

274/1306

पावती

Original/Duplicate

Tuesday, February 13, 2024

नोंदणी क्र.: 39म

5:14 PM

Regn.: 39M

पावती क्र.: 1717 दिनांक: 13/02/2024

गावाचे नाव: रेंगापार

दस्तऐवजाचा अनुक्रमांक: नगन(ग्रा)-1306-2024

दस्तऐवजाचा प्रकार : असाईनमेंट ऑफ लीज

सादर करणाऱ्याचे नाव: मां. वैष्णवी इन्फ्रा तर्फे भागीदार निकुंज संजय जरीवाला .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 30520.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे

5:34 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु.23811500 /-

मोबदला रु.21000000/-

भरलेले मुद्रांक शुल्क : रु. 1428700/-

DELIVERD

सह मुख्य निबंधक, नगर-२, NGR10,
नागपूर ग्रामीण रु.१०, नागपूर

1) देयकाचा प्रकार: DHC रकम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224122508571 दिनांक: 13/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014972323202324E दिनांक: 13/02/2024

बँकेचे नाव व पत्ता:

Nikunj



CHALLAN
MTR Form Number-6



GRN	MH014972323202324E	BARCODE	Date		02/02/2024-16:55:43		Form ID	25.1	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				NGR_NAGPUR NO10 RURAL SUB REGISTRAR		Full Name		MS MAA VAISHNAVI INFRA	
Location				NAGPUR		Flat/Block No.		COMMERCIAL PLOT NO. X-274 AND X-275	
Year				2023-2024 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street		MOUZA RENGAPAR	
0030046401 Stamp Duty				1428700.00		Area/Locality		NAGPUR	
0030063301 Registration Fee				30000.00		Town/City/District			
						PIN		4 4 1 1 0 8	
						Remarks (If Any)			
						SecondPartyName=MS ASRA HUSSAIN~			
Total				14,58,700.00		Amount In		Fourteen Lakh Fifty Eight Thousand Seven Hundred R	
						Words		upees Only	
Payment Details				BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.		02202292024020206327 163921011	
Cheque/DD No.				Bank Date		RBI Date		02/02/2024-16:55:43 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9975574260

नगन-ग्रा-१०
१३०६/२०२४
१/२६



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224122508571	Date 12/02/2024
Received from MS MAA VAISHNAVI INFRA, Mobile number 0000000000, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur-10 (Rural) of the District Nagpur.	
Payment Details	
Bank Name BKID	Date 12/02/2024
Bank CIN 10004152024021208106	REF No. 164464573
This is computer generated receipt, hence no signature is required.	

नगन-ग्रा-१०
१३०६/२०२४
२/२६



DEED OF ASSIGNMENT

Valued at Rs. 2,10,00,000/-

Market Valued at Rs. 2,38,11,500/-

Stamp Duty of Rs. 14,28,700/- affixed along with and
Registration Fees of Rs. 30,000/- is affixed along with.

This **DEED OF ASSIGNMENT** is made at Nagpur on this 13 TH
Day of February, 2024,

BETWEEN

(1) **SMT. ASRA HUSSAIN**, Aged about 47 Years, Occupation: Business, **AADHAR : 9504 3036 3145**, [Proprietor of **M/s. ASRA HUSSAIN**], Office at UG-1, Jaidev Apartment, Byramji Town, Gondawana Square, Nagpur – 440013, in Tahsil and District Nagpur, (M.S.) hereinafter referred to the **"THE ASSIGNORS"** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said **THE ASSIGNORS** as well as his assignees successors in interest, legal heirs, partners their legal heirs, executors transferees etc) of the **FIRST PART; PAN NO. AAGPH 6564 C (M/s ASRA HUSSAIN)**

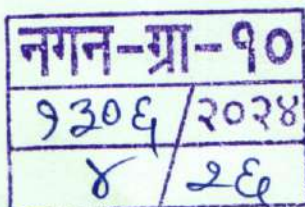
नगन-ग्रा-१०	
१३०६	२०२४
२	२६



IN FAVOUR OF;

(1) **SHRI. NIKUNJ S/o. SANJAY JARIWALA**, aged about 19 years, Occupation : Business, **AADHAR : 3985 7542 4670**, R/o. Kadbi Chowk, Kamptee Road, Nagpur **AND (2) SHRI. MAHENDRA S/o. PRABHAKARRAO GULHANE**, Aged about 48 Years, Occupation : Business, **AADHAR : 8444 7170 8098**, R/o. D-101, Ward No. 2, CIDCO Colony, Near Palm City, Butibori, Nagpur – 441108, carrying a business in **PARTNERSHIP**, under the firm name and style of **M/S. MAA VAISHNAVI INFRA** and having their office/place of Business at Shop No. 41, Vaibhav Houseing – 2, Near IRA International School Butibori, Nagpur – 441108 (M.S.) (**Mob. 9975574260, Email – maavaishnavi.infra23@gmail.com**), hereinafter referred to the **“THE ASSIGNEES”** (which expression shall unless repugnant to the context or meaning thereof always mean and include the said **THE ASSIGNEES** as well as his assignees successors in interest, legal heirs, partners their legal heirs, executors transferees etc) of the **SECOND PART**; **PAN NO. ABXFM 5539 L (M/s MAA VAISHNAVI INFRA)**

WHEREAS by an Indenture of **Lease Deed** dated **30TH day of November-2023**, made between **MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**, a Corporation constituted under the Maharashtra Industrial Development Act 1961 (MAH III of 1962) having its principal office at **Head Office at MIDC, Marol Industrial Area, Udyog Sarathi, Mahakali Caves Road, Andheri (E), Mumbai-400093** (therein called the **“LESSOR”**) of the **ONE PART** and **SMT. ASRA HUSSAIN**, carrying on Business in Proprietorship under the firm name and style of **M/s. ASRA HUSSAIN** and having their office/place of business at **UG-1, Jaidev Apartment, Byramji Town, Gondawana Square, Nagpur – 440013 (M.S.)** (therein called the **“Lessee”**) of the **OTHER PART** and lodged for registration in duplicate with Jt. Sub-Registrar, Class-2 of Assurance **NAGPUR RURAL NO. 10, Nagpur, Dist. Nagpur** under **Sr. No. 8944/2023** on **30TH day of November-2023** all that piece of land building and premises situated at **Commercial Plot No. X-274 & X-275**, admeasuring **1350.00 Sq.mtrs** in the Butibori Industrial Area of the MIDC within the Village limit of Rengapar, Taluka Registration Sub-Dist Nagpur (Rural) & Dist and Registration Dist. Nagpur and More particularly described in the Schedule there under written were demised by the MIDC unto the Lessee for the terms of **95 years** computed from the **1st day of February-2003** renewable as therein provided under the terms and conditions in the said Lease contained **THE LESSEES** agrees that the Lease of the plot, shall be continued for period of 95 years computed with the effect from **1st day of February-2003** as mentioned in the original Lease Deed executed by Maharashtra Industrial Development Corporation with the **ORIGINAL LESSEE**.

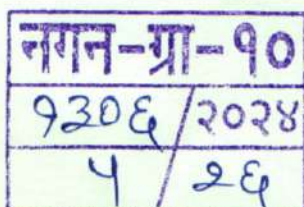


AND WHEREAS THE ORIGINAL LESSEES ASSIGNORS i.e. SMT. ASRA HUSSAIN, PROPRIETOR of M/S ASRA HUSSAIN requested MIDC to grant its consent for transfer & assignment of the Lease hold rights in the side **Commercial Plot No. X-274 & X-275**, adm. **1350.00 Sq.Mtrs.** in the Butibori Industrial Area in favour of THE ASSIGNEES i.e. (1) SHRI. NIKUNJ SANJAY JARIWALA & (2) SHRI. MAHENDRA PRABHAKARRAO GULHANE, PARTNER of M/S. MAA VAISHNAVI INFRA and the MIDC vide its order bearing Letter No. **MIDC/RO(NAGPUR)/Butibori/LMS-1777/17/2024** dated **2ND January, 2024**, granted its consent for transfer and assignment of Lease hold rights/interest of the Assignor under the aforesaid lease in respect of the said plot which is subject matter of the present transaction i.e. **Commercial Plot bearing Nos. X-274 & X-275**, adm. **1350.00 Sq.Mtrs.** (which is more particularly described in Second Schedule hereunder written in favour of THE ASSIGNEES on the terms and conditions mentioned in the said order and also subject to payment of Differential Premium of **Rs. 3,29,692/- (Rupees – Three Lakh Twenty Nine Thousand Six Hundred Ninety Two Only)** by THE ASSIGNEES which is duly paid by THE ASSIGNEES for MIDC vide MIDC Receipt No. **GL24484231** dated **30TH December, 2023**.

AND WHEREAS THE ASSIGNORS i.e. SMT. ASRA HUSSAIN, PROPRIETOR of M/S ASRA HUSSAIN decided to transfer the lease hold right of above said Commercial Plot bearing Nos. X-274 & X-275 admeasuring **1350.00 Sq.Mtrs.** in Butibori Industrial Area under the said Lease in favour of THE ASSIGNEES i.e. (1) SHRI. NIKUNJ SANJAY JARIWALA & (2) SHRI. MAHENDRA PRABHAKARRAO GULHANE, PARTNER of M/S. MAA VAISHNAVI INFRA for consideration **Rs. 2,10,00,000/- (Rupees – Two Crores and Ten Lakh Only)** and the said amount has been paid by THE ASSIGNEES to THE ASSIGNORS in the manner hereinafter written :-

MANNER OF PAYMENT

- 1) **Rs. 25,00,000/-** Paid by ASSIGNEES to ASSIGNORS vide Cheque No. **862081** dated **20/07/2023** drawn on **State Bank of India**, Butibori Branch, Nagpur towards the token amount as a part payment of consideration amount.
- 2) **Rs. 25,00,000/-** Paid by ASSIGNEES to ASSIGNORS vide Cheque No. **862082** dated **21/07/2023** drawn on **State Bank of India**, Butibori Branch, Nagpur towards the token amount as a part payment of consideration amount.
- 3) **Rs. 25,00,000/-** Paid by ASSIGNEES to ASSIGNORS vide Cheque No. **862083** dated **31/07/2023** drawn on **State Bank of India**, Butibori Branch, Nagpur towards the token amount as a part payment of consideration amount.
- 4) **Rs. 25,00,000/-** Paid by ASSIGNEES to ASSIGNORS vide Cheque No. **862084** dated **21/08/2023** drawn on **State Bank of India**, Butibori Branch, Nagpur.

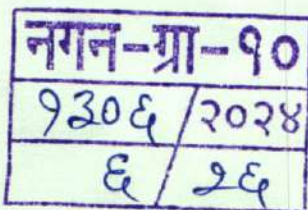


- 5) Rs. 10,00,000/- Paid by ASSIGNEES to ASSIGNORS by RTGS vide URT No. SBINR52023101978918225 dated 19/10/2023 drawn on State Bank of India, Butibori Branch, Nagpur.
- 6) Rs. 15,00,000/- Paid by ASSIGNEES to ASSIGNORS by vide Cheque No. 862088 dated 21/11/2023 drawn on State Bank of India, Butibori Branch, Nagpur.
- 7) Rs. 25,00,000/- Paid by ASSIGNEES to ASSIGNORS by RTGS vide URT No. SBINR52023112986585964 dated 29/11/2023 drawn on State Bank of India, Butibori Branch, Nagpur.
- 8) Rs. 5,00,000/- Paid by ASSIGNEES to ASSIGNORS by RTGS vide URT No. SBINR52023122691907586 dated 26/12/2023 drawn on State Bank of India, Butibori Branch, Nagpur.
- 9) Rs. 25,00,000/- Paid by ASSIGNEES to ASSIGNORS by RTGS vide URT No. SBINR52024020299773138 dated 02/02/2024 drawn on State Bank of India, Butibori Branch, Nagpur.
- 10) Rs. 15,00,000/- Paid by ASSIGNEES to ASSIGNORS by vide Cheque No. 862096 dated 10/02/2024 drawn on State Bank of India, Butibori Branch, Nagpur.
- 11) Rs. 12,61,885/- Paid by ASSIGNEES to ASSIGNORS by vide Cheque No. 862098 dated 20/02/2024 drawn on State Bank of India, Butibori Branch, Nagpur.
- 12) Rs. 2,38,115/- Paid by ASSIGNEES to ASSIGNORS as 1% TDS applicable by bearing Acknowledgement No. AK18411735 & CIN - 24020500148941SBIN Through Ch.No. 862094 dated 05/02/2024 drawn on State Bank of India, Butibori, Nagpur.

Rs. 2,10,00,000/- (Total Rs. TWO CRORES AND TEN LAKH ONLY)

AND WHEREAS THE ASSIGNORS thus hereby acknowledge the receipt of the above payment of Rs. 2,10,00,000/- (Rupees – Two Crores and Ten Lakh Only) toward Full and Final Payment.

AND WHEREAS THE ASSIGNORS named above is the absolute owner of the property i.e. all that piece and parcel of land bearing Commercial Plot No. X-274 & X-275 in Butibori Industrial Area within the Village limit of Rengapar and outside the limit of Nagpur Municipal Council in Rural Area Tahsil Nagpur (Rural), Dist. Nagpur containing by admeasurements 1350 Sq.Mtrs.



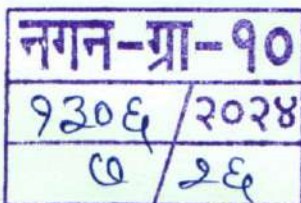
In pursuance of the said Consent letter dated 02/01/2024 of the Lessor, **THE ASSIGNORS** has delivered the actual physical possession of said **Commercial Plot No. X-274 & X-275**, admeasuring **1350.00 Sq.Mtrs.** in the **Butibori Industrial Area** along with constructed plot to **THE ASSIGNEES** on the same day and has now requested it to execute this deed in the manner hereinafter mentioned.

AND WHEREAS in pursuance to the said Consent given by the MIDC **THE ASSIGNEES** herein agreed to get reduced into writing the terms and conditions on which the parties have finalized the terms and conditions relating to transfer of the above property by **THE ASSIGNEES** herein as under.

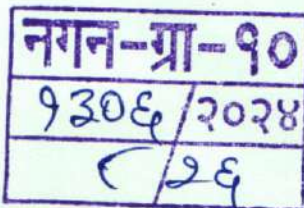
NOW THEREFORE, THIS DEED OF ASSIGNMENT OF LEASE WITNESSETH AS UNDER :-

1) In pursuance to the said Consent order dated 02/01/2024 and for the consideration received as aforesaid, **THE ASSIGNORS** both hereby assign assure and transfer unto **THE ASSIGNEES** all the rights, title, interest in respect of the **Commercial Plot No. X-274 & X-275**, admeasuring **1350.00 Sq.Mtrs.** in the Butibori Industrial Area within the Village Limit of Rengapar, Taluka and Registration Sub-District Nagpur (Rural), District and Registration District Nagpur more particularly described in the schedule here under written and comprised in the demised by the indenture of Lease Deed 30TH Day of November-2023 to have and to hold the said land hereafter mentioned and premises hereby assigned, assured and transferred to and for the use and benefit of **THE ASSIGNEES** for all the residue now un-expired term 95 years subject however in the payment of all rates rents, taxes, assessments service charges and dues now chargeable upon the same or hereafter to become payable to the Lessor or any other legal body in respect thereof and subject to the rights to be reserved under the said Lease in respect thereof and observance and performance of the covenants and conditions of the said Lease.

2) **THAT, THE ASSIGNORS** do and each of them doth hereby covenant that the Lease hold rights in the said property have not at any time been forfeited or surrendered or become void or voidable. **THE ASSIGNORS** has good title right and full power and absolute authority in respect of the subject property and **THE ASSIGNORS** hereby transfer assign and grant the said Lease hold rights in the said **Commercial Plot No. X-274 & X-275**, admeasuring **1350.00 Sq.Mtrs.** in **Butibori Industrial Area** **THE ASSIGNEES** the charges of Lessor and other local bodies as on the date of transfer shall be liable to paid by **THE ASSIGNORS** and **THE ASSIGNEES** will said for the period after the date of transfer and shall observe and will also perform all the terms and conditions and obligations in respect of said lease of by the Lessor.



- 3) **THAT, THE ASSIGNORS** has not done any act knowingly and within suffered to the contrary or been a partly of any act deed or thing whereby the demised premises or any part thereof has or may be attached or encumbered in title, estate or whatsoever or otherwise howsoever, whereby **THE ASSIGNORS** are in any wise hindered from Assigning and transferring the said premises or any part thereof unto **THE ASSIGNEES** any manner aforesaid.
- 4) **THAT, THE ASSIGNORS** and all persons lawfully or equitably claiming or entitled to claim any estate right, tie or interest into and upon the demised premises or any part thereof shall sign execute, make and do or cause to do and procure to be signed executed made or done such documents, papers and writing required by **THE ASSIGNEES** for further or more perfectly assuring the demised premises **UNTO AND TO THE USE OF THE ASSIGNEES** as shall be reasonably required for the better and more perfectly assuring the demised premises unto **THE ASSIGNEES** for the un-expired residue of the said term of **95 years** created under the said Lease.
- 5) **THAT, THE ASSIGNEES** shall and may at all times hereafter during the residue now un-expired of the said term of 95 years created by the said Lease and in the manner aforesaid peaceably and quietly possess and enjoy the demised premises and receive the rents and profits thereof and every part thereof for its own use and benefit and without any suit or any lawfully or equitably claiming under or in Trust for it AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by **THE ASSIGNORS** well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estate, title, charges and encumbrances whatsoever had made executed occasioned or suffered by **THE ASSIGNORS** or by any other person or persons lawfully or equitably claiming or to claim by form under or in trust for it.
- 6) **THAT, THE ASSIGNEES** doth hereby covenant with **THE ASSIGNORS** that **THE ASSIGNEES** shall and will at all times hereafter during the residue and un-expired of the said term of 95 years pay to the Lessor the yearly rent reserved and observe the tons contained in the said Lease and henceforth on the part of **THE ASSIGNEES** as the Lessee to be served and performed including making payment of rents, taxes, cess, charges etc. of Government Local Bodies and shall and will at all times hereafter keep indemnified **THE ASSIGNORS** and **THE ASSIGNEES** and their estate and effects from and against payment of the said yearly rent and observance and performance of the covenants and conditions reserved by and contained in the said Lease and all actions Claims and demands whatsoever for or on account of the same or in anywise relating thereto.



7) **THAT, THE ASSIGNEES** shall abide by the terms conditions and covenants contained in the **Lease Deed** dated **30TH Day of November-2023** executed by **THE LESSOR (MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION)** in favour of **THE LESSEES**.

8) **THAT, THE ASSIGNEES** shall bear all the expenses such as Stamp Duty, Registration Charges, Lawyer Fees and miscellaneous expenses towards the registration of the property.

9) **THAT, THE ASSIGNORS** shall fully responsible to bear GST Charges towards the transaction regarding this deed of assignment.

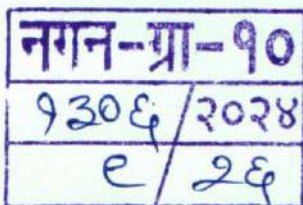
10) **THAT,** the said property is not mortgaged, gifted, sold anywhere, if found **THE ASSIGNORS** will be solely responsible for the refund of the amount paid by **THE ASSIGNEES** with interest.

11) **THAT,** it is decided between the parties that the Transfer Deed of Lease hold rights will be registered within One Month from the date of execution of this Deed of Assignment.

12) **THAT,** all expenses on account of preparation of this Deed of Assignment have been agreed to be borne and paid by **THE ASSIGNEES**.

THE SCHEDULE OF PROPERTY
(Description of Land)

All that piece and parcel of land bearing **Commercial Plot No. X-274 & X-275 in Butibori Industrial Area** within the village limit of **Rengapar** and outside the limit of Nagpur Municipal Corporation in Rural area, Taluka and Registration Sub-District-Nagpur (Rural) and District and Registration District – Nagpur containing by admeasurements **750 Sq. Mtrs**, with consisting of built up area **154.95 Sq.Mtr. (FSI 0.206)** thereon or thereabouts as per **Building Completion / Occupancy Certificate** issued by Executive Engineer, MIDC, Division No. I, Nagpur, vide letter No. **DB/874/of"2009**, dated **21/04/2009** for Plot No. **X-274** & containing by admeasurements **600 Sq. Mtrs**, with consisting of built up area **126.00 Sq.Mtr. (FSI 0.21)** thereon or thereabouts as per **Building Completion / Occupancy Certificate** issued by SPA / Executive Engineer, MIDC, Division No. I, Nagpur, vide letter No. **EE/DB/BCC/B-06350/of"2017**, dated **23/03/2017** for Plot No. **X-275** and bounded as follows that is to say –

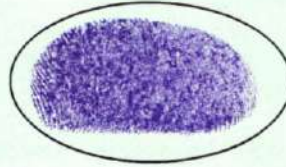


On or towards the North by : Plot No. X-276,
 On or towards the South by : 60.00 Mtrs. R/W,
 On or towards the East by : Plot No. P-26,
 On or towards the West by : 10.00 Mtrs R/W.

IN WITNESS WHEREOF THE ASSIGNORS AND THE ASSIGNEES herein above named have here to set their respective hands and signed this **DEED OF ASSIGNMENT** at NAGPUR in presence of the attesting witnesses signing as such on the day, month and year first above written. *D. By. D.M. Salvi*

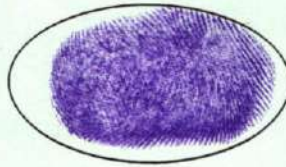
SINGED, SEALED AND DELIVERED by the

Asra Hussain
SMT. ASRA HUSSAIN
PROP. OF M/S. ASRA HUSSAIN
THE ASSIGNORS



SINGED, SEALED AND DELIVERED by the

Nikunj Sanjay Jariwala
(1) SHRI. NIKUNJ SANJAY JARIWALA,



Mahendra Prabhakar Gulhane
(2) SHRI. MAHENDRA PRABHAKARRAO GULHANE
PARTNERS of M/S. MAA VAISHNAVI INFRA,
THE ASSIGNEES in the presence of



Following witnesses :-

1) Signature *Manoj P. Hedao*

Name Manoj P. Hedao

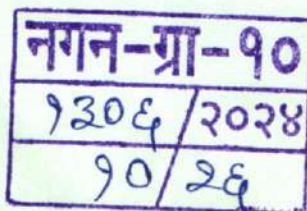
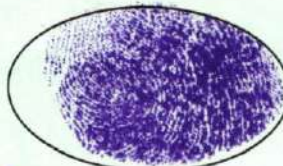
Address Plot No. 767/44, Adarsh Nagar,
Nagpur. 440008



2) Signature *D.M. Salvi*

Name D.M. Salvi

Address 42. Agor Layout Khamla
Nagpur 440025.



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0712) 525215, 521732

Fax: 521732

E-mail:

RONAGPUR@MIDCINDIA.ORG

REGIONAL OFFICE, NAGPUR

UDYOG BHAVAN 5 TH FLOOR, OPP.

SALES TAX BUILDING, CIVIL LINES

NAGPUR - 440001

By Regd. Post A.D.

Letter No.: MIDC/RO(NAGPUR)/

Butibori/LMS-1777/17/2024

Date: 02-JAN-2024

Subject :- **Butibori Industrial Area**

Plot No. X-275, X-274

Request for grant of consent for transfer of...

Read :- Letter dated 11/12/2023

ORDER

Lease dated the 10th day of November, 2023

Lessee Order Date : 05-SEP-2017

SMT.ASRA HUSSAIN

Proprietor of M/S ASRA HUSSAIN

Current Transfer No.2

SHRI. NIKUNJ SANJAY JARIWALA

SHRI. MAHENDRA PRABHAKAR GULHANE

Partner/s of M/S. MAA VAISHNAVI INFRA

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee/s the Corporation in consideration of the stipulations and conditions on the part of the Lessee(s) therein contained, granted in favour of the Lessee(s) a Lease of above plot of land bearing Plot X-275 admeasuring 600 m2, X-274 admeasuring 750 m2 and the building and erections erected thereon in the manner specified in the said Lease. The Lessee(s) in pursuance of sub-clause (w) of Clause 2 of the said Lease represented to the Corporation for grant to him/them/it of consent for transfer and assignment of his/their/its of consent for transfer and assignment of his/their/its interest under or the benefit of the said Lease in favour of : **SHRI. NIKUNJ SANJAY JARIWALA, SHRI. MAHENDRA PRABHAKAR GULHANE, Partners of M/S. MAA VAISHNAVI INFRA** (hereinafter called "the transferee/s"). The Corporation has after due consideration of the said request of the Lessee/s decided to grant its consent to the transfer and assignments of his/their/its interest under the said lease For Mfg. of **MULTISTORIED COMMERCIAL COMPLEX**.

The consent hereby granted is subject to :

(a) The payment to the Corporation by the Lessee/s of the sum of Rs.329692 (Rs.Three Lakh Twenty Nine Thousand Six Hundred Ninty Two only)as and by way of **DIFFRENTIAL PREMIUM** paid of Rs. 329692 /- vide D.R.No. GL24484231 dated 30-DEC-2023 .

(b) The Lessee/s shall deliver at the Lessee's expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause(x) of clause 2 of the said Lease and such copy shall be furnished in duplicate.

(c) The consent is restricted to the transfer and assignment of the said Lease in favour of the transferee/s alone and in case the transferee/s propose/s to make any further transfer of assignment or



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parting wholly or partially with the possession of the plot of land or any part thereof the transferee/s will have to make a fresh application for consent.

(d) i.e. " the consent hereby granted shall not be operative unless the Deed of Assignment is executed as per sub-para (b) above".

(e) The Transferee shall obtain & produce MPCB's Consent.

(f) Transferee should develop the said plot within two years from the date of This Transfer Order. Development of plot means obtain the Occupancy Certificate (OC) with consume 40 % FSI from Executive Engineer, MIDC, Division No. I, Nagpur and start the production.

PRAMOD
PADURA
NG
BHENDE

Area Manager
MIDC, NAGPUR

To,

SMT.ASRA HUSSAIN
Proprietor of M/S ASRA
HUSSAIN,
UG-1,JAIDEV
APARTMENT,BYRAMJI
TOWN,GODAWANA SQUARE,
NAGPUR

Copy with compliments to

SHRI. NIKUNJ SANJAY
JARIWALA & SHRI.
MAHENDRA PRABHAKAR
GULHANE PARTNERS OF
M/S. MAA VAISHNAVI INFRA
AT. SHOP NO. 41, VAIBHAV
HOUSING-2, NEAR IRA
INTERNATIONAL SCHOOL,
BUTIBORI
NAGPUR-441108

Copy submitted to:

1. THE EXECUTIVE ENGINEER,MIDC,(CIVIL) DIVISION-I, NAGPUR
2. THE EXECUTIVE ENGINEER,MIDC, (E&M) DIVISION, NAGPUR.

Copy f.w.cs. to:

1. THE DEPUTY ENGINEER,MIDC SUB DIVISION NO.II,BUTIBORI
2. THE DEPUTY ENGINEER(E&M),MIDC ,SUB DIVISION,BUTIBORI



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