

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

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ADVOCATE

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To,

The MahaRERA

LEGAL TITLE REPORT

Sub.: Title Clearance certificate with respect to

All that piece and parcel of land bearing Plot No. X-275, X-274, Mouza-Rengapur, Butibori Industrial Area, MIDC Road, Butibori, Nagpur-441122, total adm : 1350.00 Sq. Mtrs ,with the boundaries as under :

ON THE EAST : 10 Mtrs. Road

ON THE WEST : Plot No. P-26

ON THE NORTH : 60 Mtrs. Road

ON THE SOUTH : Plot No. X-276

1/- I have investigated the title of the said plot on the request of M/S MAA VAISHNAVI INFRA through its Partner Shri. NIKUNJ SANJAY JARIWALA having its office at Shop No. 41, Vaibhav Housing-2, Near Ira International School, Butibori, Nagpur-441108, and following documents i.e:-


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1) Description of the property.

All that piece and parcel of land bearing Plot No. X-275, X-274, Mouza-Rengapur, Butibori Industrial Area, MIDC Road, Butibori, Nagpur-441122, total adm : 1350.00 Sq. Mtrs.

2) The documents of allotment of plot.

- 1) Allotment Letter issued by MIDC in favor of Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library, Nagpur on dated 12.11.2002 of Plot No. X-274.
- 2) Agreement to Lease executed by MIDC in favor of Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library, Nagpur, same was registered in the office of Sub-Registrar office, Nagpur Gramin, Nagpur at Sr.No. 6301/2002, dated 13.11.2002 bearing Plot No. X-274.
- 3) Possession Letter issued by MIDC in favor of Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library, Nagpur on dated 28.02.2003 of Plot No. X-274.
- 4) Allotment Letter issued by MIDC in favor of Mr. Taher Ali, Prop. of M/s. Quality Heights, Nagpur on dated 10.03.2010 of Plot No. X-275.
- 5) Possession Letter issued by MIDC in favor of Mr. Taher Ali, Prop. of M/s. Quality Heights, Nagpur on dated 20.04.2010 of Plot No. X-275.
- 6) Transfer Order Letter No. MIDC/RO(NGP)/BTR/LMS-1879/2004/2011, dated 31.03.2011 bearing Plot No. X-274 issued by MIDC, Nagpur.
- 7) Registered Supplemental Agreement executed by MIDC and Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library, Nagpur in favor of Mrs. Asra Hussain Prop. of M/s. Asra Hussain, Nagpur, same was registered in the office of Sub-Registrar office, Nagpur Gramin, Nagpur at Sr.No. 7721/2011, dated 21.11.2011 bearing Plot No. X-274.
- 8) Transfer Order Letter No. MIDC/RO(NGP)/BTR/LMS-1777/3495/2017, dated 05.09.2017 bearing Plot No. X-275 issued by MIDC, Nagpur.
- 9) Registered Supplemental Agreement executed by MIDC and Mr. Taher Ali, Prop. of M/s. Quality Heights, Nagpur in favor of Mrs. Asra Hussain Prop. of M/s. Asra Hussain, Nagpur, same was registered in the office of Sub-Registrar office, Nagpur Gramin, Nagpur at Sr.No. 9916/2017, dated 18.10.2017 bearing Plot No. X-275. Building


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- 10) Completion Certificate / Occupancy Certificate bearing Letter No. EE/DB/874/of'2009, dated 21.04.2009 of Plot No. X-274 which was issued by MIDC, Nagpur.
- 11) Building Completion Certificate / Occupancy Certificate bearing Letter No. EE/DB/874/of'2009, dated 21.04.2009 of Plot No. X-274 which was issued by MIDC, Nagpur. Copy of Building Completion Certificate / Occupancy Certificate bearing Letter No. EE/DB/BCC/B-06350/of'2017, dated 23.03.2017 of Plot No. X-275 which was issued by MIDC, Nagpur.
- 12) Amalgamation Order bearing Letter No. MIDC/RO(NGP)/BTR/LMS-1777/1690/2018, dated 16.05.2018 for Plot Nos. X-274 & X-275 which was issued by MIDC, Nagpur.
- 13) Registered Final Lease Deed executed by MIDC in favor of Mrs. Asra Hussain Prop. of M/s. Asra Hussain, Nagpur, same was registered in the office of Sub-Registrar office No. 10, Nagpur Gramin, Nagpur at Sr.No. 8944/2023, dated 30.11.2023 bearing Plot No. X-274 & X-275.
- 14) Transfer Order Letter No. MIDC/RO(NAGPUR)/Butibori/LMS-1777/17/2024, dated 02.01.2024 bearing Plot No. X-274 & X-275 issued by MIDC, Nagpur.
- 15) Registered Deed of Assignment executed by Mrs. Asra Hussain Prop. of M/s. Asra Hussain, Nagpur in favor of Mr. Nikunj Sanjay Jariwala & Mr. Mahendra Prabhakar Rao Gulhane, Partner of **M/s. Maa Vaishnavi Infra**, Nagpur, same was registered in the office of Sub-Registrar office No. 10, Nagpur Gramin, Nagpur at Sr.No. 1306/2024, dated 13.02.2024 bearing Plot No. X-274 & X-275.
- 16) Sanctioned Building Plan and Permit issued by the Executive Engineer & SPA MIDC Division No. 1, Nagpur vide its Building Permit No. EE-1/DB/I/60314/of'2024, dated 31.05.2024.
- 17) Registered Deed of Declaration executed by Mr. Nikunj Sanjay Jariwala & Mr. Mahendra Prabhakar Rao Gulhane, Partner of **M/s. Maa Vaishnavi Infra**, Nagpur, same was registered in the office of Sub-Registrar office No. 10, Nagpur Gramin, Nagpur at Sr.No. 7786/2024, dated 29.08.2024.
- 18) Tax Receipt, tax paid for the year 2024-2025, vide Receipt No. 5593, dated 15.04.2024.
- 3) 7/12 Extract issued by Competent Authority Mutation Entry No. (1) vide Ferfar No. dated
- 4) Search Report for 30 years from the years 1994 to 2024


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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 MAA VAISHNAVI INFRA through its Partner Shri. NIKUNJ SANJAY JARIWALA having its office at Shop No. 41, Vaibhav Housing-2, Near Ira International School, Butibori, Nagpur-441108, for is clear, Marketable and without any encumbrances.

Owners of the Land

All that piece and parcel of land bearing Plot No. X-275, X-274, Mouza-Rengapur, Butibori Industrial Area, MIDC Road, Butibori, Nagpur-441122, total adm : 1350.00 Sq. Mtrs.	M/S MAA VAISHNAVI INFRA through its Partner Shri. NIKUNJ SANJAY JARIWALA having its office at Shop No. 41, Vaibhav Housing-2, Near Ira International School, Butibori, Nagpur-441108
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(i) Qualifying comments / remarks if any(No Comment)

3/- The report reflecting the flow of the title of

M/S MAA VAISHNAVI INFRA through its Partner Shri. NIKUNJ SANJAY JARIWALA having its office at Shop No. 41, Vaibhav Housing-2, Near Ira International School, Butibori, Nagpur-441108, for

All that piece and parcel of land bearing Plot No. X-275, X-274, Mouza-Rengapur, Butibori Industrial Area, MIDC Road, Butibori, Nagpur-441122, total adm : 1350.00 Sq. Mtrs. is enclosed herewith as annexure.

REMARKS :

ENCL : ANNEXURE

Date : 15/12/2024


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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) Mutation Entry No. (1) vide Ferfar No.....dated
- 3) Search Report for 30 years from the years 1994 to 2024 taken from Sub-Registrar Office at Nagpur.

WHEREAS; during search, verification and scrutiny of various documents that the Plot Nos. X-274 & X-275 are independent part and parcel of the land for commercial use is originally owned by MIDC, Nagpur. On application made for Plot No. X-274 by Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library with the MIDC, and the MIDC has allotted the Plot No. X-274 on dated 12.11.2002 and also given physical possession of the said plot No. X-274 on dated 28.02.2003 to the Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library. On application made for Plot No. X-275 by Mr. Taher Ali, Prop. of M/s. Quality Heights with the MIDC, and the MIDC has allotted the Plot No. X-275 on dated 10.03.2010 and also given physical possession of the said Plot No. X-275 on dated 20.04.2010 to the Mr. Taher Ali, Prop. of M/s. Quality Heights.

WHEREAS; for Plot No. X-274, the MIDC thereafter has executed an agreement to lease dated 13.11.2002 which is executed in between the MIDC and Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library and thereby the MIDC has agreed to grant lease of the said Plot No. X-274 in favor of Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library, the said agreement to lease has registered in the office of Sub-Registrar Nagpur Gramin, Nagpur at Sr. No. 6301/2002.


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WHEREAS; for Plot No. X-275, the MIDC thereafter has executed an agreement to lease dated 05.07.2011 which is executed in between the MIDC and Mr. Taher Ali, Prop. of M/s. Quality Heights and thereby the MIDC has agreed to grant lease of the said Plot No. X-275 in favor of Mr. Taher Ali, Prop. of M/s. Quality Heights, the said agreement to lease has registered in the office of Sub-Registrar Nagpur Gramin, Nagpur at Sr. No. 3725/2011 dated 02.08.2011.

WHEREAS; for Plot No. X-274, thereafter the MIDC has also executed a Supplemental Agreement dated 21.11.2011 which is executed in between the MIDC and Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library and Mrs. Asra Hussain Prop. of M/s. Asra Hussain according to the MIDC Transfer Order Letter No. MIDC/RO(NGP)/BTR/LMS-1879/2004/2011 on dated 30.03.2011 for transfer of Plot No. X-274 from Mr. Bhojraj Rambhau Ahir, Prop. of M/s. Bhojraj Audio Video Cassette Library to Mrs. Asra Hussain Prop. of M/s. Asra Hussain and the said Supplemental Agreement has registered in the office of Sub-Registrar Nagpur Gramin, Nagpur at Sr. No. 7721/2011.

WHEREAS; for Plot No. X-275, thereafter the MIDC has also executed a Supplemental Agreement dated 18.10.2017 which is executed in between the MIDC and Mr. Taher Ali, Prop. of M/s. Quality Heights and Mrs. Asra Hussain Prop. of M/s. Asra Hussain according to the MIDC Transfer Order Letter No. MIDC/RO(NGP)/BTR/LMS-1777/3495/2017 on dated 05.09.2017 for transfer of Plot No. X-275 from Mr. Taher Ali, Prop. of M/s. Quality Heights to Mrs. Asra Hussain Prop. of M/s. Asra Hussain and the said Supplemental Agreement has registered in the office of Sub-Registrar Nagpur Gramin, Nagpur at Sr. No. 9916/2017.

WHEREAS; Mrs. Asra Hussain Prop. of M/s. Asra Hussain has applied for amalgamation for Plot Nos. X-274 & X-275 to the MIDC, Nagpur on dated 18.12.2017 and the MIDC has granted the amalgamation vide its Letter No. MIDC/RO(NGP)/BTR/LMS-1777/1690/2018 on dated 16.05.2018.

WHEREAS; the MIDC has executed a Final Lease Deed bearing amalgamated Plot Nos. X-274 & X-275 in favor of Mrs. Asra Hussain Prop. of M/s. Asra Hussain on dated 10.11.2023 and the same is duly registered in the office of Sub-Registrar No. 10 at Nagpur Gramin, Nagpur at Sr. No. 8944/2023 on dated 30.11.2023 for a term of 95 years computed from the First day of February 2003.

WHEREAS; the Mrs. Asra Hussain Prop. of M/s. Asra Hussain has applied for transfer of above said Plot Nos. X-274 & X-275 to Shri. Nikunj Sanjay Jariwala & Shri. Mahendra Prabhakar Rao Gulhane, Partner of M/s. Maa Vaishnavi Infra, Nagpur at MIDC, Nagpur


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and the MIDC has grant the transfer by issuing transfer order bearing Letter No. MIDC/RO(NAGPUR)/Butibori/LMS-1777/17/2024 dated 02.01.2024 and according to MIDC transfer order Mrs. Asra Hussain Prop. of M/s. Asra Hussain has executed the Deed of Assignment of Plot Nos. X-274 & X-275 in favor of Shri. Nikunj Sanjay Jariwala & Shri. Mahendra Prabhakar Rao Gulhane, Partner of M/s. Maa Vaishnavi Infra, Nagpur on dated 13.02.2024. which was registered at the office of Sub-Registrar Office No. 10 at Nagpur Gramin, Nagpur at Sr. No. 1306/2024.

WHEREAS; the above said current owner i.e. M/s. Maa Vaishnavi Infra then decided to construct the Commercial Complex Scheme upon the said Plot Nos. X-274 & X-275 in pursuance of Sanctioned Building Plan and Permit duly sanctioned and approved by the Executive Engineer & S.P.A. MIDC Division No. 1, Nagpur vide its Building Permit No. EE-1/DB/I/60314/of'2024 dated 31.05.2024.

WHEREAS; the above said current owner i.e. M/s. Maa Vaishnavi Infra had also submitted the proposed scheme to be known and styled as "TARA Commercial Complex" to the provisions of Maharashtra Apartment Ownership Act by executing Registered Deed of Declaration, same was registered in the office of Sub-Registrar Nagpur Gramin No. 10, Nagpur at Sr.No. 7786/2024, dated 29.08.2024.

4. Any other relevant Title : That, the present owner issued encumbrance certificate of the aforesaid property and declare that the owner did not create any charge, encumbrance, lien or mortgage in respect of the above property which may affect the title of the said property adversely.

5. Any Other Litigation : NIL

Nagpur

Date : 15/12/2024


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