SANDEEP SHASTRI AND ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS FOR TRANSFER OF PROPERTIES

Shivkrupa, Level II,
265-A, South Ambazari Road, Bajaj Nagar, Nagpur - 440 010
Phone: +91 712 2248268, 2226778
Fax : +91 712 2220384
Email : **shastriassociates@gmail.com**

G7-2425-3288

FORMAT – A

(Circular No: - 28 / 2021)

To
MahaRERA
6 & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai-400 051,

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur-440 001.

LEGAL TITLE REPORT

Sub :- Title clearance certificate with respect to the Buildings (a) Harmony 1 to 6 Buildings Land Extent (Phase2) : Ac. 7.476 Cents (30256.6 Sqm) and (b) Harmony 1 to 6 Buildings Survey / Khasra No.(Phase2) - Plot No.2, Sector 21, Village & Post Khapri (Rly), in Hingna PS, Taluka Nagpur (Rural) having Survey / Khasra Nos. 10 (part), 22(part), 24(part), 47(part), 48(part), 49(part), 50(part) in the project known as **"First City"**, in Tahsil – Nagpur (Rural) and District – NAGPUR.

1} I have investigated the title of the said property on the request of **M/S. NAGPUR INTEGRATED TOWNSHIP PVT. LTD. (NITPL),** (CIN No. U45309TG2017PTC116403 / PAN No AAFCN5825Q) a Company incorporated under the provision of the Companies Act, 2013, having its registered office at 1-89/1, 3rd & 4th Floor, Plot No 42 & 43, Phase-1, Kavuri Hills, Madhapur, Hyderabad – 500 081, Telangana and following documents i.e.:-

i) Description of the property.

(a) Harmony 1 to 6 Buildings Land Extent (Phase2) : Ac. 7.476 Cents (30256.6 Sqm) and **(b)** Harmony 1 to 6 Buildings Survey / Khasra No.(Phase2) - Plot No.2, Sector 21, Village & Post Khapri (Rly), in Hingna PS, Taluka Nagpur (Rural) having Survey / Khasra Nos. 10 (part), 22(part), 24(part), 47(part), 48(part),

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49(part), 50(part) in the project known as **"First City"**, in Tahsil – Nagpur (Rural) and District – NAGPUR.

ii) The Document of Ownership (Development) of Project land.

a) Development Agreement (DA) executed by Maharashtra Airport Development Co. Ltd. with NITPL dated 08th December, 2017 registered at Sr. No. 2315 on 03-04-2028 at the Office of Joint Sub-Registrar, Nagpur-7.

b) Power of Attorney (POA) executed by Maharashtra Airport Development Co. Ltd. in favour of NITPL dated 08th December 2017 registered at Sr. No. 2316 on 03-04-2028 at the Office of Joint Sub-Registrar, Nagpur-7.

iii) Search report for 30 years from 1996 to 2025.

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 owner and Developer is clear, marketable and without any encumbrances as per the available search from the online portal.

Owner of the land:

ALL THAT piece or parcel of land admeasuring 1,25,453.073 sq.mtr. (equivalent to 31 acre) as Plot No 2, Sector 21, at Village Khapri (Rly.) in Hingna PS, Post Office Khapri within the Taluka Nagpur (Rural), and district of Nagpur having Survey / Khasra Nos. 9 (part), 10(part), 12, 13(part), 14 (part), 19(part), 20, 21, 22, 23(part), 24, 25(part), 40(part), 47(part), 48(part), 49(part) and 50(part) and bounded by as follows :- On the North side: by Proposed Commercial Area On the South side: by Two Lane Road and thereafter School On the East side: by Two Lane Road and thereafter Proposed future development On the West side: by Four Lane Road and thereafter Processing SEZ Boundary Wall	**OWNER : M/s. MAHARASHTRA AIRPORT DEVELOPMENT COMPANY LTD.** (CIN No. U45203MH2002SGC136979 / PAN No AADCM9623M) a Company registered under the Companies Act, 1956, having its registered office at World Trade Centre, 8th Floor, Cuffe Parade, Mumbai - 400 005. **DEVELOPER : M/S. NAGPUR INTEGRATED TOWNSHIP PVT. LTD. (NITPL),** (CIN No._ U45309TG2017PTC116403 / PAN No AAFCN5825Q) a Company incorporated under the provision of the Companies Act, 2013, having its registered office at 1-89/1, 3rd & 4th Floor, Plot No 42 & 43, Phase-1, Kavuri Hills, Madhapur, Hyderabad – 500 081, Telangana

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Qualifying comments/ remarks if any

In accordance with the available search from the online portal the Title of **M/S. NAGPUR INTEGRATED TOWNSHIP PVT. LTD. (NITPL),** on the said land as Developer on the said land as Lessee is good, valid, marketable, clear and salable.

3} The report reflecting the flow of the title of **M/S. NAGPUR INTEGRATED TOWNSHIP PVT. LTD. (NITPL),** as Developer of the said land is enclosed herewith as Annexure.

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Encl : Annexure

Date: 04-02-2025

(SANDEEP SHASTRI)
Advocate

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ANNEXURE

1} Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural as on date of application for registration –

The name of Maharashtra Airport Development Company Ltd (MADC) is recorded in the Property Card (7/12 Extract) issued by Talathi, Nagpur-Rural in respect of the said property.

2} Mutation Entry –
The property card (7/12 Extract) issued by Talathi, Nagpur-Rural reveal that said Land is recorded in the name of Maharashtra Airport Development Company Ltd (MADC).

3} Search report for 30 years from 1995 to 2024 taken from Sub-Registrar office at Nagpur.

(i) MADC is a special planning authority under the Maharashtra Regional and Town Planning Act 1966, for the Multi Modal International Hub Airport, Nagpur Project (MIHAN) which includes development of a modern Airport as, development of a Special Economic Zone adjacent to the Airport, and other supporting infrastructures and facilities (the MIHAN Project).

(ii) MADC is the rightful owner of the land situated at MIHAN, admeasuring about 31 acres as plot no 2, Sector 21, at Village Khapri (Rly) in Hingna PS, Post office Khapri within the Taluka Nagpur (Rural) and District of Nagpur, having Survey/Khasra Nos. 9(part), 10(part), 12, 13(part), 14(part), 19(part), 20, 21, 22, 23(part), 24, 25(part), 40(part), 47(part), 48(part), 49(part) and 50(part) (hereinafter referred to as the **"said Land"**).

(iii) M/s Chourangi Builders and Developers Pvt. Ltd., (formerly known as M/s. Reatox Builders & Developers Pvt. Ltd., hereinafter referred to as **"Chourangi"**), having its registered office at 3/341, 1A, Rajiv CHSL, Madhusudan Kalelkar Marg, Next to FDA, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 was originally granted the development rights with respect to the said Land by MADC. However, due to certain circumstances Chourangi could not complete the development of the said Land. Chourangi had availed a term loan from Vijaya Bank for the development of the said Land and the same became forthwith payable.

(iv) Pursuant to a settlement agreement inter alia with MADC, Chourangi formed a Special Purpose Vehicle **(SPV)**, under the name and style of **'M/s Nagpur Integrated Township Pvt. Ltd.'**

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(NITPL), with IJM Realty (Mauritius) Ltd., a company incorporated under the laws of Mauritius and an Affiliate of IJM group of companies (hereinafter referred to as **"IJM"**).

(v) IJM, on behalf of NITPL had deposited through MADC and Chourangi a One Time Settlement (OTS) amount to M/s. Vijaya Bank towards the Settlement of the aforesaid term loan, availed by Chourangi in respect of the development of the said Land.

(vi) In consideration of NITPL paying the OTS amount and agreed dues in respect of the development of the said Land, MADC had entered in to Development Agreement **(DA)** with NITPL on 08th December 2017along with a Power of Attorney **(POA)** dated 08th December 2017 and thereby entrusted NITPL the rights to design, finance and develop a township project, on the said Land comprising apartment units, commercial space and allied infrastructure thereof and to lease the same to the present lessees (hereinafter referred to as **"Township Project / First City Project"**) and by virtue of the said DA and POA the Developer named hereinabove is now therefore entitled to complete the said Township Project and to lease, assign and transfer the various residential and non-residential units constructed therein to the present lessee/s. The Developer alone has the sole and exclusive right to allot on lease the residential and residential-cum-commercial apartment (service apartments) units (hereinafter referred to as **"Flats"**), commercial space and allied infrastructure thereof in the said buildings constructed and/or to be constructed in the Township Project and to enter into the present Deed with the lessee/s of the Flats in the said buildings and to receive the lease Consideration in respect thereof.

(vii) The Developer being in the process of developing the entire Township Project in a phased manner. The Phase 1 is completed and accordingly the Developer is in the process of developing Phase-2 with respect to the Buildings **(a)** Harmony 1 to 6 Buildings Land Extent (Phase2) : Ac. 7.476 Cents (30256.6 Sqm) and **(b)** Harmony 1 to 6 Buildings Survey / Khasra No.(Phase2) - Plot No.2, Sector 21, Village & Post Khapri (Rly), in Hingna PS, Taluka Nagpur (Rural) having Survey / Khasra Nos. 10 (part), 22(part), 24(part), 47(part), 48(part), 49(part), 50(part) in the project known as **"First City"**, in Tahsil – Nagpur (Rural) and District – NAGPUR.

(viii) **THAT**, the Plans of the proposed Buildings are sanctioned and approved by the Town Planning Officer, Maharashtra Airport Development Co. Ltd vide its Office Letter Building Permit no. MADC/MIHAN/BP/227-B3/5478 dated 30-11-2022.

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(ix) **THAT**, for the purpose of verification of title, the following documents relating to said property are provided to us:-

(a) Development Agreement (DA) executed by Maharashtra Airport Development Co. Ltd. with NITPL dated 08th December, 2017 registered at Sr. No. 2315 on 03-04-2028 at the Office of Joint Sub-Registrar, Nagpur-7.

(b) Power of Attorney (POA) executed by Maharashtra Airport Development Co. Ltd. in favour of NITPL dated 08th December 2017 registered at Sr. No. 2316 on 03-04-2028 at the Office of Joint Sub-Registrar, Nagpur-7.

(c) Plan duly sanctioned and approved by the Town Planning Officer Maharashtra Airport Development Co. Ltd vide its Office Letter Building Permit no. MADC/MIHAN/BP/227-B3/5478 dated 30-11-2022.

(x) **THAT**, all the aforesaid documents produced before me for scrutiny and examination are photocopies, it is necessary to verify Original copies in the custody of the aforesaid present land owners. In the like manner it is further necessary to obtain an Affidavit from the aforesaid owner that it has not executed any unregistered Deed or document whereby its ownership rights are affected, diluted or third party interest is created.

(xi) **THAT**, we have taken online search in respect of the aforesaid particular Units in the property from the web portal www.igrmaharashtra.gov.in for the period of 30 (Thirty) years (i.e. from 1996 to 2025 by depositing necessary Search Fees online with the department of Registration vide GRN No. MH015218211202425E, and GRN No. MH015226289202425E, Dated 29-01-2025. The receipts of the same are enclosed herewith.

(xii) **THAT**, during our online search we did not came across any other adverse entry in respect of said property.

4} Any other relevant Title: - Nil

5} Litigations if any:- Nil

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Date: 04-02-2025

(SANDEEP SHASTRI)
ADVOCATE

CHALLAN
MTR Form Number-6

GRN	MH015218211202425E	BARCODE		Date	29/01/2025-14:22:56	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	**Full Name**	SANDEEP ANANT SHASTRI
Location	PUNE		
Year	2024-2025 One Time	**Flat/Block No.**	
		Premises/Building	

Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	450.00	**Road/Street**	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In Words	Four Hundred Fifty Rupees Only
Total	450.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012915832	2911933592
Cheque/DD No.		Bank Date	RBI Date	29/01/2025-14:23:39	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 838793198 Mobile No. : 9850361454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तांसाठी लागु नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 29-01-2025 02:24:39

MH015218211202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Jan 2025	Receipt	Receipt no.: 1113897215
	Name of the Applicant :	SANDEEP ANANT SHASTRI
	Details of property of which document has to be searched :	Dist :Nagpur Village :Khapari Relve S.No/CTS No/G.No. : 2
	Period of search :	From :2008 To :2025
	Received Fee :	450
The above mentioned Search fee has been credited to government vide GRN no :MH015218211202425E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN

MTR Form Number-6

GRN	MH015226289202425E	BARCODE		Date	29/01/2025-15:22:34	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	NGR_NAGPUR NO10 RURAL SUB REGISTRAR	**Full Name**	SANDEEP ANANT SHASTRI
Location	NAGPUR		
Year	2024-2025 One Time	**Flat/Block No.**	.
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	300.00
Total	300.00

Road/Street	MOUZA KHAPRI RLY						
Area/Locality	NAGPUR						
Town/City/District							
PIN		4	4	1	1	0	8

Remarks (If Any)

SEARCH FEES FOR 12 YEARS 1996 TO 2007 PLOT NO 2

Amount In Words	Three Hundred Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012916860	2911947380
Cheque/DD No.		Bank Date	RBI Date	29/01/2025-15:23:33	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9850361454

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

SANDEEP SHASTRI NAGPUR ADVOCATE

Print Date 29-01-2025 03:23:44