

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

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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

Digitally signed by PRAMOD
PACHAWARE, DN: cn=PRAMOD
PACHAWARE, o=Personnel
of MIDC, ou=MIDC, email=pramod.pachaware@midc.nagpur.org
Date: 2024.01.30
13:57:05.00

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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