

**BLOCK NO.9(BASEMENT), DHANASHREE COMPLEX, BESIDES HOTEL
HARDEO, SITABULDI, NAGPUR-12 (M) 9371177727**

advrajahuja@gmail.com

**FORMAT-A
(Circular No. 28/2021)**

To
MahaRERA
Housefin Bhavan, Plot No. C-21,
E-Block, Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Legal Scrutiny Report in Respect of the land admeasuring 1,25,453.073 Sq. Mtrs. (equivalent to 31 Acres) identified as Plot No. 2 (TWO), Sector 21 at Village – Khapri (Rly.) within the limits of Hingna Police Station, Post Office Khapri, in Tahsil Nagpur (Rural) and District – 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), 50 (Part) situated at Village – Khapri (Rly.) of Maharashtra Airport Development Company Limited (“MADC”) (hereinafter referred as the said plot “Project-1 Land”).

1. I have investigated the title of the said plot on the request of **M/s Nagpur Integrated Township Private Limited** (Name of developer/company) and following documents i.e.:-

1) **Description of the property.** ALL THAT Piece and Parcel of land admeasuring 125453.073 Sq. Mtrs. (equivalent to 31 Acres) identified as Plot No. 2 (TWO), Sector 21 at Village – Khapri (Rly.) within the limits of Hingna Police Station, Post Office Khapri, in Tahsil Nagpur (Rural) and District – 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), 50 (Part) (herein after referred to as “Project – I Land”) and the said land is bounded as under :-

ON THE EAST	-	TWO LANE ROAD AND THEREAFTER PROPOSED FUTURE DEVELOPMENT,
ON THE WEST	-	FOUR LANE ROAD AND THEREAFTER PROCESSING SEZ BOUNDARY WALL,
ON THE NORTH	-	PROPOSED COMMERCIAL AREA,
ON THE SOUTH	-	TWO LANE ROAD AND THEREAFTER SCHOOL.



2) The documents of allotment of plot.

3) 7/12 extract or property card issued by Department of Land Records (Tahsil Nagpur Rural) (Patwari) dated 08.04.2022.

4) Search report for 30 years from 1992 till 2022.

2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Project-1 Land I am of the opinion that the title of (following developer/company) is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

The present Commercial Shopping – 1 development is being developed on Ac 0.73 cents on Survey Nos. 9(part), 10(part), 12(part) and Nallah(part) ("Commercial Shopping-1 Land") which are forming part of the Project-1 Land. Therefore, the Developer has a clear, marketable title for the said land also.

Owners of the land

ALL THAT Piece and Parcel of land admeasuring 125453.073 Sq. Mtrs. (equivalent to 31 Acres) identified as Plot No. 2 (TWO), Sector 21 at Village – Khapri (Rly.) within the limits of Hingna Police Station, Post Office Khapri, in Tahsil Nagpur (Rural) and District – 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), 50 (Part) now finally is in custody and enjoying lease hold rights from MADC by M/s Nagpur Integrated Township Private Limited.

Qualifying comments/remarks if any:

3. The report reflecting the flow of the title of the (developer/company) on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date:08.04.2022




Advocate
(Stamp)

**BLOCK NO.9(BASEMENT), DHANASHREE COMPLEX, BESIDES HOTEL
HARDEO, SITABULDI, NAGPUR-12 (M) 9371177727**

advrajahuja@gmail.com

**FORMAT - A
(Circular No.: - 28/2021)
FLOW OF THE TITLE OF THE SAID LAND**

- (1) THAT, We have taken online Search in respect of the aforesaid Property for the period of 30 Years (i.e. from 1992 to 2022) by depositing necessary Search Fees online with the Development of Registration vide GRN No. MH000194710202223E Dated 06.04.2022. The Original Challan Copy of the same is enclosed herewith.
- (2) THAT, during the search we came across the following documents :
 - (a) Development Agreement Dated 24/07/2010, executed between MADC and M/s. Reatox Builders and Developers Pvt. Ltd (presently Chourangi Builders and Developers Pvt. Ltd.) which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 4611/2010 Dated 26/07/2010.
 - (b) Power of Attorney for 31 Acres dated 23/07/2010, executed between MADC and M/s. Reatox Builders and Developers Pvt. Ltd. which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 4 at Sr. No. 4610, on 26/07/2010.
 - (c) Correction Deed, Dated 14/08/2010 to the Development Agreement (31 Acres) at Sr. No. 4611/2010, dated 26/07/2010, executed between MADC and M/s. Reatox Builders and Developers Pvt. Ltd. which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5195, on 17/08/2010.
 - (d) Correction Deed, Dated 14/08/2010 to POA at Sr. No. 4610, Dated 26/07/2010, executed between MADC and M/s. Reatox Builders and Developers Pvt. Ltd. which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5196, on 17/08/2010.
 - (e) Power of Attorney for 31 Acres Dated 14/08/2010, executed between MADC and M/s. Reatox Builders and Developers Pvt. Ltd. which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5196, on 17/08/2010. This POA supersedes earlier POA of 31 Acres dated 23/07/2010 at Sr. No. 4610, Dated 26/07/2010 (herein above referred in (b)).
 - (f) Power of Attorney dated 09/04/2010, executed between M/s. Reatox Builders and Developers Pvt. Ltd. and Amitabh Bhaduri, which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 4 at Sr. No. 1882, on 09/04/2010.
 - (g) Mortgage Deed Dated 15/07/2010, executed by M/s. Reatox Builders and Developers Pvt. Ltd. in favour of Vijaya Bank which is registered at the Office of the Joint Sub-Registrar Nagpur-10 in Book No. 1 at Sr. No. 3358 on 15/07/2010.
 - (h) Various Agreement to Lease relating to the Residential Flats in the said proposed Project-I Land are executed in favour of intended Lessees and the same are registered at the Office of Joint Sub-Registrar, Nagpur.



B4

- (i) Development Agreement Dated 08/12/2017, executed by MADC in favour of Nagpur Integrated Township Private Limited, which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 2315 on 03/04/2018.
- (j) Power of Attorney for 31 Acres, Dated 08/12/2017, executed between MADC and M/s. Nagpur Integrated Township Private Limited which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 2316 on 03/04/2018.
- (k) Deed of Release of Mortgage Property Dated 28/06/2018, executed by Vijaya Bank in favour of M/s. Reatox Builders and Developers Pvt. Ltd. which is registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 1 at Sr. No. 5470 on 28/06/2018.
- (3) THAT, the aforesaid entries are observed from the record of Sub-Registrar, Nagpur Rural, however considering the possibility of non inclusion of some of the entries of registered Agreement to Lease and also execution of Unregistered Agreements of Lease, it is advised to seek an Affidavit from M/s Reatox Builders and Developers Pvt. Ltd.
- (4) THAT, during the course of time i.e. on 30th May 2012 the Reatox Builders and Developers Pvt. Ltd. changed its name of Chourangi Builders and Developers Pvt. Ltd.
- (5) THAT the said Chourangi Builders and Developers Pvt. Ltd., having failed to repay the loan availed from Vijaya Bank, the loan Accounts were declared as Non-Performing Asset and the Bank took over possession of the Mortgaged Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- (6) THAT, during the implementation of the Projects, certain disputes arose between Chourangi Builders and Developers Pvt. Ltd. and MADC and, therefore, development Agreements of Project-I were terminated.
- (7) THAT, in order to revive and restart the Project-I, Chourangi Builders and Developers Pvt. Ltd. proposed to form a Special Purposes Vehicle (SPV) with IJM Group of Companies to implement the Project-I and assured payment of One time Settlement (OTS) amount to Vijaya Bank through MADC.
- (8) THAT pursuant to approval by the Board, MADC has permitted Chourangi Builders and Developers Pvt. Ltd. to form a SPV with IJM Group of Companies and payment of OTS amount to Vijaya Bank through MADC. Accordingly, Chourangi Builders and Developers Pvt. Ltd. has formed a SPV named "Nagpur Integrated Township Private Limited" with IJM Realty (Mauritius) Limited, a Company incorporated under the laws of Mauritius and an affiliate of IJM group of Companies for taking up development of the Project-I.
- (9) THAT, in view of the searches made by us we state that the said property is released by Vijaya Bank by executing a Deed of Release of Mortgaged Property Dated 28/06/2018.



h

- (10) THAT, in view of the execution of the aforesaid Development Agreement, dated 08/12/2017 and Power of Attorney dated 08/12/2017, the said Nagpur Integrated Township Private Limited has a valid legal right of development and to transfer on leasehold basis the built-up premises/Flats to prospective lessees/customers.
- (11) THAT, in terms of the settlement arrived at amongst Nagpur Integrated Township Private Limited, MADC and Chourangi Builders and Developers Pvt. Ltd. the earlier executed Agreement of Development in favour of Chourangi Builders and Developers Pvt. Ltd. stands cancelled and terminated. Accordingly, the MADC has executed Development Agreement on 08/12/2017, in favour of Nagpur Integrated Township Private Limited, which is registered at the Office of the Joint Sub-Registrar, Nagpur-7 in Book No. 1 at Sr. No. 2315 on 03/04/2018. The MADC has further executed a Power of Attorney on 08/12/2017 in favour of Nagpur Integrated Township Private Limited, enabling it to develop the Project-1 and to transfer the Flats to intending Lessee's on leasehold basis, and the said Power of Attorney was registered at the Office of the Joint Sub-Registrar Nagpur-7 in Book No. 4 at Sr. No. 2316 on 03/04/2018.

Sr.No.

- 1) 7 /12 extract / P.R. Card as on date of application for registration are annexed with this Legal Title Report.
- 2) Mutation Entry No as per the P.R. Card (7/12 Extracts) dated 08.04.22
- 3) Search report for 30 years from 1992 to 2022 taken from Sub-Registrar' office at Nagpur Rural and Online search for some period - Enclosed.
- 4) Any other relevant title - Nil.
- 5) Litigations if any - Nil .

Date: 08.04.2022

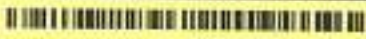



**Advocate
(Stamp)**



CHALLAN
MTR Form Number-6



GRN MH000194710202223E		BARCODE 		Date 06/04/2022-12:18:57		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGR_NAGPUR ND10 RURAL SUB REGISTRAR				Full Name		RAJ AHUJA ADVOCATE MOUZA KHAPRI	
Location NAGPUR						RAILWAY Nagpur Integrated Township Pvt Ltd	
Year 2022-2023 One Time				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			750.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Amount In	Seven Hundred Fifty Rupees Only		
Total			750.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572022040664397	CKT3298484
Cheque/DD No.				Bank Date	RBI Date	06/04/2022-12:24:19	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणांसाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता वाच्य दस्त्यासाठी लागू नाही.

Mobile No. : 9371177727



Rm