of land is clear, marketable and without any encumbrances subject to permission from MIDC.

Owner/s/Lessor of the land/ -

Maharashtra Industrial Development Corporation a corporation constituted under Maharashtra Industrial Development Act 1961- Plot No.D-5

Lessee of the land/ -

M/s Ashtavinayak Enterprise a Partnership firm- Plot No.D-5

4. Qualifying comments/remarks if any - Nil.

3/- The Report reflecting the flow of the title/Lease hold rights of the **M/s Ashtavinayak Enterprise a Partnership firm** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Jalgaon :

Date : 25.01.2024


(Sagar N Jadhav)
Advocate Jalgaon



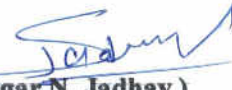


FORMAT- A
(Circular /28/2021)

FLOW OF THE TITLE OF THE SAID LAND-

- 1) 7/12 extract / P.R. Card as on date of application for registration dt.-NA
- 2) Mutation Entries No – NA
- 3) Search report for 30 years from Taken from Sub-Registrar' office at Jalgaon
- 4) Any other relevant title - Nil
- 5) Litigations if any – Not transpired

Jalgaon :
Date : 25.01.2024


(Sagar N. Jadhav)
Advocate, Jalgaon





Annexure-

FLOW OF THE TITLE OF THE SAID LAND-

- a) As per the available record & the information received by the applicant, Whereas Maharashtra Industrial Development Corporation a corporation constituted under Maharashtra Industrial Development Act 1961 (hereinafter referred to as "MIDC" is the owner of and well possessed all dat piece and parcel of land known as Plot No. D-5, admeasuring in total of 12,096,00 Sq. meters situated in the additional Jalgaon Industrial Area, Jalgaon, within the village limits of Mrhrun, Tal. and Registration Sub-District Jalgaon, District and Registration District Jalgaon.
- b) On 21.09.1978 registered Lease Deed duly registered in the Office of Sub-Registrar of Bombay bearing Registration No R-1444 of 1978, MIDC granted lease hold rights in favour of the Assignor in respect of the said Property for a period of 95 years commencing from 1 day of April 1978 upon the terms and more particularly stated in the said Lease Deed
- c) Thereafter shed constructed on the said property admeasuring 2534,07 sq. meters as per plans duly approved by the MIDC and handed over the constructed shed to the assignor and assignor is in exclusive use, occupation and possession of the said property together with the structures standing thereon since 1978 as Lessee.
- d) The Assignor was running its business activities from the said property after obtaining relevant licenses and permission from concerned authorities, and
- e) The Assignor agreed to assign their leasehold rights in the said Property along with structures standing thereon on, for lump sum consideration of Rs 9,50,00,000/- (Rupees Nine Crore Fifty Lakhs only) and the Assignee will obtain/procure all necessary permissions, sanctions and NOC from MIDC.
- f) That Assignee after inspecting the said Property and investigating the title documents of the Assignor provided & explained by Assignors respect of the said Property along with structures standing and on being fully satisfied, offered to accept assignment of Designer's leasehold rights for the residue period of the Lease in said Property on 'as is where is basis' and agreed to pay mum amount of Rs 9,50,00,000/- (Rupees Nine Crore Fifty Lakhs only) to the Assignor, The Assignee also represented to the Assignor that the Assignee, at its own cost will approach and obtain necessary permissions, sanctions and NOC from MIDC and other concerned authorities.
- g) On 25.10.2021, with the permission from MIDC, Deed of Assignment registered at Sr No.3723 made/executed in respect of Plot No.D-5 area admeasuring 12093.00 Sq Mtr situated at MIDC Mehrun between Assignor Estrela Batteries Limited of the First part, and the Assignee M/s Ashtavinayak Enterprise a Partnership firm through its partners Amarlal Paramanand Khatari, Preshit Subodh Seth, Ajinkya Vijay Banwat and Rohit Ravindra Jagwani of the other part alone had agreed to observe & perform the Stipulations & conditions contained in the said Deed of Assignment.

Jalgaon :
Date : 25.01.2024

Advocate Jalgaon

