VISHVESH GHANEKAR
ADVOCATE
GHANEKARVAKIL & ASSOCIATES,
"SAKAR", Plot No.8, Jijamata Colony,
Paithan Gate, Chhatrapati Sambhajinagar - 431001
+ 91-9423151859 Email id- legal@ghanekarvakil.com

Date:- 05-Aug-2024

FORMAT – A

(As per Circular No. :- 28/2021)

To

MahaRERA,

LEGAL TITLE REPORT

Subject : Title clearance certificate with respect Plot No. X-4, having an area admeasuring 3181 Sqm., situated at village Mhasnadpur, MIDC Chikalthana Industrial Area, Chhatrapati Sambhajinagar.

I have investigated the title of the said land on the request of the M/s. Millenniumpro Nest LLP through its partners 1. Shri. Amit Vijaykumar Patni, 2. Shri. Pawan. Amrutlal Motwani, 3. Shri. Raj Girdharilal Tanwani, 4. Shri. Parth Ajay Agrawal, and 5. Shri Akash Kishor Nathani and following documents i.e.:

1) Plot No. X-4, having an area admeasuring 3181 Sqm., situated at village Mhasnadpur, MIDC Chikalthana Industrial Area, Chhatrapati Sambhajinagar. (Formerly known as Aurangabad).
2) **Documents referred for title report :**
   - **a.** Agreement to Lease dated 04-Sep-1981,
   - **b.** Building Permission from MIDC vide Letter No. 4618 dated 10-Dec-1982,
   - **c.** Lease Deed bearing Sr. No. R-749/1983 and R-750/1983 dated 29-Jul-1983,
   - **d.** Certificate of Incorporation issued by ROC, Mumbai,
   - **e.** Order passed by High Court of Chennai on 16-Jun-2000 under petition No. 112/2000 and order passed by High Court of Bombay on 20-Jul-2000 under petition No. 437/2000,



f. Deed of Modification bearing Sr. No. 405 dated 25-Feb-2004,

g. Deed of Assignment bearing Sr. No. AGG-1-5887-2006 dated 13-Dec-2006,

h. Deed of Assignment bearing Sr. No. AGG-3-1188-2007 dated 29-Mar-2007,

i. Incorporation consent and mutation entry No. 4184 dated 16-Jun-2021,

j. Sub-Division order dated 03-Jan-2023 bearing no. MIDC/RO(ABD)/CHK/LMS-599/03137

k. Deed of Assignment bearing Sr. No. AGG-5-1765-2023 dated 03-Mar-2023,

l. MIDC Transfer Orders.

3) Search Report for 30 years from 1994 to 2024.

4) On perusal of above mentioned documents and all others relevant documents relating to above mentioned documents I am of the opinion that the possession and leasehold rights of M/s. Millenniumpro Nest LLP through its partners 1. Shri. Amit Vijaykumar Patni, 2. Shri. Pawan. Amrutlal Motwani, 3. Shri. Raj Girdharilal Tanwani, 4. Shri. Parth Ajay Agrawal, and 5. Shri Akash Kishor Nathani is clear and marketable and without encumbrances.

5) Owner of the Land:

Maharashtra Industrial Development Corporation Chhatrapati Sambhajinagar is owner and M/s. Millenniumpro Nest LLP through its partners 1. Shri. Amit Vijaykumar Patni, 2. Shri. Pawan. Amrutlal Motwani, 3. Shri. Raj Girdharilal Tanwani, 4. Shri. Parth Ajay Agrawal, and 5. Shri Akash Kishor Nathani is lessee and possessor of Plot No. X-4, having an area

admeasuring 3181 Sqm., situated at village Mhasnadpur, MIDC Chikalthana Industrial Area, Chhatrapati Sambhajinagar.

The Report reflecting the Flow of the Title of M/s. Millenniumpro Nest LLP through its partners 1. Shri. Amit Vijaykumar Patni, 2. Shri. Pawan. Amrutlal Motwani, 3. Shri. Raj Girdharilal Tanwani, 4. Shri. Parth Ajay Agrawal, and 5. Shri Akash Kishor Nathani (Lessee) on the said land is enclosed herewith as annexure.

Date : 05-Aug-2024

Place : Chhatrapati Sambhajinagar

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
Plot No.8, "Sakar", Jijamata Colony,
Near Paithan Gate,
Chhatrapati Sambhajinagar-431001.
Mob.: 9423151859

Encl: Annexure

FORMAT – A

(as per Circular No. :- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND

a. **Maharashtra Industrial Development Corporation (MIDC)** executed an Agreement to Lease on 04-Sep-1981 in respect of Plot No. 1-B/2 having an area admeasuring 19,134 Sqm., situated at village Mhasnadpur, MIDC Chikalthana Industrial Area within the limits of the Chhatrapati Sambhajinagar Municipal Corporation, Chhatrapati Sambhajinagar (Hereinafter called and referred to as the "Said Plot") in favour of **M/s. Lorcom (Protectives) Limited** and also issued a Possession Receipt to M/s. Lorcom (Protectives) Ltd. on the same day i.e. on 04- Sep-1981.

b. **M/s. Lorcom (Protectives) Limited** obtained Building Permission from MIDC vide Building Permission Letter No. 4618 on 10-Dec- 1982.

c. that **MIDC** executed Lease Deed on 04-Mar-1983 in respect of Said Plot in favour of **M/s. Lorcom (Protectives) Limited** for a term of 95 years computed from 01-Sep-1981 which has been registered in Mumbai, at day book Sr. No. R-749/1983 and R-750/1983 on 29-Jul-1983.

d. MIDC noted the change in the name of the original allottee **from M/s. Lorcom (Protectives) Limited to M/s. TTK Biomed Limited** under its Letter No. 5597

dated 09-Aug-1994 pursuant to an application made by **Lorcom (Protectives) Limited** and based on a fresh Certificate of Incorporation issued by ROC, Mumbai.

e. M/s. TTK Biomed Limited merged into M/s. TTK Healthcare Limited by an Order passed by High Court of Chennai on 16-Jun-2000 under petition No. 112/2000 and order passed by High Court of Bombay on 20-Jul-2000 under petition No. 437/2000.

f. M/s. TTK Healthcare Limited for giving the effect of an above merger the MIDC had executed the Deed of Modification on 24-Feb-2004 registered in the office of Sub-registrar, Aurangabad now known as Chhatrapati Sambhajinagar daybook Sr. No. **405** dated **25-Feb-2004**.

g. M/s. TTK Healthcare Limited, MIDC had granted its consent for transfer and assignment of leasehold rights in respect of the said plot under its order No. 6355 dated 20-Nov-2006, and in pursuance to the said transfer order Deed of Assignment is executed in favor of **M/s. Premchand Technopark Private Limited** which is registered in the office of Sub-registrar, Aurangabad now known as Chhatrapati Sambhajinagar at day book Sr. No. AGG-1-5887-2006 dated 13-Dec-2006.

h. M/s. Premchand Technopark Private Limited availed certain loans from SIDBI and SIDBI has issued its NO DUES CERTIFICATE AND RELESE OF CHARGE in and over the plot under its letter No. 1408 issued on 29-Mar-2007.

i. **M/s. Premchand Technopark Private Limited** had entered into an agreement for the transfer and assignment of the said plot with **M/s. Ajanta Infrastructures Private Limited** but later the said deal was cancelled. Thereafter **M/s. Premchand Technopark Private Limited** decided to transfer the said plot in favour of **M/s. Westfield Retail Private Limited** and accordingly obtained permission from MIDC vide its order No. 2095 on 29-Mar-2007.

j. **M/s. Premchand Technopark Private Limited** executed a Deed of Assignment in favour of **M/s. Westfield Retail Private Limited on 29-Mar-2007** which is registered in the office of Sub-registrar, Aurangabad now known as Chhatrapati Sambhajinagar at daybook Sr. No. AGG-3-1188-2007 dated 29-Mar-2007 in which **M/s. Ajanta Infrastructures Private Limited** also signed in the capacity of Consenting Party.

k. **M/s. Westfield Retail Private Limited** changed to **M/s. WEST Pioneer Properties (India) Private Limited** and accordingly ROC, Mumbai issued a Fresh Certificate of Incorporation consequent upon the change in name of the company on 06-Sep-2007 and MIDC also noted the above name change.

l. **M/s. WEST Pioneer Properties (India) Private Limited,** the MIDC granted permission for change of use of the said plot from industrial purpose to commercial purpose under its order No. 1056 dated 26-Feb-2009.

m. **M/s. WEST Pioneer Properties (India) Private Limited** applied the **sub-division** of Plot No. 1-B/2 into different dimensions of plots and areas. MIDC has approved such sub-division of the said leasehold property vide its order No. **MIDC/RO(ABD)/CHK/LMS-599/173** on **22-Feb-2022**.

n. That, subsequent to the aforesaid Sub-Division order, MIDC has issued Corrigendum dated 29-12-2022 bearing no. MIDC/ROA/CHK/E-37745/2022, to the aforesaid Sub-Division order, due to the change in numbers, areas, and locations of plots.

o. **M/s. WEST Pioneer Properties (India) Private Limited** the aforesaid Sub Division order dated 22-Feb-2022 and the Corrigendum dated 29-12-2022 were cancelled by MIDC and a fresh Sub-Division order dated 03-Jan-2023 bearing no. MIDC/RO(ABD)/CHK/LMS-599/03137 has been issued by MIDC, subject to the terms and conditions stipulated by MIDC in its aforesaid order bearing outward No. D03137 dated 03-Jan-2023 and accordingly, the said Plot No 1B-2 has been sub-divided into 6 subplots i.e. Plot Nos. X-1 to X-6.

p. M/s. WEST Pioneer Properties (India) Private Limited MIDC granted its permission for transfer the sub divided plot No. X-4 having an area admeasuring 3181 Sqm., forming part of original Plot No. 1/B/2, situated at village Mhasnadpur, MIDC Chikalthana Industrial Area, Chhatrapati Sambhajinagar in favour **M/s. Millenniumpro Nest LLP through its partners 1. Shri.**

Amit Vijaykumar Patni, 2. Shri. Pawan. Amrutlal Motwani, 3. Shri. Raj Girdharilal Tanwani, 4. Shri. Parth Ajay Agrawal, and 5. Shri Akash Kishor Nathani under its order No. 1006 on 24-Feb-2023.

q. **M/s. WEST Pioneer Properties (India) Private Limited** executed Deed of Assignment in favour of **M/s. Millenniumpro Nest LLP through its partners 1. Shri. Amit Vijaykumar Patni, 2. Shri. Pawan. Amrutlal Motwani, 3. Shri. Raj Girdharilal Tanwani, 4. Shri. Parth Ajay Agrawal, and 5. Shri Akash Kishor Nathani** on 03-Mar-2023 which is registered in the office of Sub-registrar, Aurangabad now known as Chhatrapati Sambhajinagar at daybook Sr. No. AGG-5-1765-2023 dated 03-Mar-2023.

r. 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 possession and leasehold rights of M/s. Millenniumpro Nest LLP through its partners 1. Shri. Amit Vijaykumar Patni, 2. Shri. Pawan. Amrutlal Motwani, 3. Shri. Raj Girdharilal Tanwani, 4. Shri. Parth Ajay Agrawal, and 5. Shri Akash Kishor Nathani over **Plot No. X-4, having an area admeasuring 3181 Sqm., situated at village Mhasnadpur, MIDC Chikalthana Industrial Area, Chhatrapati Sambhajinagar** is clear, marketable and without encumbrance.

Sr. No.

I. Agreement to Lease dated 04-Sep-1981

II. Building Permission from MIDC vide Letter No. 4618 dated 10-Dec-1982

III. Lease Deed bearing Sr. No. R-749/1983 and R-750/1983 dated 29-Jul-1983.

IV. Certificate of Incorporation issued by ROC, Mumbai.

V. Order passed by High Court of Chennai on 16-Jun-2000 under petition No. 112/2000 and order passed by High Court of Bombay on 20-Jul-2000 under petition No. 437/2000.

VI. Deed of Modification bearing Sr. No. 405 dated 25-Feb-2004.

VII. Deed of Assignment bearing Sr. No. AGG-1-5887-2006 dated 13-Dec-2006.

VIII. Deed of Assignment bearing Sr. No. AGG-3-1188-2007 dated 29-Mar-2007

IX. Incorporation consent and *mutation entry No. 4184 dated 16-Jun-2021.*

X. Sub-Division order dated 03-Jan-2023 bearing no. MIDC/RO(ABD)/CHK/LMS-599/03137

XI. Deed of Assignment bearing Sr. No. AGG-5-1765-2023 dated 03-Mar-2023.

XII. MIDC Transfer Orders

1) Search Fee receipt No. 7735 issued by Sub-registrar, Chhatrapati Sambhajinagar on 05-Aug-2024 and online receipt obtained from www.igrmaharashtra.gov.in under No. 1113574130 dated 05-Aug-2024 is annexed with this report.

2) Any other relevant title as mention above-

3) Litigation if any : No

Date : 05-Aug-2024
Place : Chhatrapati Sambhajinagar

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
Plot No.8, "Sakar", Jijamata Colony,
Near Paithan Gate,
Chhatrapati Sambhajinagar-431001.
Mob.: 9423151859

GHANEKAR
ADVOCATE
MSBI SAMBHAJINAGAR

158/0 ★

इतर
पावती

Original/Duplicate

Monday,05 August 2024 4:12 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 7735 दिनांक: 05/08/2024

गावाचे नाव: छत्रपती संभाजीनगर शहर

दस्तऐवजाचा अनुक्रमांक: छसन1-0-2024

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ॲड.विश्वेश घाणेकर

वर्णन अर्ज क्र.1190/2024 प्लॉट नं.एक्स-4,म्हसनतपुर एमआयडीसी चिकलठाणा छ. संभाजीनगर सन.1994 ते 2006 (12 वर्ष)

शोध व निरीक्षणे	रु. 300.00
एकूण:	रु. 300.00

Sub Registrar Chhatrapati Sambhajinagar I

सहा दुय्यम निबंधक वर्ग-२
छत्रपती संभाजीनगर क्रं.-१

1); देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006304573202425E दिनांक: 05/08/2024

बँकेचे नाव व पत्ता:

8/5/2024


VISHVESHWARAIAH
CHHATRA

MH006204780202425E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Aug 2024	Receipt	Receipt no.: 1113574130
	Name of the Applicant :	Chetan Jagdish Devadiga
	Details of document has to be downloaded :	Dist :Pune SRO :Haveli 8 (Yerawada) Scanned Document No. : 15388 RequestID :9f4fbd454b024f78
	Year :	2024
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no :MH006204780202425E		
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'.		

Search receipt for the search taken in respect of Plot No. X-4, having an area admeasuring 3181 Sqm., situated at village Mhasnadpur, MIDC Chikalthana Industrial Area within the limits of the Chhatrapati Sambhajinagar Municipal Corporation Chhatrapati Sambhajinagar.

Vishvesh A. Ghanekar
Advocate

Vishvesh A. Ghanekar
Advocate
Plot No.8, "Sakar", Jijamata Colony,
Near Paithan Gate,
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